

Blossoms Lane

Woodford, SK7 1RE

£5,000,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Welcome to Blossoms Lane — an exclusive development of eight thoughtfully designed homes in the heart of Woodford. The development is being offered on a part-complete basis and developers can seek to acquire this wonderful site within a peaceful and green landscape, combining high-quality modern living with the charm and character of a village setting. With full planning permission secured on a 2.02 acre plot of thereabouts, each home will offer spacious layouts in excess of 2300 sq/ft, elegant finishes, and access to beautifully landscaped surroundings. Blossoms Lane is set to become one of Woodford's most sought-after addresses & once complete, these homes will deliver quality homes to many families seeking a tranquil setting.

- Superb Luxury Development Opportunity Occupying 2.02 Acres Or Thereabouts
- Planning Permission For 8 Thoughtfully Designed Detached Homes Offering A Rural Countryside Setting
- Impressive Statement Design Detached Homes With Accommodation In Excess Of 2300 Sq/Ft
- Part Finished Development With Scope To Complete The Works In Line With Any Planning Permission & Requirements
- Nestled Within The Picturesque Area Of Woodford, Blossoms Lane Offers A Perfect Blend Of Suburban Tranquility & Modern Convenience
- Close To Highly Regarded Schools With Excellent Transport Links, Making It An Ideal Location For Families, Professionals & Retirees.
- Each Home Will Offer Spacious Layouts, Elegant Finishes & Access To Beautifully Landscaped Surroundings





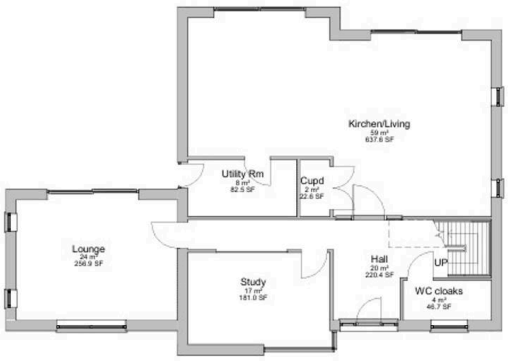




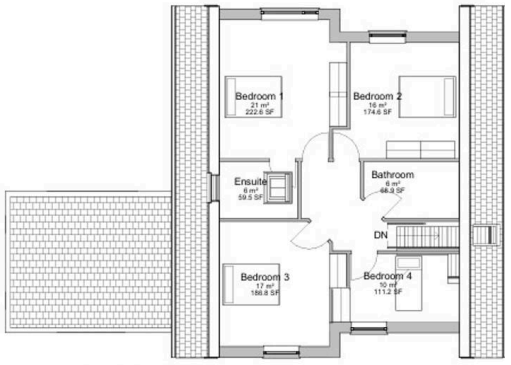
Gary Hopkins Architects Limited
Tel: 01244 344 333
69 Nantclwyd Road
Mold CH7 1LG
1 mm original

Drawing	Site Plan		
Project	Blossoms Lane Rhosllanerchrugog		
Client	Villa Homes		
Revision	E	Drawn By	PRE
Drawing Reference	A104	Date	08/09/23
Job Reference	605	Paper Size	A1
Scale	1:200		





1 Level 0
1 : 100



2 Level 1
1 : 100

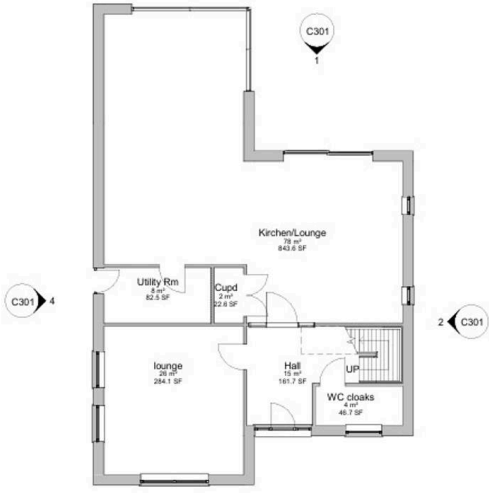
Roof cut at 1200 above floor level



3 Section 1

Volume 763m3

Area Schedule (GIA)		
Floor	Area (m2)	Area (sqft)
Level 0	138 m²	1490 ft²
Level 1	79 m²	851 ft²
	218 m²	2342 ft²



