

FOR SALE



For illustration purposes only.

- A superb development site in the heart of the Cheshire Countryside
- Planning permission granted for 5 houses.
- Planning reference number 17/5345N
- Planners have confirmed that our clients have made a lawful start on site.
- The 3 pre-start planning conditions have already been discharged.
- Close to the Shropshire Union Canal

LAND OFF FRENCH LANE, BADDINGTON, NANTWICH OFFERS OVER £500,000



PLANNING

The site has an existing consent for 5 dwellings, under the reference 17/5345N.

The units are as follows with their approximate square footages listed (GIA), but which should be checked by any interested party

Plot 1 - 2580 - plus double garage
Plot 2 - 1835 - parking for 2 cars
Plot 3 - 2099 - parking for 2 cars
Plot 4 - 1410 - plus single garage
Plot 5 - 1513 - plus double garage

SECTION 106

There are NO CIL payments or Section 106 cost applicable here..

FURTHER INFORMATION & VIEWINGS

The site can be inspected at any reasonable time of the day.
All enquiries should be directed to our Land and New Homes Division



NOTICE: Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i)the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii)all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii)no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DESCRIPTION

This is a tremendous opportunity to acquire a fine rural development site, with a live consent which will be of particular interest to builders and developers looking to start a new project without delay.

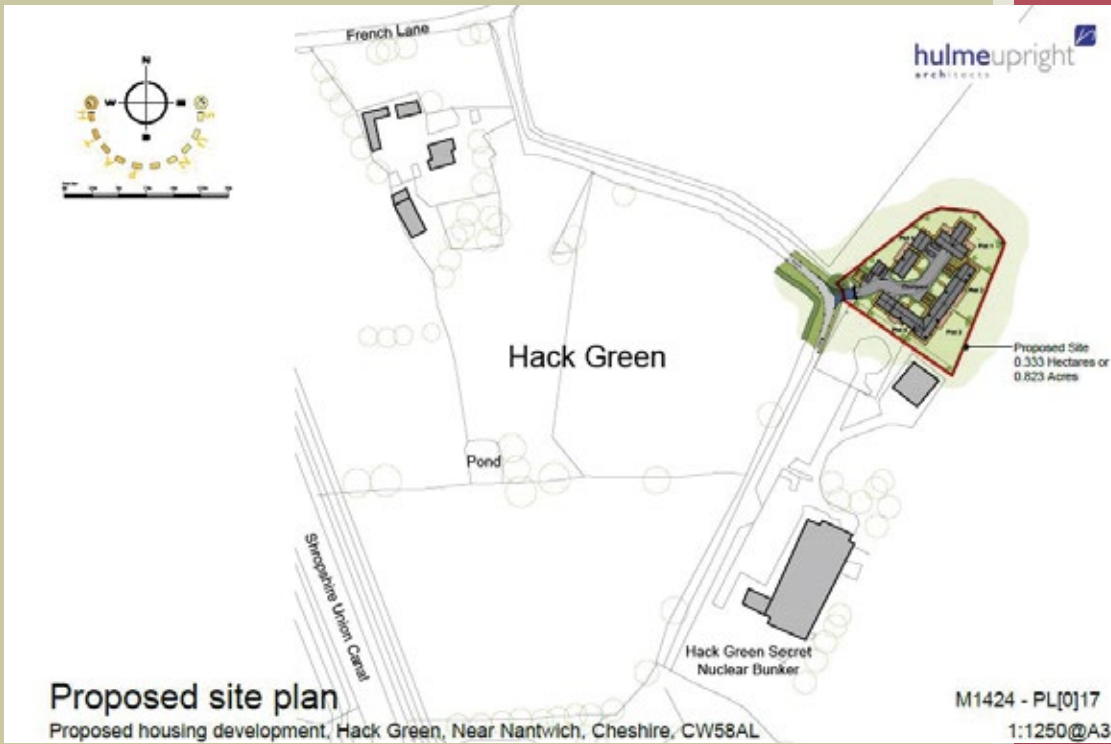
The architect has created what we feel is a wonderful scheme with just the right house types to fit in with the rural landscape that will surround these superb new dwellings.

The site is situated just off French Lane, and extends to approximately 0.82 acres or thereabouts, with the site now cleared of all of the original structures.

SERVICES

There are mains water, and electricity connections to the site, and there is an existing BT supply close by.

Foul and surface water will need to be discharged via a sewage treatment plant with a pump on site down to a rising main on French Lane.



CONTACT OUR LAND & NEW HOMES DIVISION
ON 01625 462 333
FOR MORE INFORMATION



LOCATION

Situated around 3 miles and approximately a 10 minute drive outside the centre of Nantwich which is a charming and historic Roman market town in South Cheshire, including some of Cheshire's most idyllic countryside, Nantwich provides a wealth of period black and white buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling. The local Railway station is just over 3 miles away, which provides regular commuter links to Chester and Manchester City Centre. Crewe Railway station, just four miles away, is a key link to London and the whole of the UK. Access to the motorway network is provided by the M6, which is approximately 11 miles away.

DIRECTIONS

For SATNAV purposes: CW5 8AL
From Nantwich Town Centre head South on Waterlode towards Mill Street, turn right onto Shrewbridge Road, turn left onto Coole Lane. Turn right onto French Lane after 0.5miles, turn left and the site can be found on the left hand side.



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