



# Building Plot (The Old Wood), Off Bowhill Lane, Betley, CW3 9AU

Guide Price £600,000 – £750,000



in association with



# Building Plot (The Old Wood), Off Bowhill Lane

Betley, Cheshire

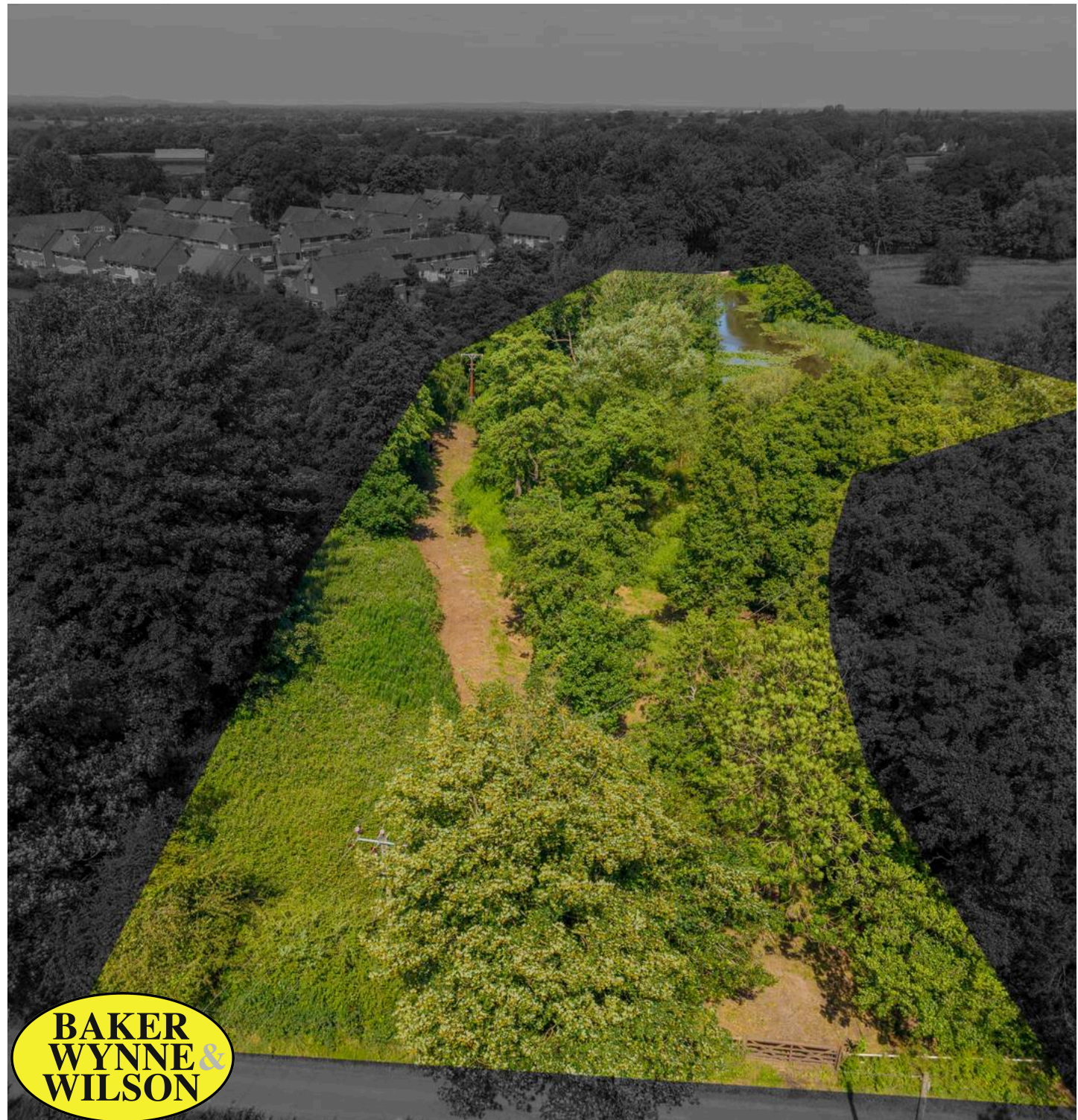
GUIDE PRICE: £600,000 - £750,000

A TRULY UNIQUE BUILDING PLOT ENJOYING A PEACEFUL LOCATION ENHANCED BY A PICTURESQUE LAKE WITHIN THE PLOT, CREATING AN ADYLIC SETTING AN OFFERING POTENTIAL FOR LEISURE, WILDLIFE OR LANDSCAPING OPPORTUNITIES, EXTENDING IN ALL TO 2.4 ACRES, ON THE EDGE OF BETLEY VILLAGE

## DESCRIPTION

Grasp this opportunity to build a home of your dreams in an enchanting lake setting to the South of the Old Wood (see enclosed plan). A rare opportunity with Newcastle Under Lyme Borough Council Planning Reference 25/00646/OUT to create a luxury home with a plot of 2.4 acres (including a stocked 1.8 acre lake).