1 Level 0
1 : 100

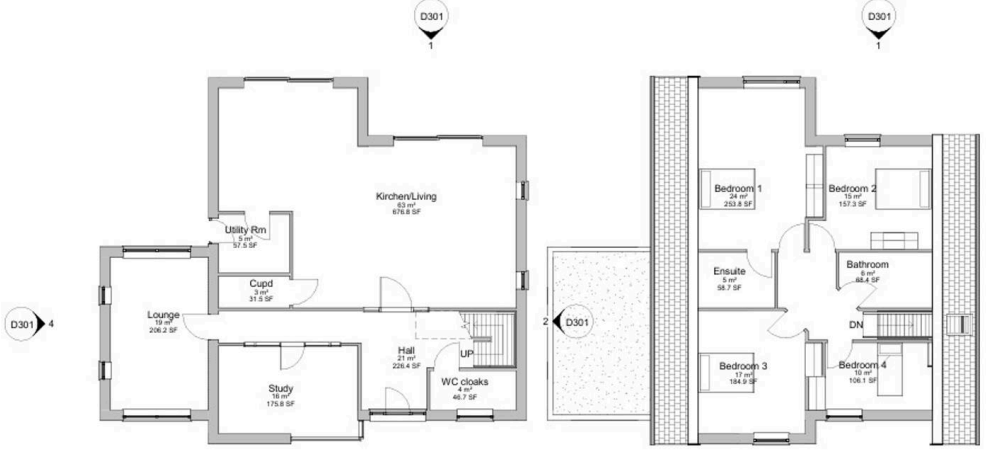


2 Level 1
1 : 100

Roof cut at 1200 above floor level

Volume 742m3

Area Schedule (GIA)		
Floor	Area (m2)	Area (sqft)
Level 0	135 m²	1455 ft²
Level 1	82 m²	881 ft²
	217 m²	2336 ft²



1 Level 0
1 : 100

Roof cut at 1200 above floor level

2 Level 1
1 : 100

Volume 748m3

Area Schedule (GIA)		
Floor	Area (m2)	Area (sqft)
Level 0	136 m²	1464 ft²
Level 1	80 m²	859 ft²
	216 m²	2323 ft²



A superb luxury residential development opportunity on Blossoms Lane in the picturesque area of Woodford, occupying approximately 2.02 acres and benefiting from planning permission for eight thoughtfully designed detached homes. Set within a rural countryside setting, this part finished development presents an opportunity for a purchaser to complete the works in accordance with the relevant planning permission and any relevant requirements. The proposed homes have been conceived as impressive statement properties, each offering accommodation in excess of 2,300 square feet. Their generous proportions and considered layouts are intended to provide comfortable, versatile living spaces suited to a range of lifestyles, with the potential for elegant finishes throughout. The development offers an opportunity to create a collection of substantial detached residences in a desirable location, combining the appeal of countryside surroundings with access to modern conveniences. Woodford is well regarded for its blend of suburban tranquillity and accessibility, making the area attractive to families, professionals and retirees alike. Highly regarded schools are within reach, while excellent transport links support convenient travel to surrounding destinations. The scale of the individual homes provides scope for accommodation that can respond to changing needs, whether for family life, working from home or welcoming guests. As a part finished scheme, the opportunity may appeal to developers and purchasers seeking a project with an established residential vision, subject to the necessary checks, approvals and compliance with all applicable planning requirements. The proposed collection of eight detached homes offers a consistent focus on spacious design and quality, with each property intended to provide a distinctive and substantial place to live.



Blossoms Lane provides a setting for this development, with the character of Woodford contributing to its appeal. The combination of an existing planning permission, a partially completed scheme and a sought after location makes this a notable opportunity to bring a luxury residential development towards completion. Prospective purchasers should satisfy themselves as to the current status of the development, the planning permission, any associated conditions and the works required to complete the scheme. Further information regarding the approved designs and development requirements should be reviewed as part of the purchaser's due diligence. This is an opportunity to acquire a residential development site with the potential to deliver eight generously proportioned detached homes in a well connected and established area. The proposed accommodation and location together offer the foundations for a development designed to meet the expectations of purchasers seeking substantial homes in a countryside setting.

Council Tax Band: TBD

Tenure: Freehold

EPC Rating: TBC




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