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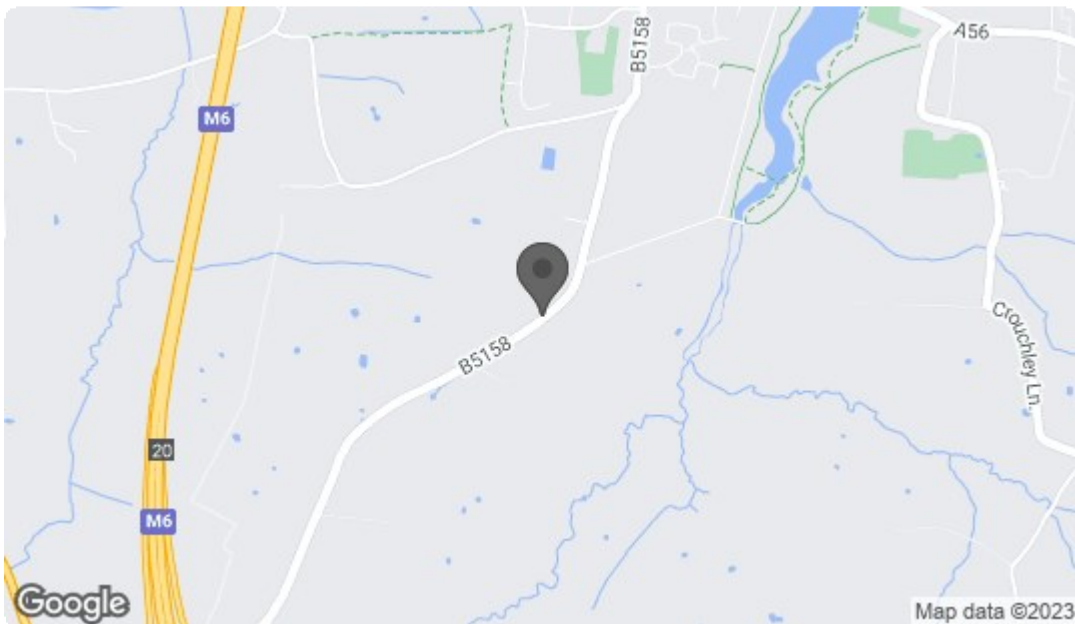
140 Cherry Lane, Lymm, WA13 0SY

Offers In Excess Of £1,000,000

FANTASTIC DEVELOPMENT OPPORTUNITY, PLANNING PERMISSION GRANTED FOR EXTENSION OR IMPROVEMENT OF EXISTING PROPERTY, RURAL LOCATION, APPROXIMATELY 2 ACRE SITE, CLOSE TO MOTORWAY NETWORKS, CONVENIENTLY SITUATED BETWEEN LYMM AND GRAPPENHALL. PLEASE CALL FOR FURTHER DETAILS.

We are delighted to offer this fantastic development opportunity within the Cheshire countryside consisting an existing property with planning permission granted for extending and improvement of the existing semi derelict property. Situated on an approximately 2 acre site offering a fabulous project to design a dream home. A knock down and rebuild scheme has been designed and could be implemented subject to planning and building control approval. Situated close to great primary schools, Lymm High School, Lymm Village, motorway networks and local shops and amenities.

Application Number: 2008/12650 with an extension under planning application number: 2011/18161



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		