



Building Land, Monks Lane, Hankelow, Crewe, Cheshire, CW3 0JL  
Guide Price £500,000

**BAKER  
WYNNE &  
WILSON**



## DESCRIPTION

A rare opportunity to acquire an extremely valuable parcel of building land with outline planning permission for the construction of two detached houses with double garages. The planning permission provides for two 3 bedroom detached houses. Each property extends to about 1560 sq. ft. plus the double garages. The land enjoys a lovely South Westerly aspect and extends to about .75 of an acre.

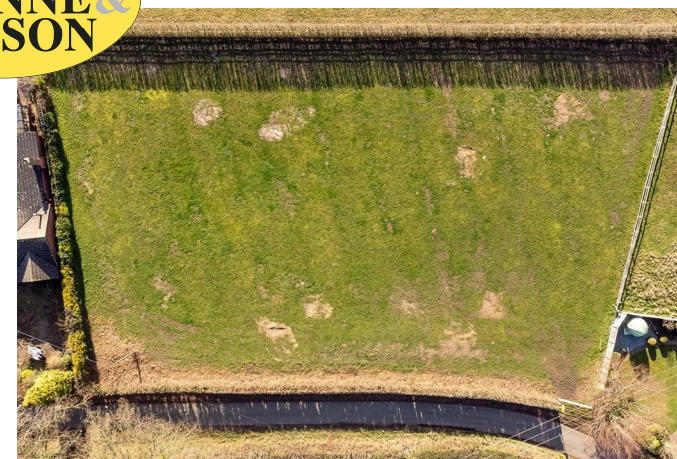
Each and every interested party must decide for themselves as to whether planning permission would be granted for larger homes. The owners have no problem or objections whatsoever if this takes place. However, we are selling the land with the existing planning permission.

## MODE OF SELLING

The land will be offered for sale by private treaty and we ask interested parties to submit best and final offers by midday on Friday, 31 March.

## PLANNING PERMISSION

Notice of outline planning permission was granted on Application No. 21/1809N by Cheshire East Council on 22 October 2021. The planning decision is available for inspection at our offices or on the Cheshire East Council website [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk). Reduced plans are incorporated within these particulars of sale. Full plans are available for inspection at our offices.









## LOCATION & AMENITIES

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion pub/restaurant and duck pond. Indeed, the land is only a 250 yard stroll from the White Lion. Audlem village centre is 1.5 miles and is an attractive country village providing a number of local shops including post office, chemist, butchers, local co-operative store, newsagents, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and schools as well as sporting facilities. There is a primary school in Audlem and two secondary schools nearby Nantwich. Private schooling in the area includes Newcastle High School, the Kings and Queens schools in Chester, and Ellesmere College.

### Approximate distances:

Crewe (intercity rail network London Euston 90 minutes, Manchester 40 minutes) 9 miles. The Potteries 15 miles, M6 motorway (Junction 16) 11 miles, Chester 23 miles, Manchester Airport 36 miles.

## DIRECTIONS

To find the property from Nantwich, take the A529 for about 5 miles into Hankelow, turn left by the White Lion, into Long Hill Lane, proceed for 200 yards, turn right into Monks Lane, proceed for 50 yards and the land is located on the right hand side.

## COMMUNITY INFRASTRUCTURE LEVY

We understand the CIL payment will be £71 per square meter/£10,295 per unit. However, it is possible to claim an exemption.

## SERVICES

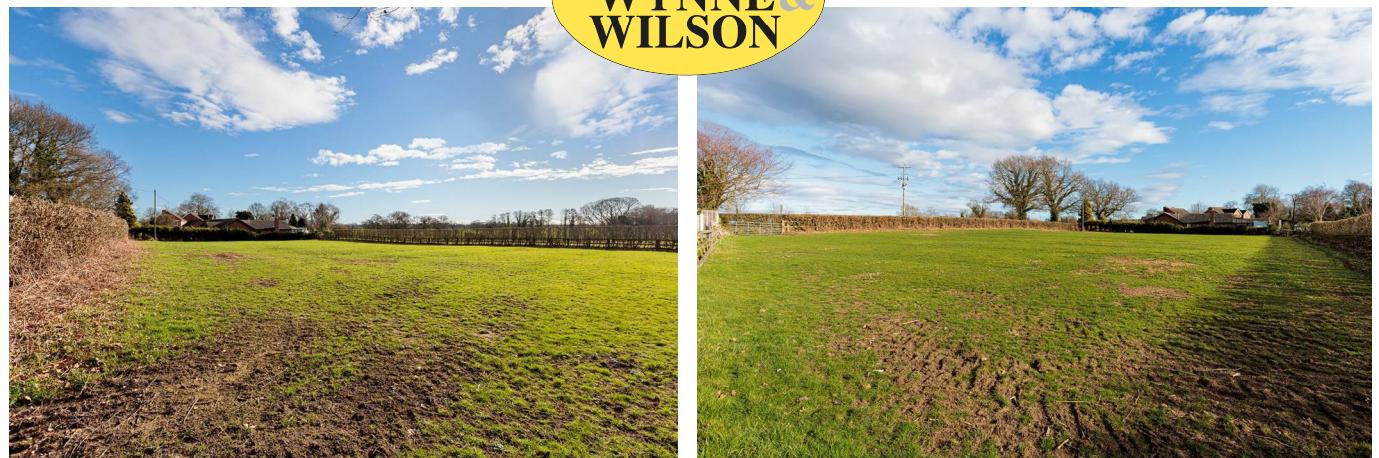
Mains water and electricity. A private drainage system will have to be installed.

## TENURE

Freehold.

## VIEWINGS

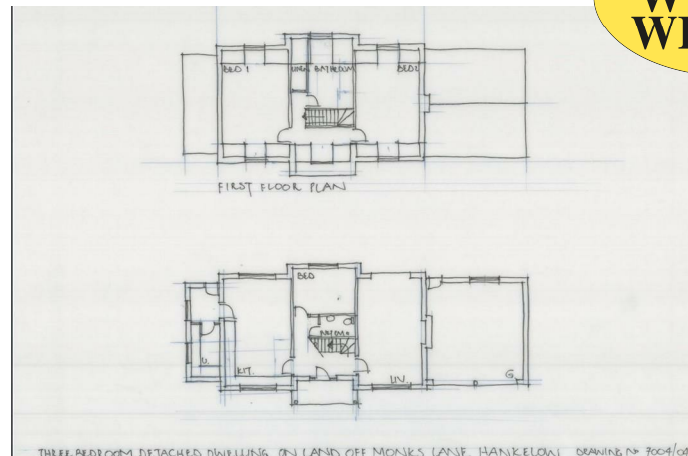
By appointment with Baker Wynne and Wilson  
01270 625214







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property