



**PLOT 2, SOUTH VIEW, SANDY LANE, ASTON, NANTWICH,
CW5 8DG**

Offers In Region Of £150,000

- Building Plot
- Attractive Village Location
- Nantwich 4 Miles, Whitchurch 7 Miles
- With Full Planning Permission
- For a Detached Four Bed House
- Application No: 20/2295N
- Copies of Planning Documents Available on Request
- No Affordable Housing Contribution
- No CIL Payment
- Please Note Photograph is for BOTH Plots 1 & 2

BRIEF DESCRIPTION

A fantastic opportunity to purchase a building plot in a lovely village location with full planning permission for a four bed detached house. The site benefits from having already been cleared with the previous building having already been demolished.

LOCATION

Situated in the village of Aston, being some 4 miles south of Nantwich and 7 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is about 1.5 miles and offers railway station, primary school, village shop, public houses, and doctor's surgery. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.

PLANNING

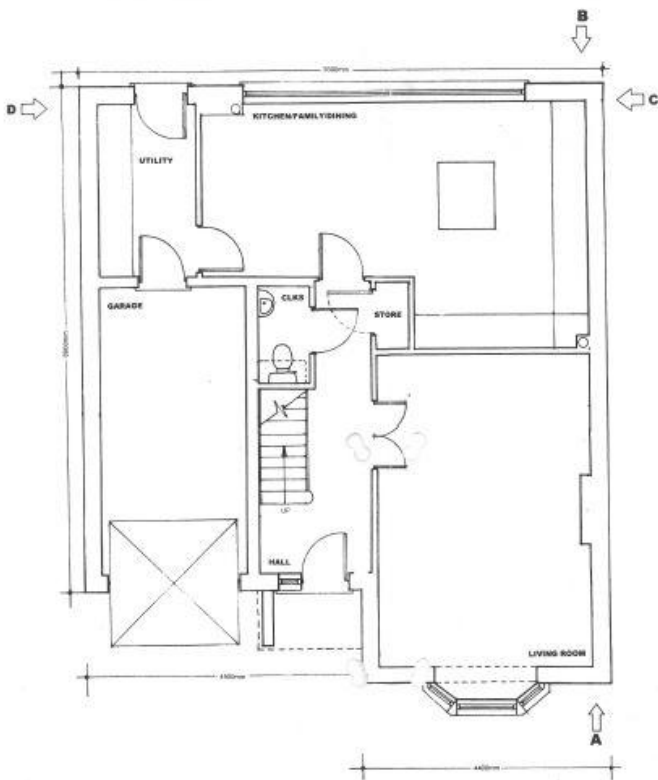
The plot forms part of full planning consent granted by Cheshire East Council dated 10th May 2021 (Ref: 20/2295N) for the construction of 2 new build detached dwellings. Copies of the Decision Notice are available from our office on request.

COMMUNITY INFRASTRUCTURE LEVY

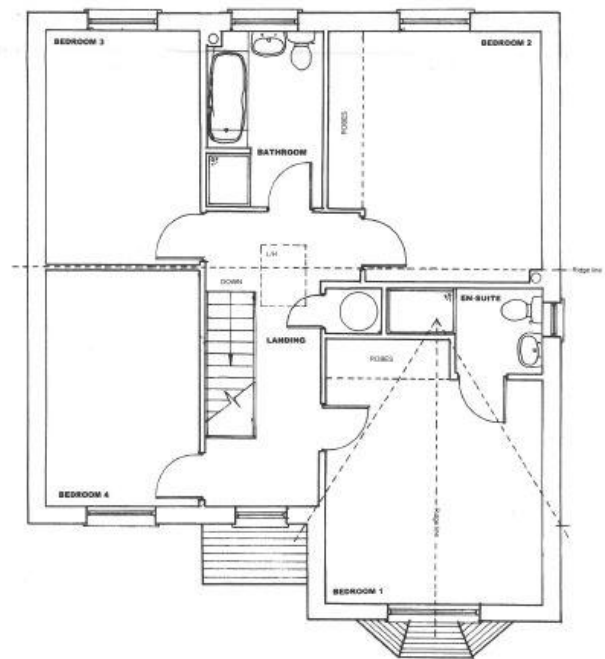
We are advised that the current planning permission does not attract a Community Infrastructure Levy payment to the Council.