This unique combination of a scenic waterside plot, convenient location and the opportunity to build a bespoke single dwelling places the site firmly amongst the regions most appealing small scale development prospects. The approved architectural scheme by Peter Jackson of DCMS authorises the development of one serviced plot for self build and custom house building. Based on prepared plans, the completed dwelling is expected to extend to approximately 3,000 to 4,000 square feet, subject to construction detailing.



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## LOCATION & AMENITIES

The no-through lane location is perfectly suited to those seeking a balance of countryside living and modern convenience. Local footpaths, cycle routes and bridal ways connect directly into the surrounding landscape. The village of Betley is a little gem, situated on the Southern border of Cheshire. This quintessential village boasts a number of fine 17th, 18th and 19th century buildings going back prior to the doomsday book. The village has a shop/post office, primary school, church, public houses and a cricket ground. Wychwood Park Golf Club, designed to European PGA tour standards, approximately 2 miles distant. Communications are excellent, with the M6 (junction 16) motorway only 4.5 miles and Crewe Railway Station 5.5 miles, (giving access to London in just 1.5 hours and Manchester Piccadilly in 40 minutes).

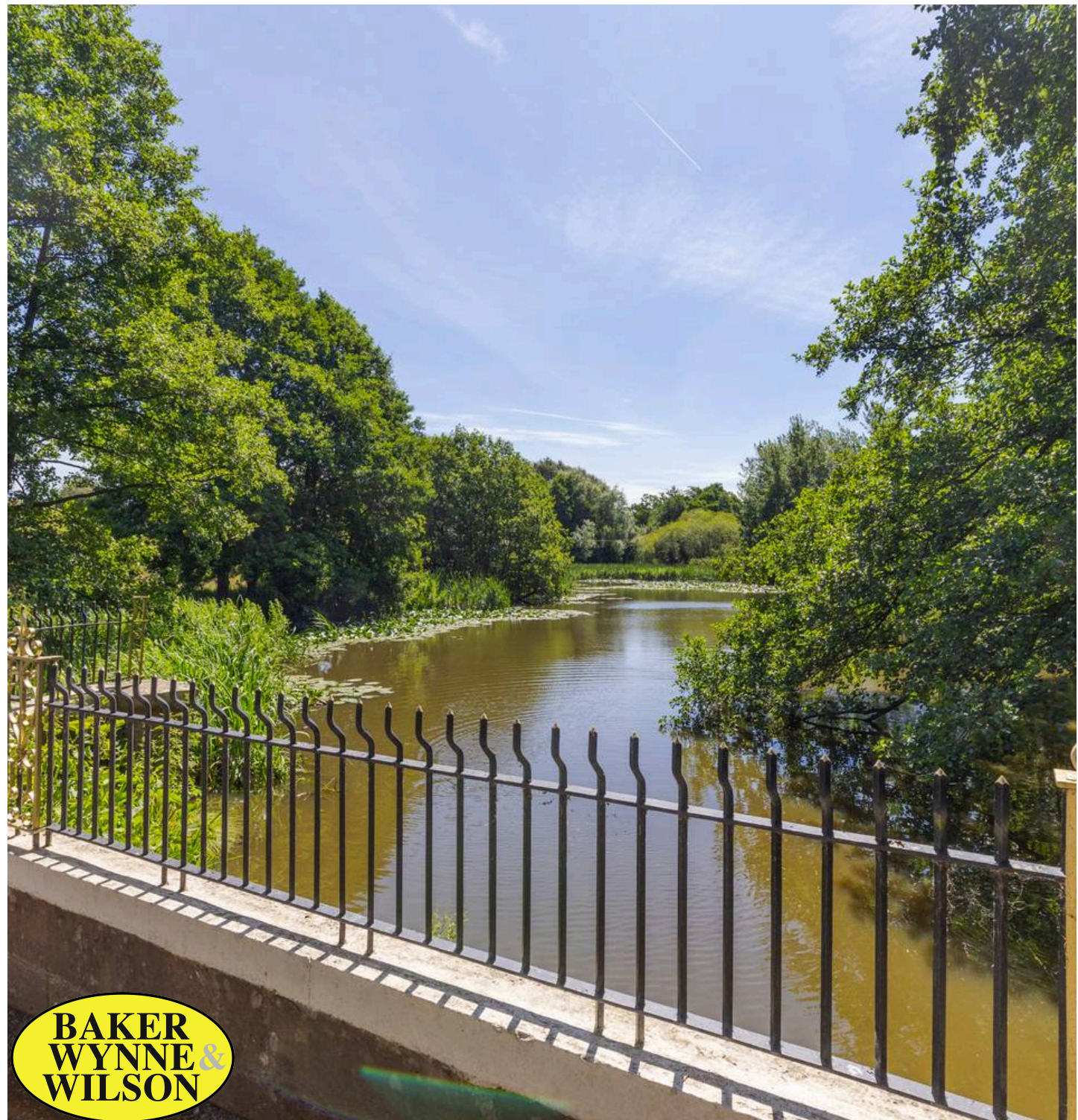
The house is within easy driving distance from the international airports of Manchester (30 miles), Liverpool John Lennon (40 miles) East Midlands (50 miles) and Birmingham (56 miles).

