



Ingleside, Paddock Lane, Audlem, Cheshire, CW3 0DP
Offers In Excess Of £175,000

**BAKER
WYNNE &
WILSON**

DEVELOPMENT LAND/ CONVERSION

GUIDE PRICE £175,000 - £195,000

A detached brick-built workshop, store, and office building in a conveniently located rural position on the outskirts of Audlem Village with FULL planning permission to convert the existing Commercial premises to residential use (153m² – 1647 ft²). Application number 24/2850N. Dated 16th October 2024

OUT AND ABOUT

Audlem village was mentioned in the Domesday book as Aldelyme, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, cafe, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). Whitchurch is 8 miles, Newcastle Under Lyme 15 miles, Chester, and Shrewsbury 25 miles, the M6 motorway (Junction 16) is 11 miles and Manchester Airport 40 miles. On the Educational front, there is a primary school in Audlem (Ofsted Good), and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle High School, The Grange at Hartford, The King's and Queen's in Chester and Ellesmere College. There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18-hole golf courses at nearby Whitchurch.

GENERAL REMARKS

COMMENT BY MARK JOHNSON FRICS BAKER WYNNE AND WILSON.

WITH FULL PLANNING PERMISSION TO CONVERT THE EXISTING COMMERCIAL UNIT ON THE OUTSKIRTS OF AUDLEM VILLAGE, IN A DELIGHTFUL RURAL LOCATION ADJOINING OPEN FIELDS, IS A WONDERFUL AND RARE OPORTUNITY NOT TO BE MISSED.