AFFORDABLE HOUSING CONTRIBUTION

Planning consent is believed to NOT be subject to a section 106 Agreement in connection with Affordable Housing Contribution (AHC).

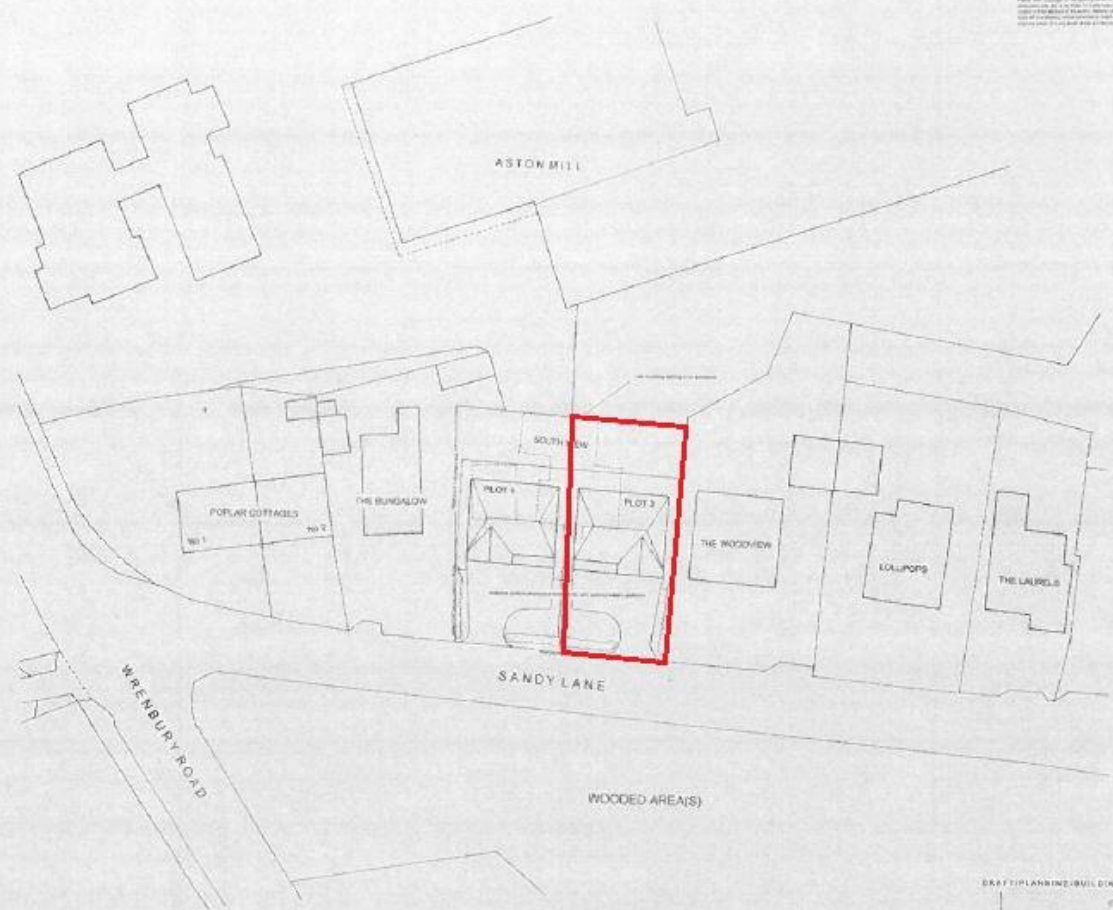


PROPOSED GROUND FLOOR PLAN (1:50 @ A1)



PROPOSED FIRST FLOOR PLAN (1:50 @ A1)