## TENURE

Freehold

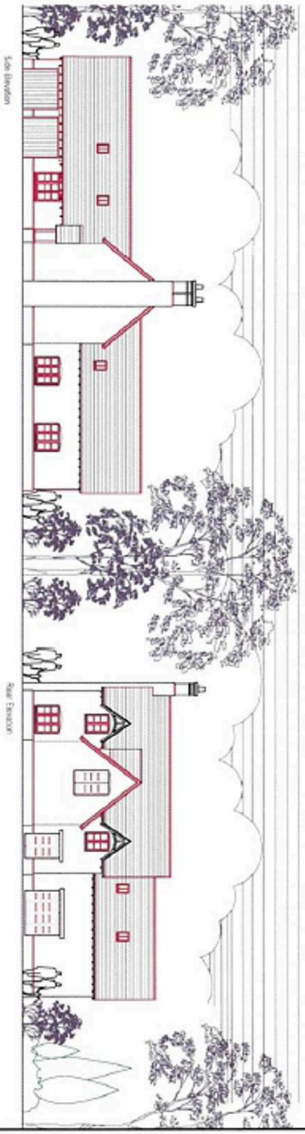
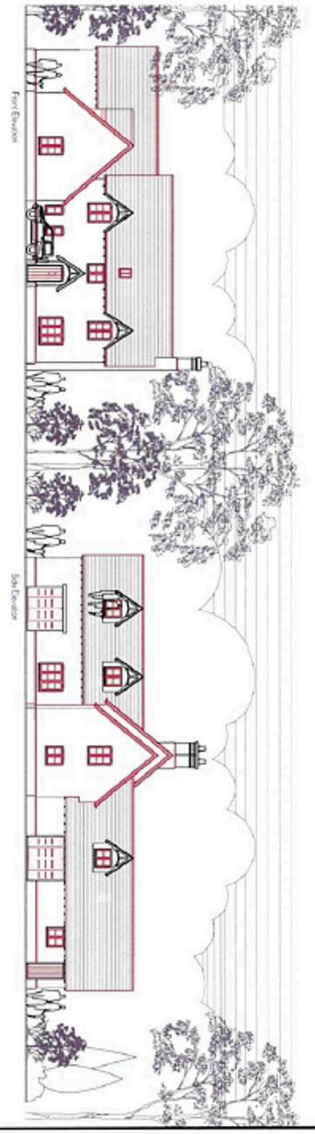
## VIEWINGS

By appointment with Baker, Wynne & Wilson









# ELEVATIONS

<p>Project Name: _____</p>	
<p>Client Name: _____</p>	
<p>Address: _____</p>	
<p>City/State/Zip: _____</p>	
<p>Architect: _____</p>	
<p>Date: _____</p>	
<p>Scale: _____</p>	
<p>Notes: _____</p>	
<p>6a</p>	

Design: Construction Management Services, LLC  
 3971 Forest Road  
 Raleigh, NC 27612  
 ST-1518-10

Project: 6A  
 Date: 11/10/2021  
 6a