



Land, Off Riddles Avenue, Bayley Croft Development, Willaston, Cheshire,
Guide Price £10,000

**BAKER
WYNNE &
WILSON**

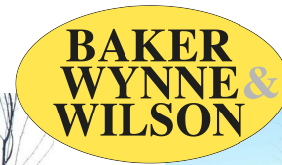
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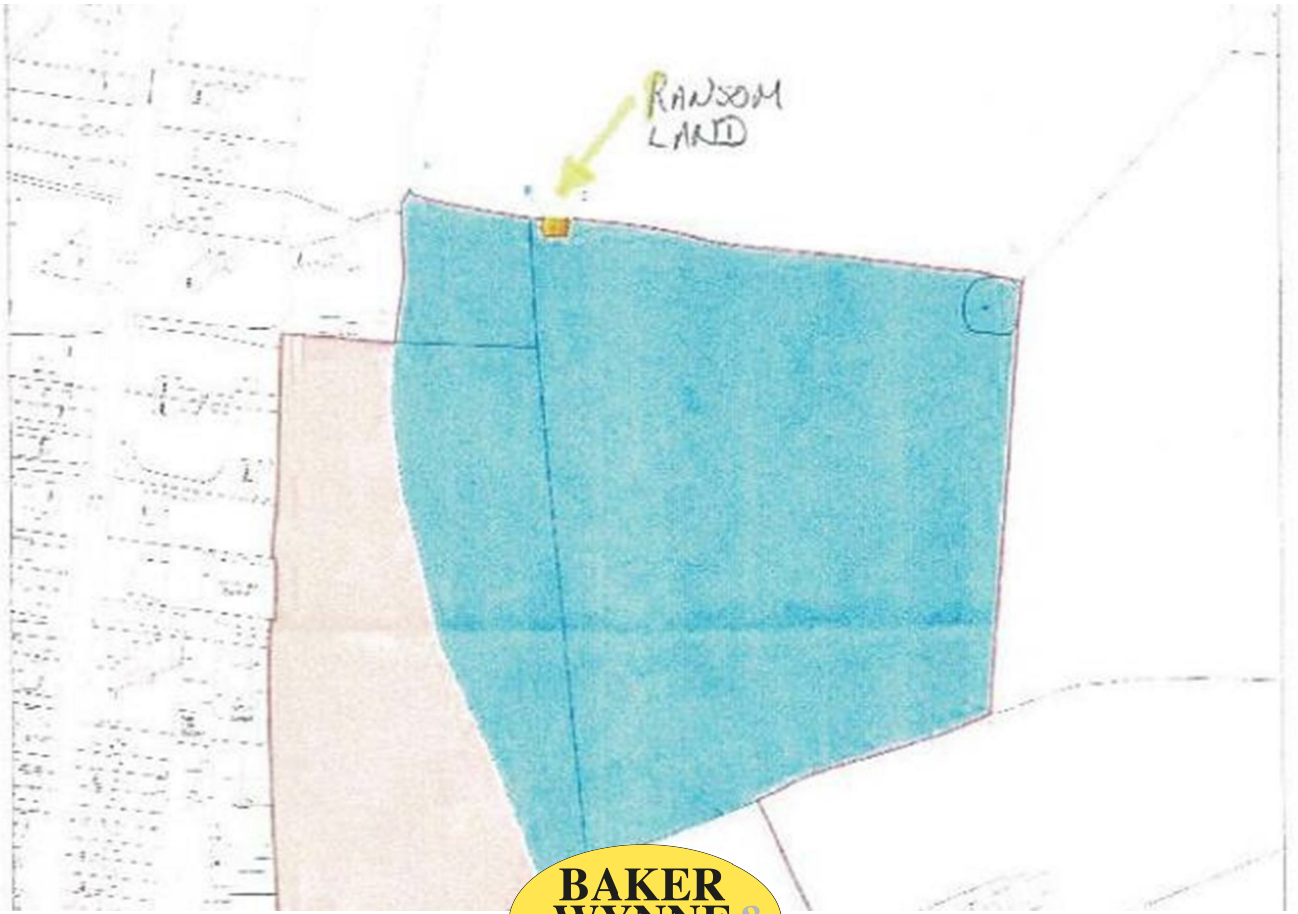
A small area residual area of land within the recently constructed Stewart Milne, Bayley Croft development in Willaston village, adjoining open farmland at the head of a cul de sac.

METHOD OF SALE

Private Treaty - Offers Invited

Please contact the office if you require further details. For the attention of Mr Mark Johnson FRICS.





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WILSON**



LOCATION

Willaston Village is a desirable, thriving community only a short distance from the historic town of Nantwich and nearby Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by within walking distance and provides a farm shop, café, and butchers. The historic market town of Nantwich is a short travelling distance away, approximately one mile and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants, and bars but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets. Approximate Distances - The property is considered ideally placed for the commuter, with a network of excellent road links giving immediate access to the M6 motorway at junction sixteen via the A500. Crewe Station (2.5 miles) presently offers fast access into London and other major cities with future improvements underway. We understand the current preferred route for the HS2 line will stop at Crewe, forming a HS2 Hub Station on the site of the existing station. Crewe would receive two HS2 services to London per hour with a journey time of just 55 minutes, cutting 30 minutes off the existing journey time of 90 minutes Willaston Village is a desirable, thriving community only a short distance from the historic town of Nantwich and nearby Crewe. Willaston has always proved to be a popular place to live as it offers a wide selection of local amenities including primary school, nursery, local shops, a selection of public houses, an 8-village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by within walking distance and provides a farm shop, café, and butchers. The historic market town of Nantwich is a short travelling distance away, approximately one mile and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants, and bars but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

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DIRECTIONS TO CW5 6ST

what3words /// paths.debater.tangent

From Nantwich proceed along Crewe Road and at the Peacock roundabout take the 3rd exit along Park Road and continue at the end of the road. Turn left at the T junction by the level crossing and continue along Wistaston Road, past the Village stores and turn right into Moorfields and the left into the development.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

Speculative in nature this small area of land has been strategically retained to potentially ransom access off the existing roadway into the adjoining field, should planning permission be available in the future and this point becomes the desired access route.

