



Building Plot, 21 Main Road, Shavington, Crewe, CW2 5DY
Offers Over £200,000



A ONE OFF SINGLE GARDEN BUILDING PLOT, TUCKED AWAY ENJOYING A LOVELY SOUTH WESTERLY SETTING IN THE HEART OF SHAVINGTON VILLAGE.

DESCRIPTION

Outline planning permission was granted on 11th September 2024 by Cheshire East Council (Reference No. 24/1193N). The plot lies to the rear of 21 Main Road, adjacent to the high value houses on the exclusive Puseydale Farm development. The illustrative plans allow a degree of flexibility of design under reserved matters. The development approved by this permission may be liable for a charge under the community infrastructure levy regulations. To our knowledge self builders are exempt from CIL.

The outline plans for the house were created by Bower Edleston Architects. Copies of the plans are incorporated within these particulars of sale. We consider this to be a rare opportunity for a private individuals, builders or speculators.

Our clients have agreed to demolish the garage on completion of the sale.





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LOCATION & AMENITIES

The South Cheshire village of Shavington is ideally located 2.5 miles from the historic market town of Nantwich and 2.5 miles from Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes).

Shavington has local shops for day to day needs, doctors surgery, primary and senior schools and recreational facilities.

Shavington Primary School, South Bank Avenue, Shavington, Crewe, Cheshire CW2 5BP or Shavington High School, Rope Lane, Shavington, Crewe, CW2 5DH. The M6 Motorway (junction 16) is 6 miles.

DIRECTIONS

From Nantwich proceed along the A51 London Road, continue over the level crossings and straight on at the traffic lights, at the major roundabout take the fourth exit onto Newcastle Road, proceed for 1.5 miles, just past the The Elephant public house, take the first left into Main Road, proceed for 50 yards and 21 Main Road is located on the left hand side.

SERVICES

All mains services are available.

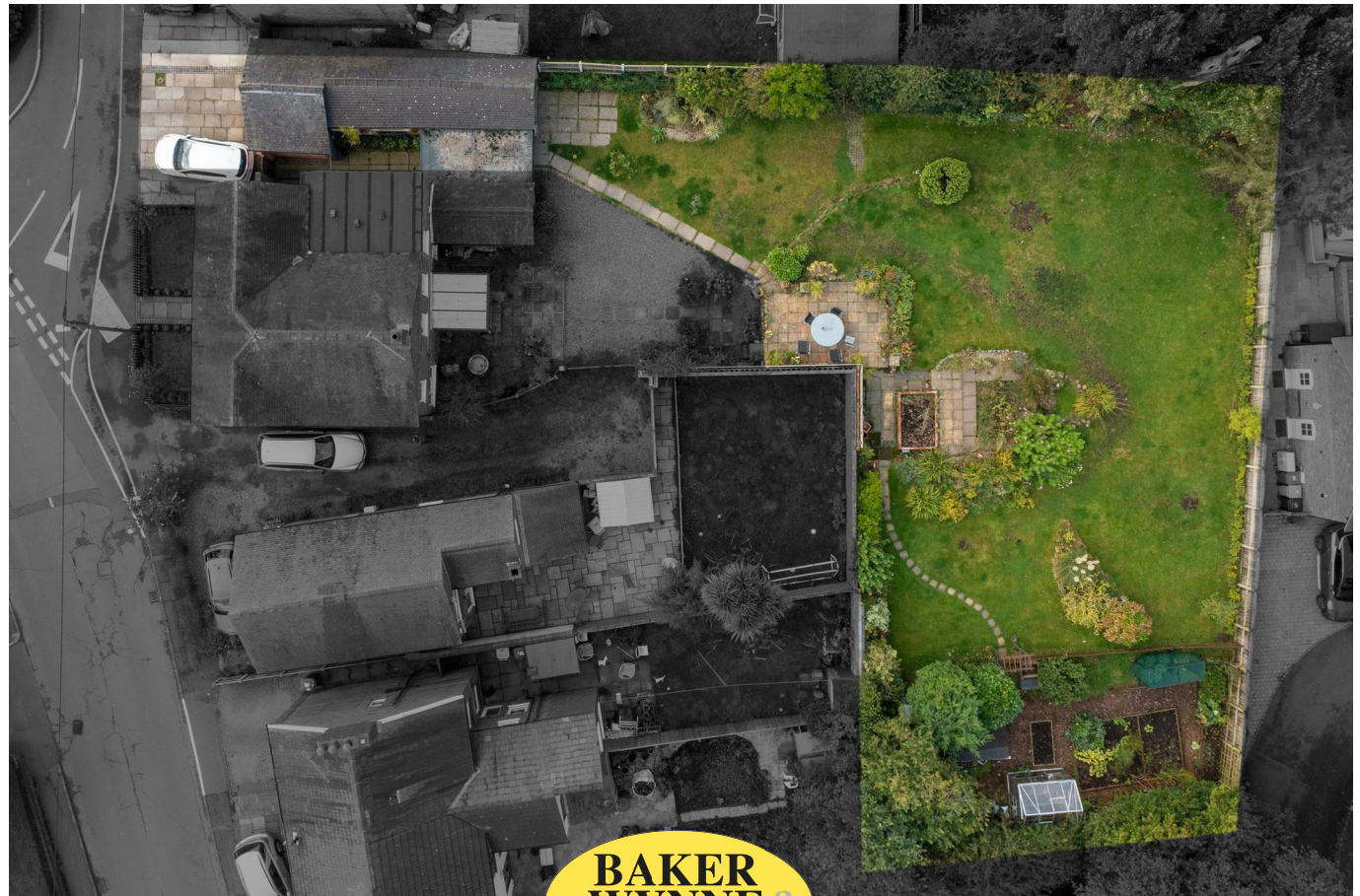
TENURE

Freehold.

VIEWING

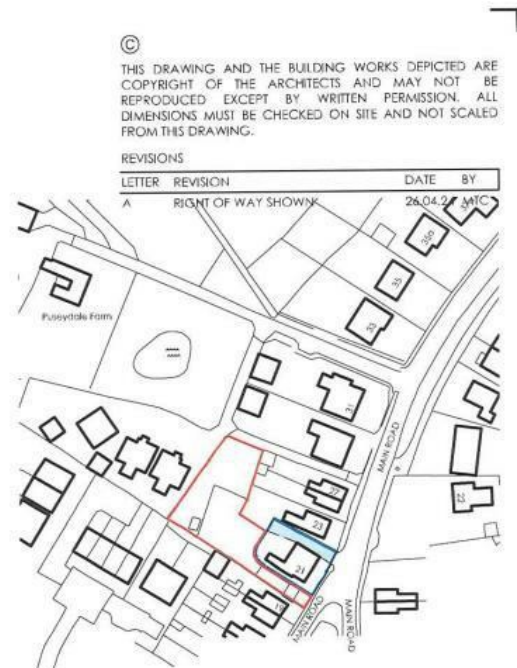
By appointment with Baker Wynne and Wilson

012370 625214



**BAKER
WYNNE &
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LETTER	REVISION	DATE	BY
A	RIGHT OF WAY SHOWN	26.04.24	MTC

LOCATION PLAN
bar scale 1:1250
0 20m 40m 60m 80m 100m

BOWER EDLESTON ARCHITECTS
SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
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PROJECT
21, MAIN ROAD, SHAVINGTON
TITLE
BLOCK AND LOCATION PLAN

SCALE: 1:200, 1:1250@A2 DRAWN BY
DATE: FEBRUARY 2024 STAGE



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

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Interested? Let's Talk 01270 625214
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