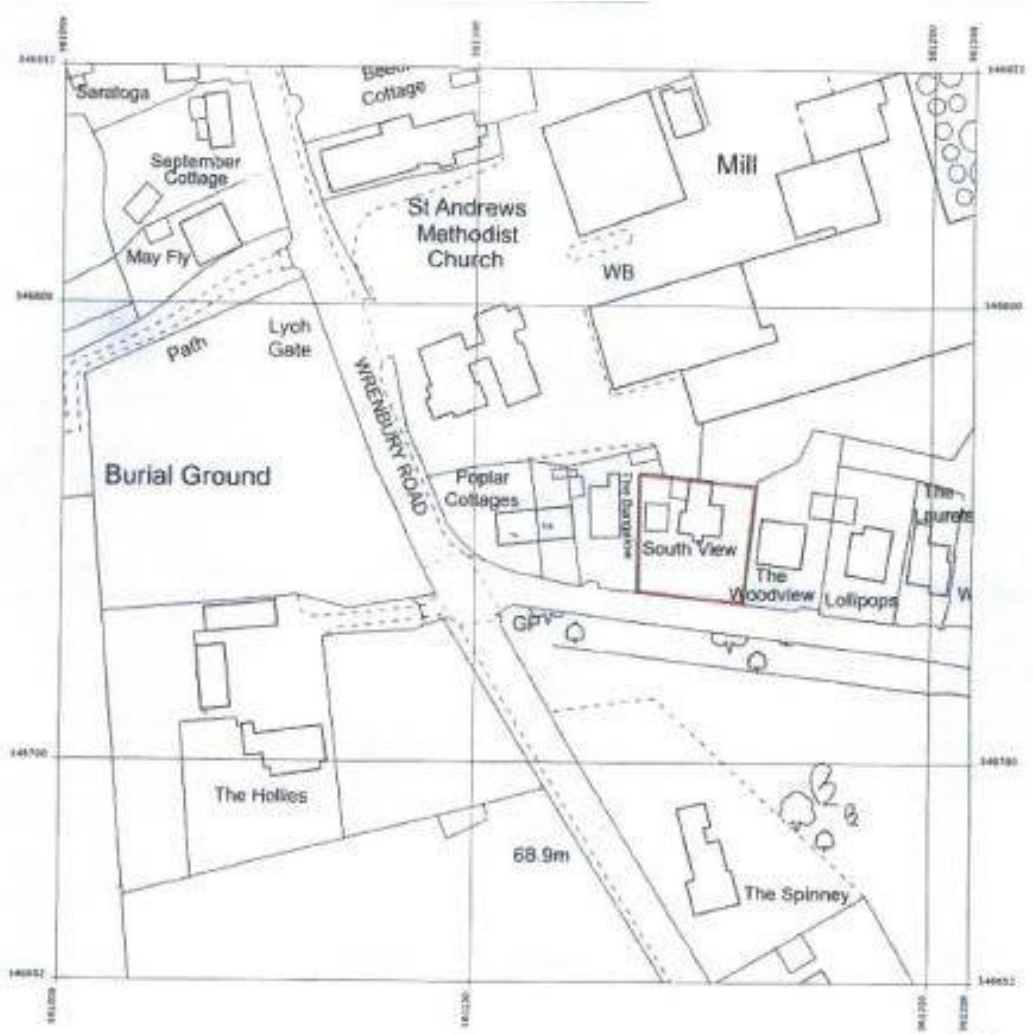
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INDICATIVE PROPOSED SITE PLAN (1:200 @ A1)

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DRAFT PLANNING BUILDING COC (1:1000) INDICATED
 NO. 1000000000
 DATE 10/10/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 17041520A
INVENIRE
 ARCHITECTS
 1000000000



TENURE

We are advised that the land is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

LOCAL AUTHORITY

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES

Mains water, electricity and drainage will be available for connection at the plot boundary.

DISCLAIMER PROPERTY DETAILS

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

DIRECTIONS

Travel from Whitchurch on the A525 towards Nantwich, at the cross roads in Aston turn left into Wrenbury Road, continue on then turn right into Sandy Lane just before H J Lea Oaks. Proceed and the plot can be found after a short distance on the left hand side.

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

PLANS

Plans provided are indicative and not to scale

METHOD OF SALE

For Sale by Private Treaty.

WH21252 01030805180210281120110521

