

RORY MACK

ASSOCIATES

FOR SALE:

GUIDE PRICE £500,000

Pennals Cottage

Off Nursery Road, Oakhanger,
Crewe, Cheshire, CW1 5XA



- **0.51 acre site in rural location with planning to build a single house**
- **Detailed consent granted in September 2021 (Application No: 20/4915N)**
- **6 bedroom house with GEA of 4,334 sq ft**
- **Gross Development Value of property circa £1,000,000**
- **Secluded plot close to Junction 16 of the M6**

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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



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GENERAL DESCRIPTION

The site comprises a level parcel of land extending to 0.51 acres upon which is a brick built bungalow with consent to be demolished to make way for a 4,334 sq ft (GEA) new build six bedroom house together with private front and rear gardens. The site is located in rural setting and is surrounded by open fields and established woodland and with the exception of the existing bungalow is otherwise undeveloped.

LOCATION

The site is located on the edge of the township of Alsager in the rural hamlet of Oakhanger and is approached via a private road off Nursery Road which connects to Crewe Road, (B5077), approx. 1 mile to the south. There are a wide range of amenities in Alsager and Junction 16 of the M6 is only approx. 2 miles to the south.

PLANNING PERMISSION

In September 2021 Cheshire East Council granted detailed consent (subject to conditions) under Application No: 20/4915N to 'demolish the existing dwelling and workshops and construct 1no. detached house. Further details including plans etc. are available via the Public Planning Portal. This consent will remain in place until September 2024.

Research of sales prices of comparable properties in the area suggest that the end value of the property will be in the region of £1,000,000 and the vendor is in receipt of a quotation from a developer to build the property for approx. £450,000.

SERVICES

In 2019 a new septic tank suitable for 8 residents was installed to serve the plot. Mains power and water is already connected. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

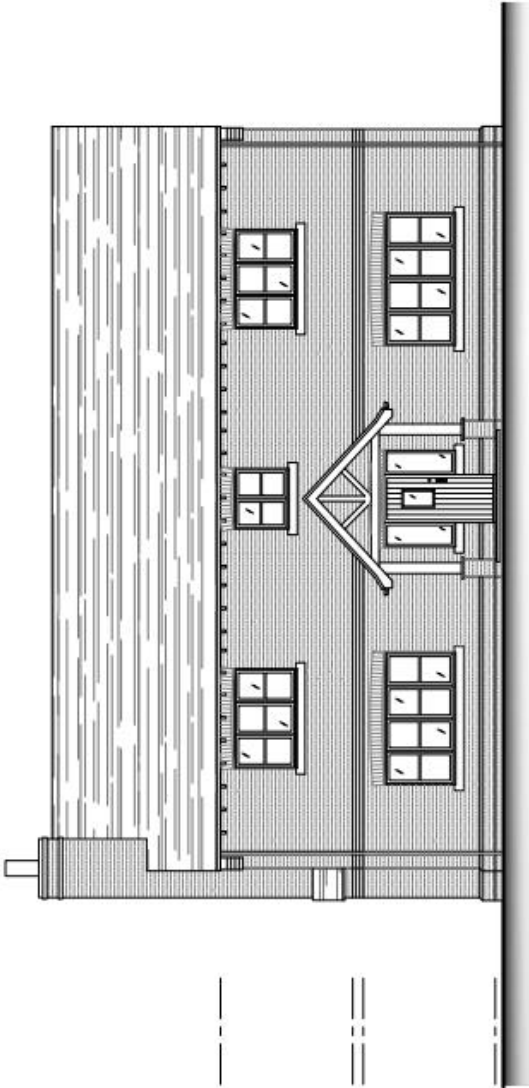
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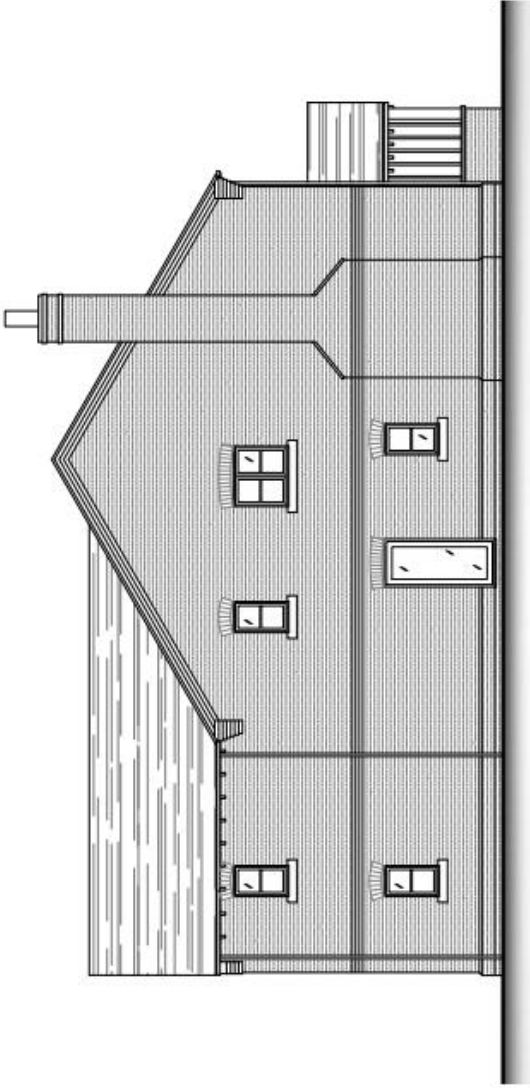
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Front Elevation @ 1:100



