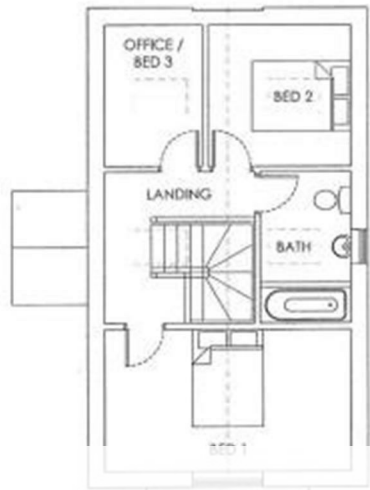


GROUND FLOOR PLAN

1:50



FIRST FLOOR PLAN

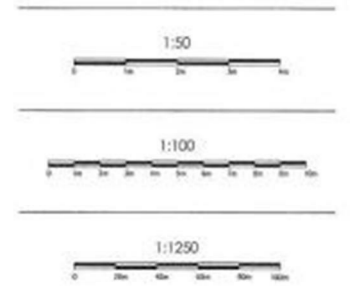
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Building Plot off Magpie Lane Magpie Lane, Willaston, Nantwich, CW5

Guide Price £145,000



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REVISIONS
LETTER REVISION DATE BY



SITE LOCATION PLAN
1:1250

BOWER EDLESTON
ARCHITECTS
SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RY
TELEPHONE 01273 627184
FAX 01273 627185
NANTWICH, CHESHIRE, ENGLAND
NANTWICH, CHESHIRE, ENGLAND



DWG NO 7254 01
REVISION

LAND/BUILDING PLOT OFF MAGPIE LANE, WILLASTON, NANTWICH

DIRECTIONS

From Nantwich proceed along Crewe Road towards The Peacock public house, at the roundabout proceed straight over, take the next turn on the right into Coppice Road, proceed along here and at the T junction bear right into Wistaston Road and immediately left into Magpie Lane and the Building Plot is situated midway on the left hand side.

LOCATION & AMENITIES

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, selection of public houses, village hall with an active social calendar and community groups, plus the church and mini supermarket. Cheerbrook Farm shop is close by and provides a farm shop, café and butchers.

The historic market town centre of Nantwich is a short travelling distance away, approximately two miles, and is renowned for its beautiful architecture and character. The town offers an excellent selection of individual independent shops, eateries, restaurants and bars and also provides more extensive facilities including renowned primary and secondary schools and three major supermarkets. 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 16 via the A500 (7 miles), Crewe station (2.5 miles) offers fast access into London Euston (90 minutes) and other major cities.



PLANNING PERMISSION

This is a rare opportunity to acquire a building plot ideal for a self build extending to approximately 199 square metres. There is outline planning permission, Application Number 23/4218N for a detached two storey dwelling. Accompanying these details there is a site plan and layout plans for the proposed accommodation but obviously any desiring purchaser can make their own enquiries.

PROPOSED SUMMARY OF DWELLING

Entrance Porch, Entrance Hall, Living Room, Dining/Kitchen, Utility, Cloakroom, W/C. First Floor: Three Bedrooms, Family Bathroom, Car Parking Space.

SERVICES

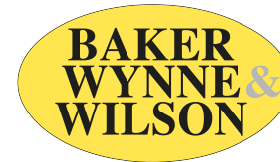
All mains services are available (subject to enquiries).

TENURE

Will be Freehold.

VIEWINGS

To call on the site.







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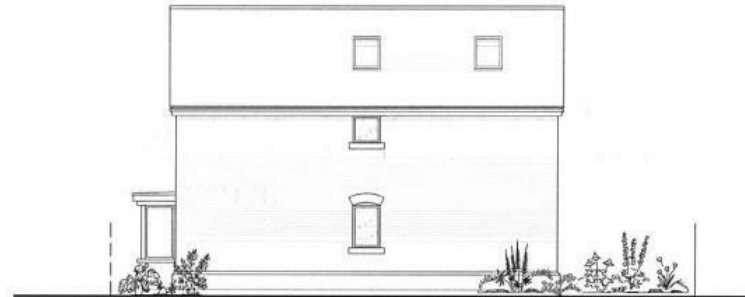
1:50

1:100

MAGPIE LANE STREET SCENE
1:100



FRONT (SOUTH) ELEVATION
1:50



SIDE (EAST) ELEVATION
1:50



REAR (NORTH) ELEVATION
1:50



SIDE (WEST) ELEVATION
1:50

BOWER EDLESTON ARCHITECTS

SWEETBRAR HALL, NANTWICH, CHESHIRE CW5 5PW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627484
E M A I L : A D M I N @ B O W E R - E D L E S T O N . C O M
W E B S I T E : W W W . B O W E R - E D L E S T O N . C O M

PROJECT
LAND AT MAGPIE LANE, WILLASTON

TITLE
PROPOSED ELEVATIONS AND STREET SCENE

SCALE AS SPECIFIED @ A1 DRAWN BY JMC
DATE OCT 2023 STAGE
DRG No 7254 02 REVISION

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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

