



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Birchwood, Birch Lane, Hough, Cheshire, CW2 5RH



KEY CONSIDERATIONS

- Planning consent secured for the development of 5 detached homes.
- Total site extending to approximately 4.32 acres (1.75 hectares)
- Cheshire village location with views over Open Countryside.
- Existing 5 bedroom detached home on-site.
- Well located for Crewe Train Station and the M6 motorway.



SITUATION

The village of Hough is located approximately 3 miles south of Crewe and 4 miles east of Nantwich, within Cheshire. Despite being a small village, it benefits from a local, privately owned Public House and a local Village Hall.

It is very well located for access to the M6 motorway at Junction 16 (approximately 5 miles to the east) and Crewe train station (approximately 3.7 miles) – the latter offering regular services to London and Manchester. In addition, there are hourly bus services to Crewe and Nantwich with stops on Cobbs Lane.

DESCRIPTION

The property is an existing kennels and family home, located on the southern edge of the village, with far reaching views to the south, accessed via Birch Lane.

The existing home is a 5 bedroom, detached dwelling with an open plan kitchen/ dining space and separate dining space. The house is well finished and suitable for immediate occupation.

The wider site extends to 4.32 acres (1.75 hectares) comprising the family home and garden (approx. 0.53 acres), the Kennels and paddock (approx. 2.4 acres) and the access road/ additional land (approx. 1.39 acres). The site is rectangular in shape and largely flat.

PLANNING

The Vendor has secured outline planning consent for redevelopment of the kennels to produce five detached dwellings. These are laid out in a “horse-shoe” shape overlooking the paddock to the rear, benefitting from far reaching views over the open countryside to the south.

Details of the planning application can be found under reference 18/2288N through the Cheshire West and Chester planning website.

The final development will be subject to receipt of a Reserved Matters consent, however the principle of development is secured.

TENURE

Freehold

SERVICES

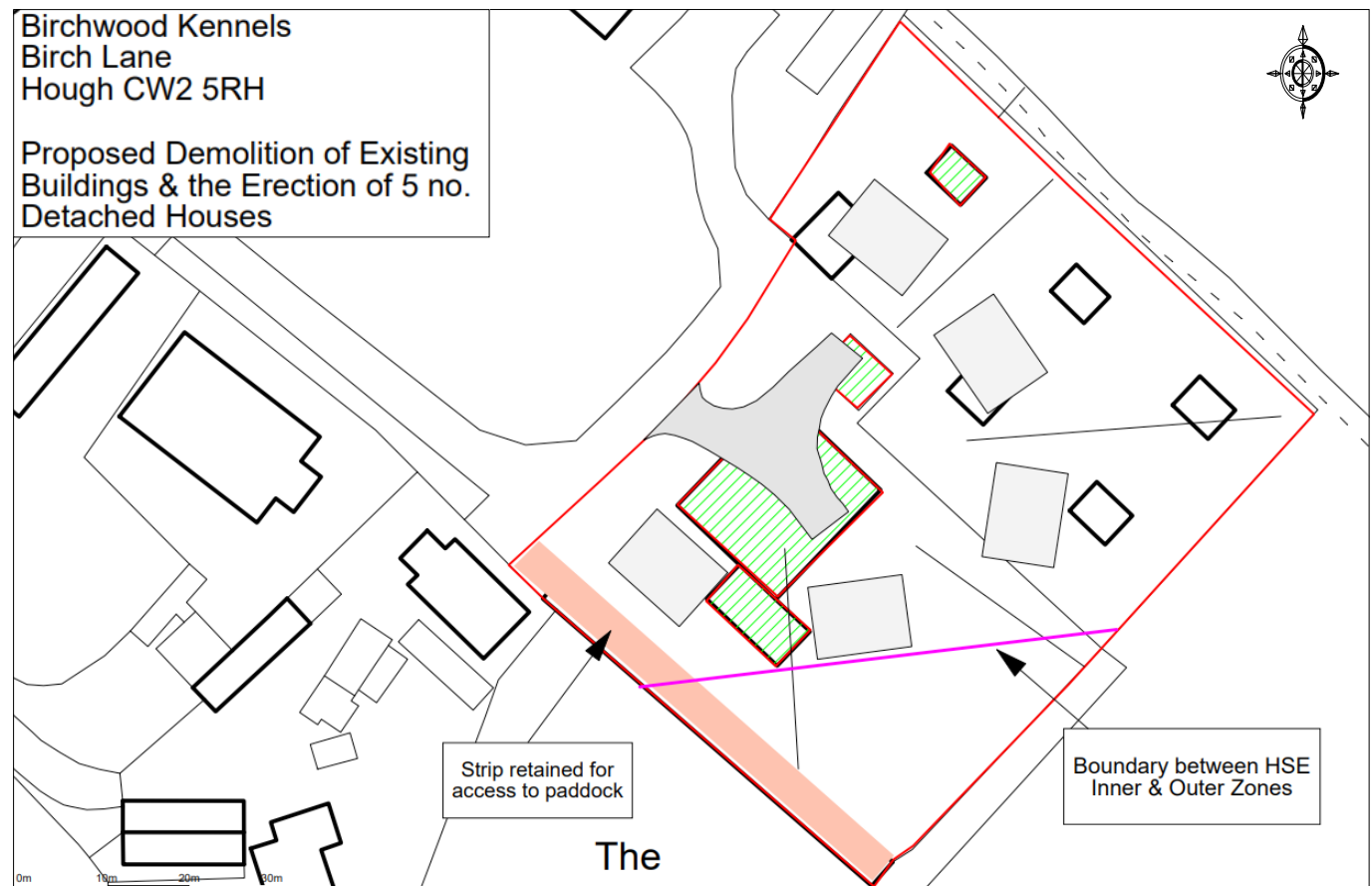
Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

