

An aerial photograph showing a large, irregularly shaped green field. The field is mostly covered in green grass, with some patches of brown and yellow, possibly indicating bare earth or dead grass. A road runs along the left side of the field, with a sidewalk and a street lamp. There are several trees, mostly without leaves, scattered around the field. In the bottom left corner, a portion of a red-tiled roof and a silver car are visible. The overall scene is a rural or semi-rural landscape.

Plot 3 Audlem Road, Woore, Crewe, Cheshire, CW3 9RJ
Offers Over £275,000

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

DESCRIPTION

Full planning 21/02985/REM All pre-commencement conditions discharged.
CIL £37,300 has already been paid in full.
Affordable homes contribution £4000 already paid. £9562.50 remaining.
Foundations and plot drainage works complete.
Warranty can be transferred to new developer.
Total square footage of the property is 3272 ft²

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.



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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

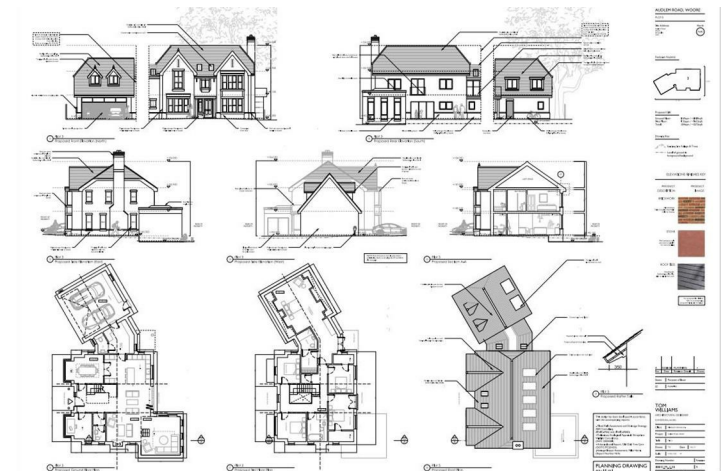
VIEWING

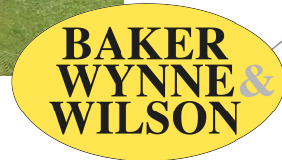
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214

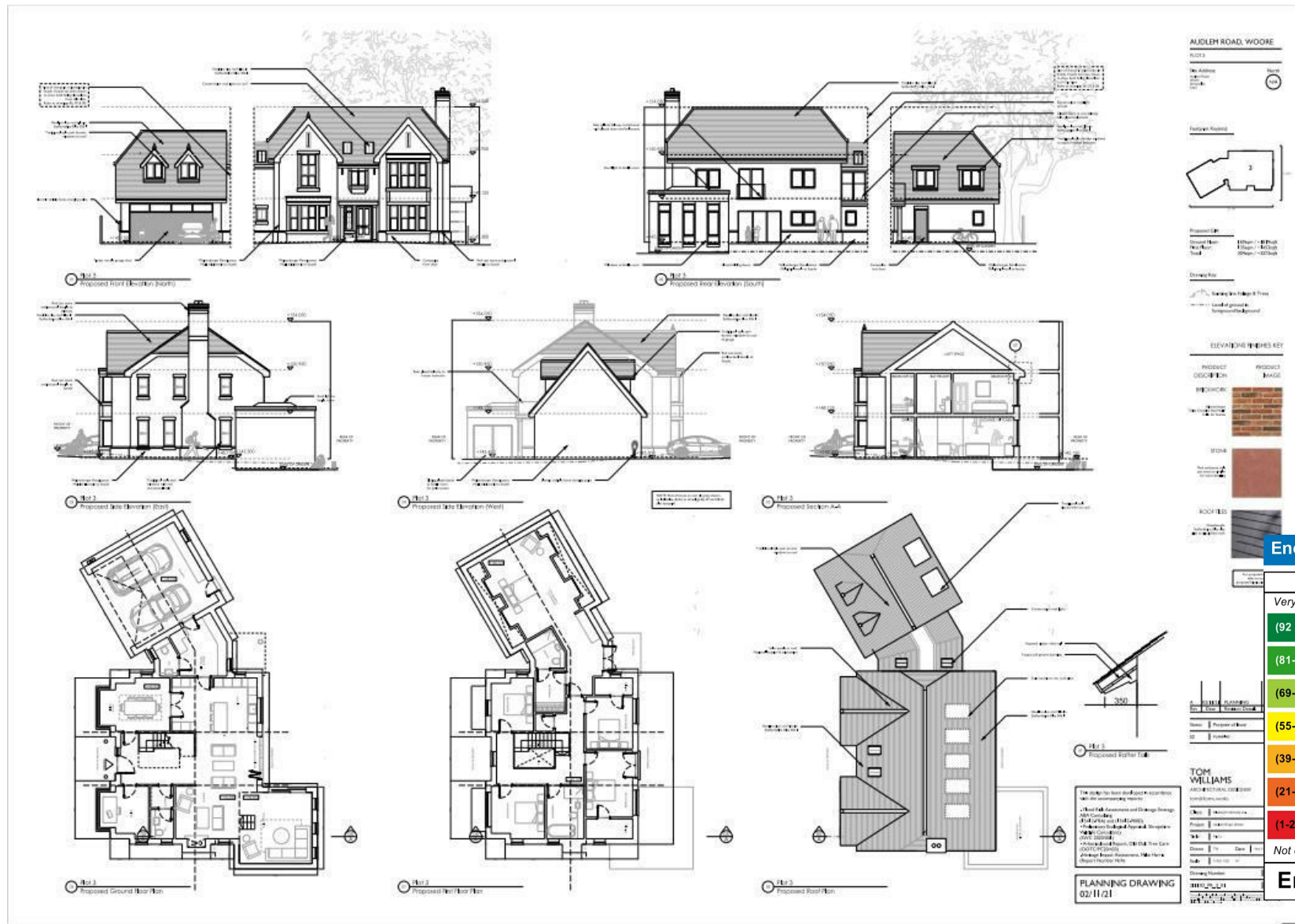


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