

- Freehold Site extending to approx. 2,350 sq ft
- Future Development Opportunity (stpp)

### Location:

The site is situated adjacent to 1 Rostherne Way in a residential area. The property lies within close proximity to local shops and amenities. Transport links are provided by Sandbach Railway Station together with a network of local bus services serving the surrounding area. Recreational pursuits can also be found within Sandbach and surrounding area.

### Total site area:

Approximately 2,350 sq ft

### Planning:

The site is sold on an unconditional basis, however there may hold future development potential (STPP). Buyers are deemed to rely on their own planning enquiries.

### Description:

This parcel of land extends to approximately 2,350 sq ft. whilst sold on an unconditional basis, the land could hold potential for development. This could provide the opportunity for a buyer to consider developing this site subject to all necessary consents. Buyers must rely only on their own enquiries with regard to any development potential and permissions required.

### To view:

By application to the site during daylight hours.

