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FOR SALE

VERSATILE INDUSTRIAL UNIT



PRIME INDUSTRIAL UNIT DEVELOPMENT CHESHIRE – WELD FARM BARNES, PEEL LANE, CONGLETON, CW12 3NQ

PRICE - OFFERS OVER £700,000 SUBJECT TO CONTRACT

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CHESHIRE – WELD FARM BARNES, PEEL LANE, CONGLETON, CW12 3NQ**LOCATION**

The site fronts onto Peel Lane close to its junction with Moss Road / The Flash between Astbury Golf Club and Astbury Motor Home Site.

The immediate surrounding area is an affluent semi rural location with a variety of amenities available in nearby Congleton, situated 3 miles to the north.

DESCRIPTION

A development site extending to 0.3 Hectares (0.7 Acres) comprising three detached barns with planning permission to convert into seven residential dwellings.

Under current plans two of the barns would comprise a total of six units with the third barn converted to provide one further dwelling.

An illustrative scheme has been created proposing four larger dwellings rather than the current approved scheme for seven, subject to planning.

The sale provides an excellent opportunity for a builder / developer looking for their next project.

ACCOMMODATION

under the current approved plans the accommodation once developed would comprise the following.

Barn A

Ground Floor	First Floor	
Unit 1	Kitchen / Living / Dining Room, Utility, W.C.	Bedroom x 3, Bathroom
Unit 2	Kitchen / Living / Dining Room, Study, Utility Room, W.C.	Bedroom x 3, Bathroom
Unit 3	Kitchen / Living / Dining Room	Bedroom x 2, Shower Room

Barn B

Ground Floor	First Floor	
Unit 1	Kitchen, Living / Dining Room, W.C.	Bedroom x 2, Bathroom
Unit 2	Dining Kitchen, Living Room, W.C.	Bedroom, Bathroom
Unit 3	Dining Kitchen, Living Room, Utility, W.C.	Bedroom x 2, Bathroom

Barn C

Ground Floor	First Floor	
Unit 1	Dining Kitchen, Living Room, W.C.	Bedroom x 2, Shower Room

AREA SITE

Approximately 0.3 Hectares (0.7 Acres)

PLANNING

Planning permission was approved by Cheshire East Council on 9th December 2020 for the conversion of the barns into residential units (Planning ref: 20/3531C).

VIEWING

Strictly by appointment only.

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