



Helping *you* move



Building Plot, 22 Back Lane, Nomans Heath, SY14 8DP

Offers in the Region of
£400,000

An excellent opportunity to purchase a large building plot having full planning permission, with conditions, for the erection of four new dwellings with garages. Application Number: 04/01382/FUL. The plot is located in the popular village of Nomans Heath and the plans are for two four bedroom detached houses and two three bedroom semi-detached houses. Part of the existing dwelling at 22 Back Lane will need to be demolished by a new owner of the building plots, with alterations made in accordance with the planning permission.

Building Plot, 22 Back Lane, Nomans Heath, SY14 8DP

Overview

- Large Building Plot
- With Full Planning Permission
- For Two Detached Houses and Two Semi-Detached Houses
- Application Number: 04/01382/FUL
- Popular Village Location
- Excellent Development Opportunity



PLANNING

Cheshire West and Chester Council has granted planning permission, with conditions, for the alteration of the existing house and construction of four new dwellings with associated garages. Part of the existing dwelling at 22 Back Lane will need to be demolished by a new owner of the building plots, with alterations made in accordance with the planning permission. Application No. 04/01382/FUL. Planning permission was granted on appeal. Appeal Ref: APP/X0605/A/07/2046312. Date of Decision 12th October 2007. Copies of the Decision Notice are available from our office on request. Full plans also available to view. We are advised that there is no affordable housing contribution applicable to this permission.

DIRECTIONS

Exit Whitchurch on the A41 Chester Road. Proceed for approximately 3.7 miles then turn left signposted Nomans Heath. At the roundabout take the first exit then turn right onto Back Lane, continue on past the turning for Cholmondeley Rise and the building plot can be found after a short distance on the right hand side.

AGENTS NOTE

We are advised that there are no CIL liabilities related to the building plots. This will be confirmed by solicitors during the pre-contract enquiries.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity, gas, water and drainage are in the vicinity but not connected to the plots. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