Note The trustee's instructions are not to make the land subject to any development claw back clauses as far as future development value is concerned.

VIEWING

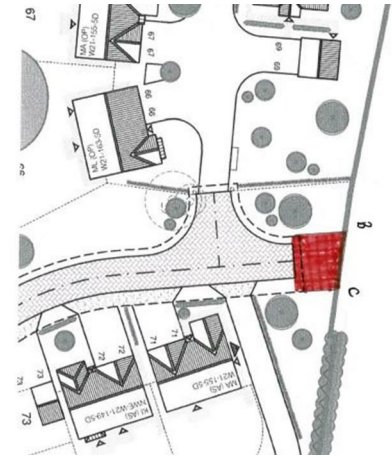
At any reasonable time on site with prior appt made with the selling agent.

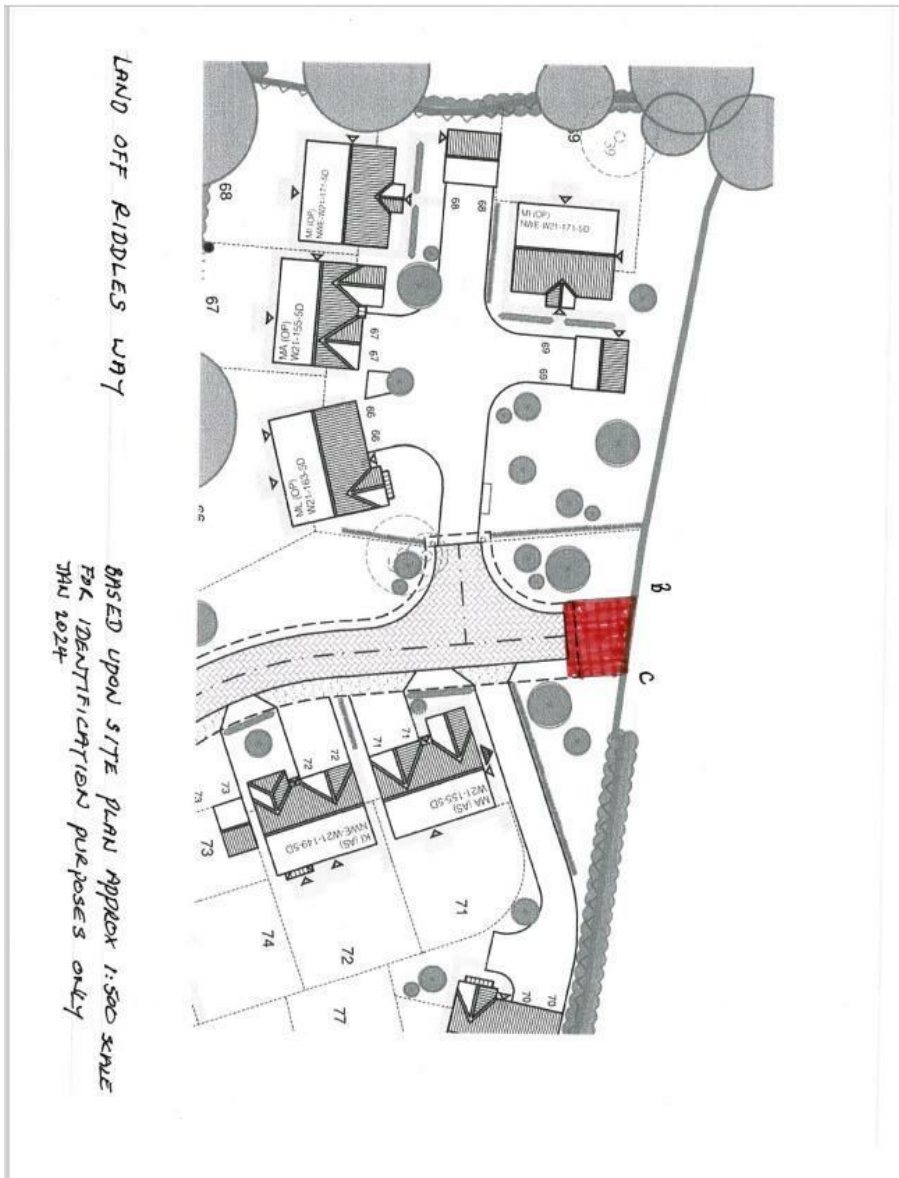
By appointment with Baker, Wynne & Wilson, 38 Pepper Street, Nantwich, CW5 5AB
Tel: 01270 625214






5. WPT
BASED upon SITE plan 99
FOR IDENTIFICATION PURPOSE
THU 2024





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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property