



CROSSBANKS FARM STOKE HALL LANE

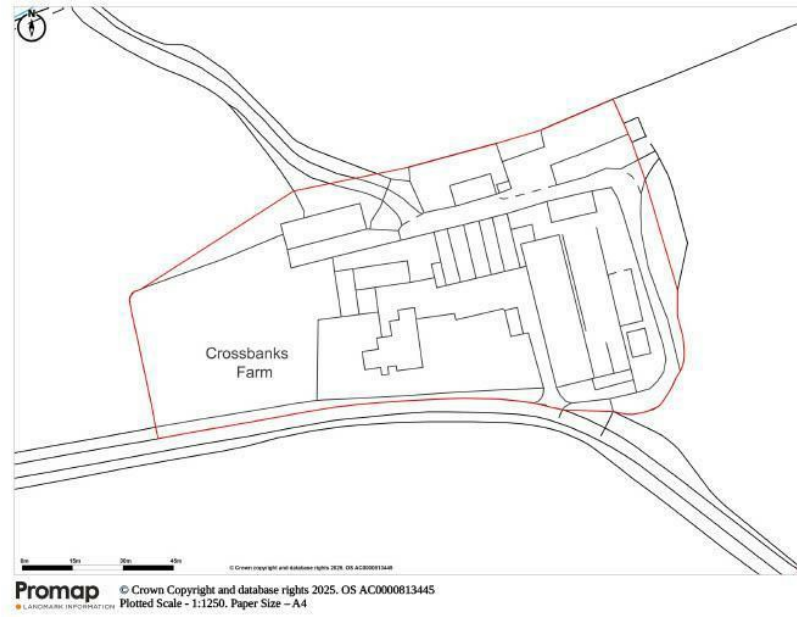
NANTWICH, CW5 6AR

£1,750,000
FREEHOLD

A unique opportunity to purchase a farmstead with planning permission for the conversion of barns and outbuildings to create 10 residential units. In total the site offers approximately 20,310 square footage of developable buildings. This large site is located in the stunning rural Cheshire village of Poole, approximately three miles from the centre of Nantwich. The farmstead sits in approximately 2.68 acres with a direct private driveway from Stokehall Lane, ensuring convenience for future residents. Notably, Crossbanks Farm comes with previous planning permissions that enhance its appeal.



MELLER SPEAKMAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: G Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Aus Bore House
19-25 Manchester Road
Wilmslow
SK9 1BQ

01625 468789
sales@mellerspeakman.com
mellerspeakman.com



MELLER SPEAKMAN