

LAND AND OUTBUILDINGS

Adjacent to Cross Lanes House
Byley Lane, Byley, Nr Middlewich, CW10 9NL



CGI of Proposed Development

Key Highlights

- Residential development opportunity in Mid-Cheshire
- 0.61 acres (0.245 hectares) or thereabouts
- For sale Freehold with vacant possession
- Planning permission No 17/03148/FUL. For conversion of the existing brick buildings to form 3 dwellings
- Unit 1 - 250 sq m (gross external floor area)
- Unit 2 - 238 sq m (gross external floor area)
- Unit 3 - 274 sq m (gross external floor area)

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Location

Byley village is in mid-Cheshire approximately 2 ½ miles to the north of Middlewich Town and approximately 7 miles from Northwich to the north west. Byley is a rural area convenient for access to the M6 at Middlewich and the M56 at Bowdon.

The village has a primary school, village hall and Church. More extensive facilities and amenities can be found in Northwich and Cheshire.

The location is popular with those commuting to work in Manchester, Warrington and Chester. There is access to the M6 at Middlewich and there from to Stoke on Trent and Staffordshire.

Distance

| LOCATION | MILES |
|--------------------|------------|
| Manchester | 27 miles |
| Warrington | 19.4 miles |
| Chester | 23.8 miles |
| Manchester airport | 19.5 miles |
| Northwich | 6.8 miles |
| Middlewich | 2.8 miles |

Description

The site comprises the former farm buildings to Cross Lanes Farm. It is rectangular in shape and located on the eastern side of Byley Lane. The brick buildings have been fire damaged, but comprise a traditional U shaped range that provide the basis for the proposed development. The planning consent allows for the demolition of the steel frame buildings on site and the construction of a three bay garage.

Planning

The local Planning Authority is Cheshire West and Chester Council. Planning No. 17/03148/FUL was approved on the 1st December 2017 for the conversion of existing brick buildings to form three dwellings including demolition of steel framed buildings, improvement of access and creation of a three bay garage. A copy of the planning consent and conditions may be inspected online at www.cheshirewestandchester.gov.uk in the planning and building control section.

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Tenure

The site is Freehold and is to be sold with vacant possession

The Proposed Development

The approved plans provide for three dwellings arranged in a U shape around a central courtyard. There are views from the rear of each dwelling over countryside.

| UNIT | GROSS EXTERNAL FLOOR AREA | FLOORS | BEDS | BATHS |
|--------|---------------------------|--------|------|-------|
| Unit 1 | 250 sq m | 2 | 4 | 3 |
| Unit 2 | 238 sq m | 2 | 4 | 3 |
| Unit 3 | 274 sq m | 2 | 4 | 3 |

In addition each dwelling will have a private parking area for a minimum of 2 vehicles and also a single garage.

Method of Sale

The site is to be sold by Private Treaty.

Viewing: Strictly By Appointment

Please contact the selling agents to make an appointment. The buildings on site have been fire damaged and this may present health and safety risks. Viewing strictly by appointment only with the selling agents

Further Information

Copies of the approved plans are available at www.savills.com/byleylane

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