Side Elevation @ 1:100

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Architectural Drafting Service
80 Heathland Road, Altrincham, Cheshire, ST7 2SH
Tel: 01273 368 912
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Scale

1:100

1:200

1:500

1:1000

North Arrow

0°

90°

180°

270°

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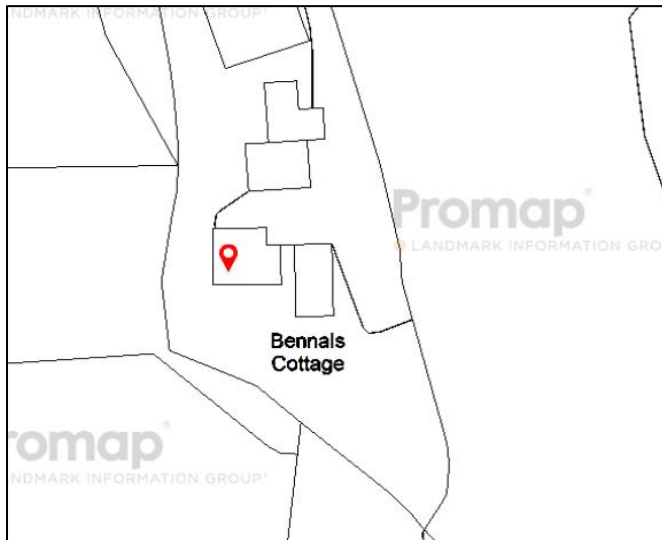
Architectural Drafting Service

Client: TIM DAFFURN
Project: RESIDENTIAL DEVELOPMENT AT PENNALS COTTAGE
NURSARY ROAD OAKHANGER CHESHIRE CW1 5XA
Date: AUGUST 2021
Scale: 1:100 @ A3
Job No: ADS723
Drawing No: RS-PA101

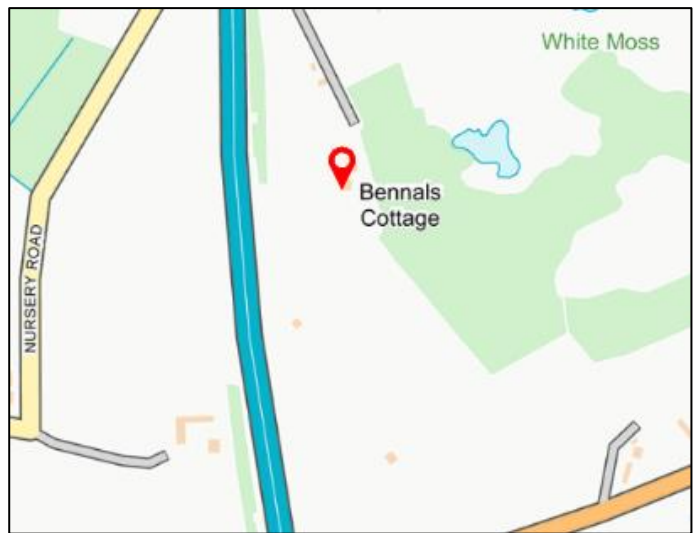
PROPOSED

PROPOSED FRONT & SIDE ELEVATIONS 1 OF 2

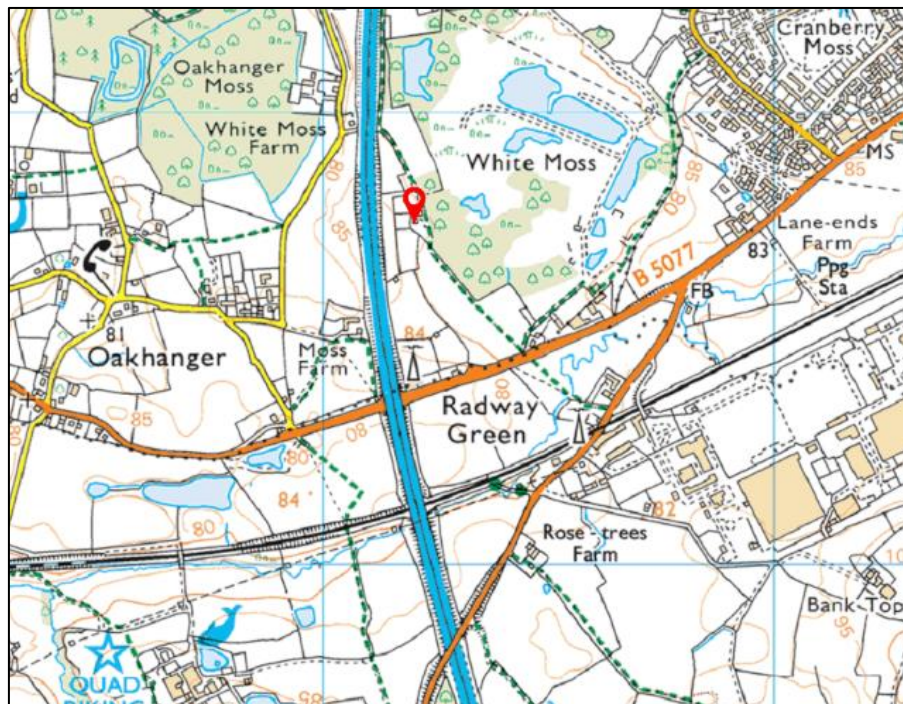
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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