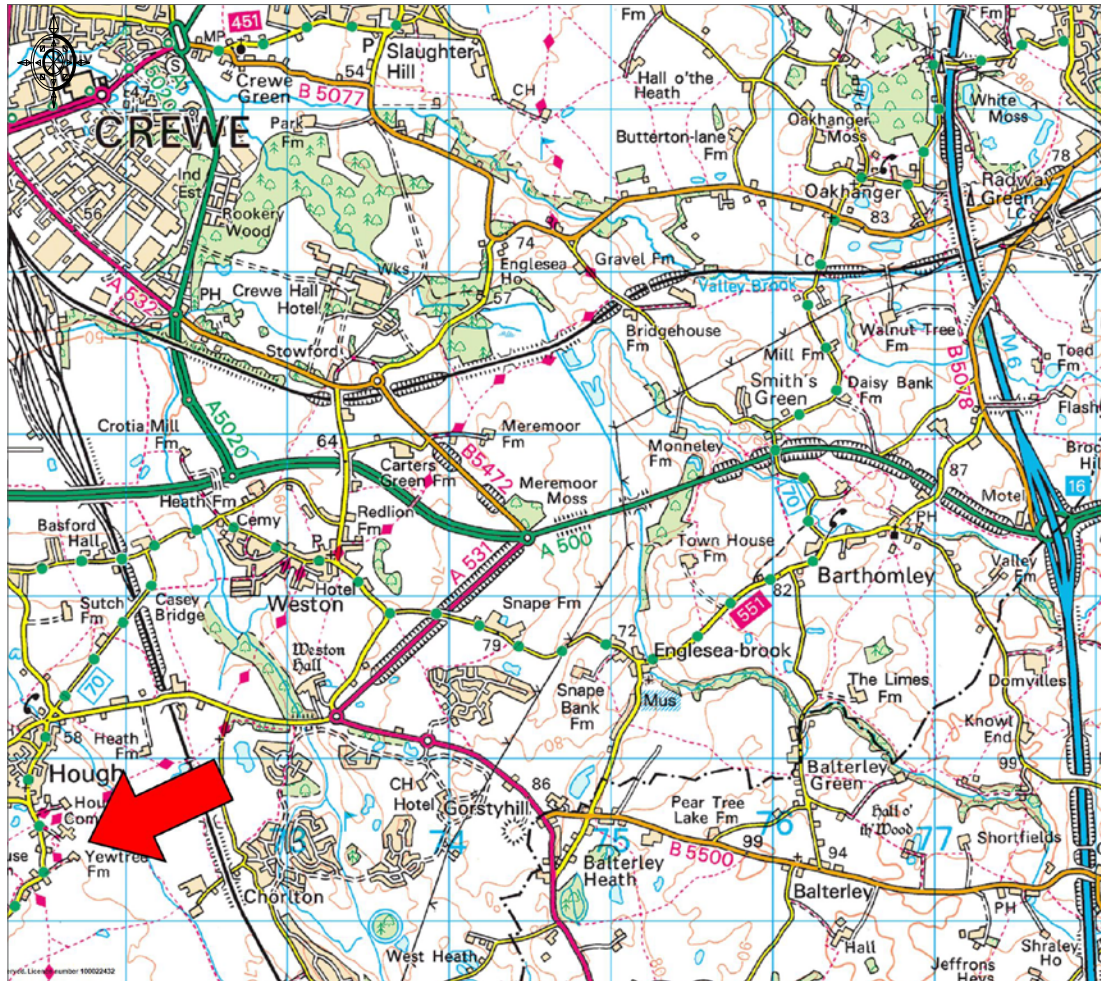
LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The vendor reserves the right to charge VAT on the purchase price.





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VIEWING

On-site viewing is strictly by appointment with Savills only.

PRICE

Price on Application

Interested parties are required to confirm their interest via e-mail. Thereafter, access to the data room will be provided and a bid deadline issued. All offers are to be submitted in writing, for a fixed and specified sum, for the attention of Jamie Bradshaw or Ned Brooks – details below.

CONTACT

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