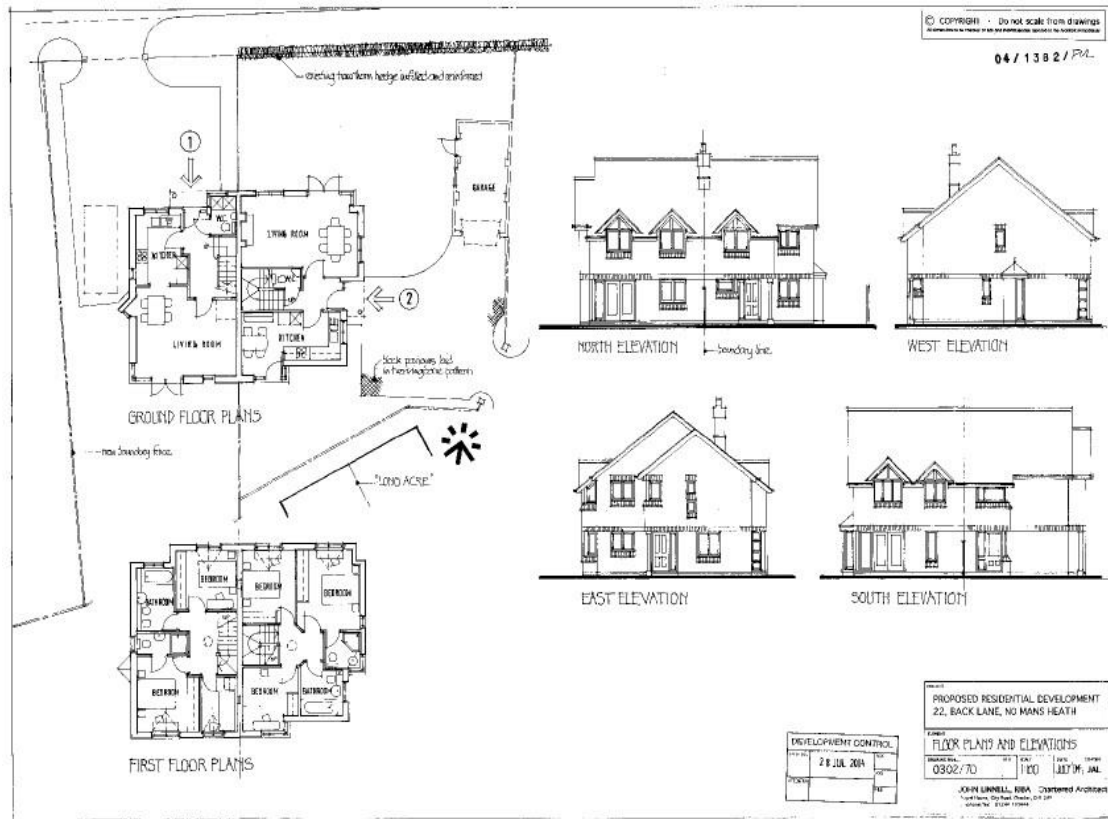
METHOD OF SALE

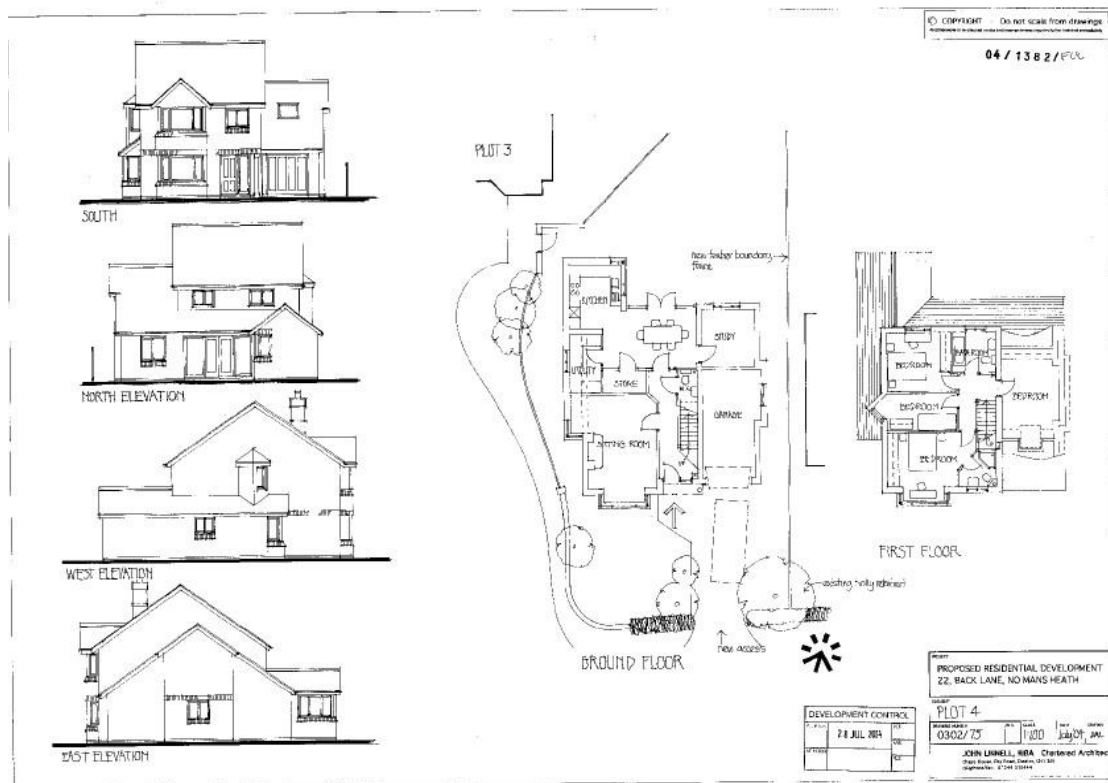
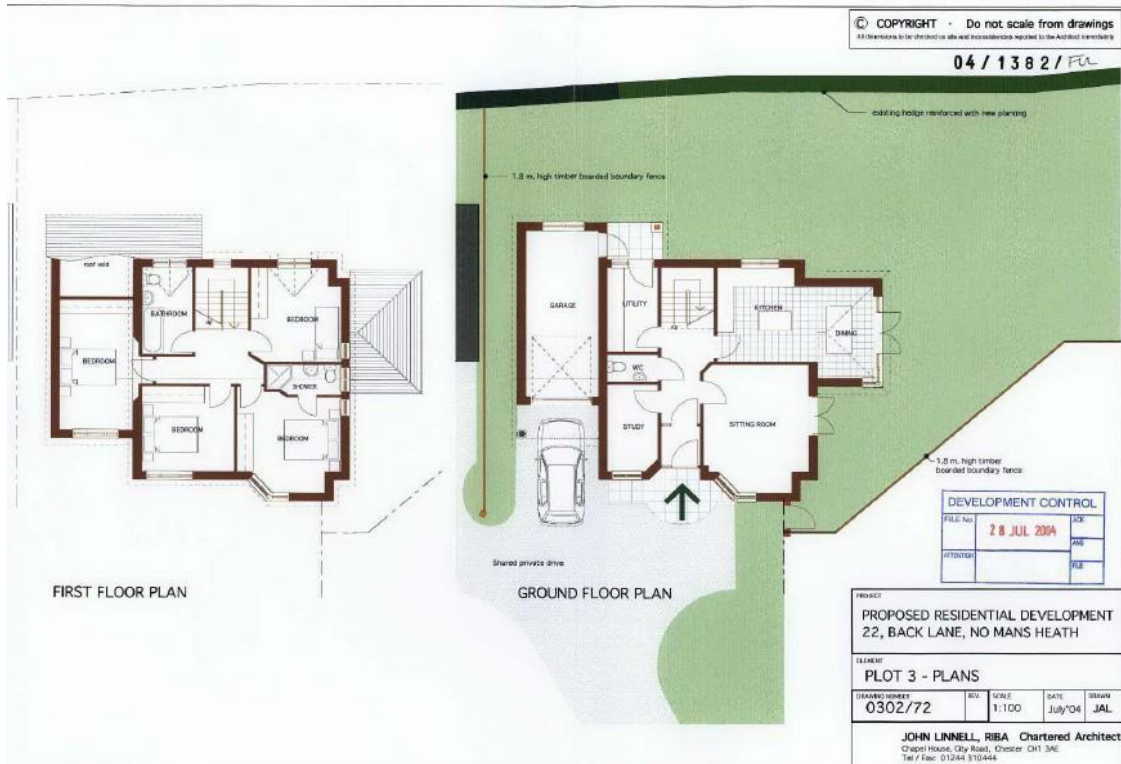
For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.