An aerial photograph showing a large, irregularly shaped green field. The field is bordered by a road on the left and a line of trees and bushes on the right. In the bottom left corner, a portion of a house with a red roof and a car is visible. The overall scene is a rural or semi-rural landscape.

Plot 6, Woore Manor Audlem Road, Woore, Crewe, Cheshire, CW3 9RJ
Offers Over £250,000

The logo for Baker Wynne & Wilson, featuring the company name in a bold, black, serif font inside a yellow oval with a black border.

**BAKER
WYNNE &
WILSON**

AN OUTSTANDING INDIVIDUAL RURAL VILLAGE BUILDING PLOT ADJOINING FIELDS WITH OPEN COUNTRYSIDE VIEWS IN THE HEART OF THE VILLAGE.

DESCRIPTION

Full planning permission was granted on 30 November 2023 by Shropshire County Council (ref: 23/02373/FUL).

The house with planning permission extends to about 3050 sqft. Section 106 provisions now completed. CIL payment £38,236.07, Affordable Housing Contribution £13,500. To our knowledge private buyers are exempt from CIL and Affordable Housing Contributions.

The plans for the house were created by TJB Architecture. The plans passed and given approval for a five bedroom, five ensuite house with well proportioned open plan kitchen and snug, two further reception rooms, integral garage and many other intelligent design features which combine practicality and style.



LOCATION AND AMENITIES

The land lies in the heart of the sought after village of Woore, meaning boundary, on the Cheshire/Shropshire borders. It is very well placed for the commuter - 12 miles from Crewe station which offers a direct train route to London Euston (90minutes), the M6 motorway (Junction16) is 5 miles. The highly sought after market town on Nantwich, dating back to Roman times is 7 miles and offers an excellent range of retail, leisure and commercial services. On the educational front there is a primary school in the village together with primary and secondary schools in Nantwich, Market Drayton and Madeley, complimented by private schools including Newcastle Under Lyme School, Ellesmere College, The Grange at Hartford and Kings and Queens in Chester. On the recreational front there are several golf courses locally including Onnerley, Hill Valley at Whitchurch, Wychwood Park beyond Crewe and Market Drayton golf club. There is extensive walking nearby and horse racing at Chester, Uttoxeter and Bangor on Dee.

DIRECTIONS

Travel out of Nantwich along the A51 (London Road) for approximately 7 miles into Woore village, turn right into Audlem Road and the plot is located on the left hand side.

TENURE

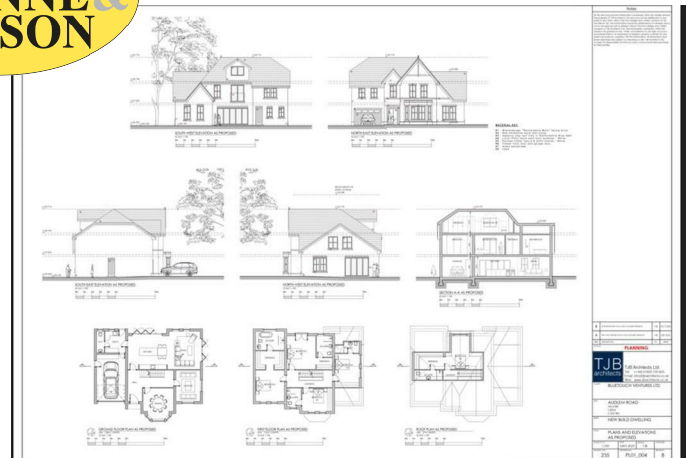
FREEHOLD

VIEWING

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214



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www.bakerwynneandwilson.com

Notes

All drawings to be read in conjunction with the contract and the particulars of the property. It is the purchaser's responsibility to check the accuracy of the drawings and to 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.

MATERIALS LIST

- 01 - Main structure "Brampton Wall" facing bricks
- 02 - Red sandstone (light) roof tiles
- 03 - Hardwood (the roof) tiles or Slate/Asbestos Blue Slate
- 04 - White brickwork (see section drawings - white)
- 05 - Portland cement (see section drawings - white)
- 06 - Timber (see section drawings - white)
- 07 - Brickwork (see section drawings - white)
- 08 - Brickwork (see section drawings - white)

Notes

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PLANNING

TJB architects TJB Architects Ltd. (148 01925) Email: info@tjbarchitects.com Web: www.tjbarchitects.com

BLUETOOTH VENTURES

AUDLEM ROAD WOLVERHAMPTON WV10 6JW (0191 861 1111)

NEW BUILD DWELLING

PLANS AND ELEVATIONS AS PROPOSED

1:50 1:50 1:50 1:50 1:50 1:50

235 P101_004 B

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