DIRECTIONS TO CW3 0DP

What3words ref /// quietly.prompts.arked

DESCRIPTION

Existing workshop floor areas

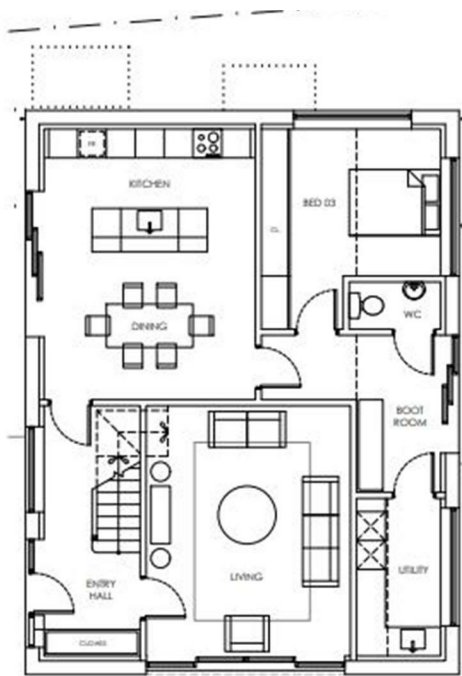
Area m²

Ground floor workshop 54.4

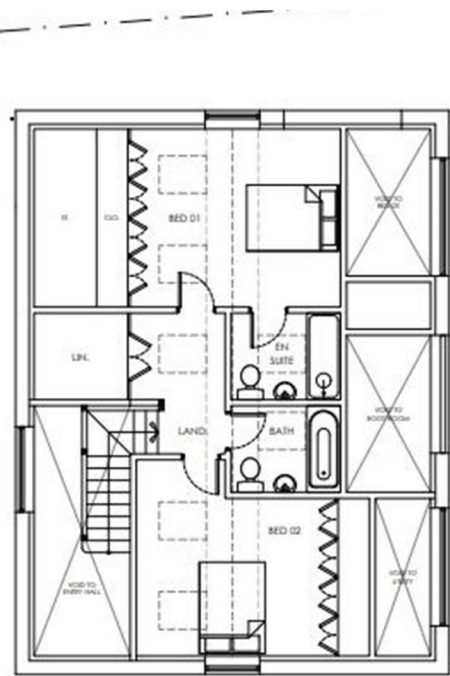
Ground floor office 25.3

Ground floor store 10.5

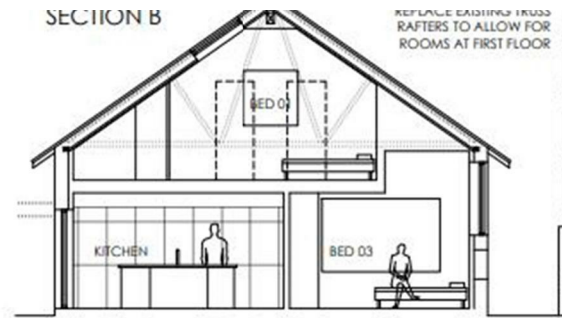




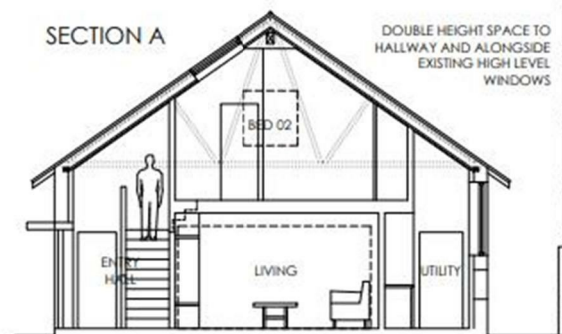
GROUND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50



SECTION B
REPLACE EXISTING TRUSS
RAFTERS TO ALLOW FOR
ROOMS AT FIRST FLOOR



SECTION A
DOUBLE HEIGHT SPACE TO
HALLWAY AND ALONGSIDE
EXISTING HIGH LEVEL
WINDOWS

TYPICAL SECTIONS
1:50

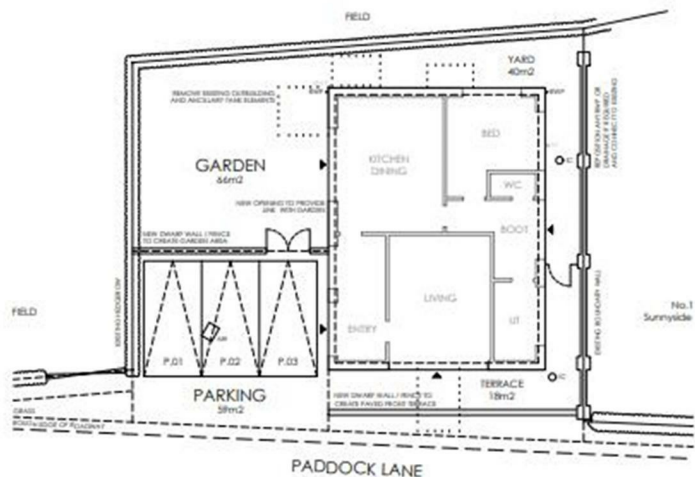
REVISIONS

LETTER	REVISION	DATE	BY
A	FEASIBILITY ADDITION OF ECOLOGY RECOMMENDATIONS	28.07.23	JMC
		02.08.24	JMC

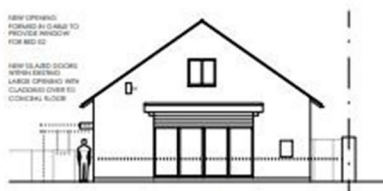


ECOLOGY RECOMMENDATIONS KEY

- BT - Integrated Eco Bat Box
- BB - Apex Blackbird Box (4No.)
- SP - Sparrow Terrace Nest Box



SITE LAYOUT PLAN
1:100



FRONT (SW) ELEVATION
1:100



SIDE (SE) ELEVATION
1:100



REAR (NE) ELEVATION
1:100



SIDE (NW) ELEVATION
1:100

BOWER EDLESTON
ARCHITECTS

SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
E-MAIL: ADMIN@BOWER-EDLESTON.COM
WEBSITE: WWW.BOWER-EDLESTON.COM

PROJECT
WORKSHOP, PADDOCK LN, AUDLEM

TITLE
PROPOSED FLOOR PLANS
AND ELEVATIONS

SCALE 1:50 & 1:100 @ A1
DATE JUL 2023
DRAWN BY JMC
STAGE

LOCATION & AMENITIES

Nearby Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides several local shops including chemist, butchers, local Co-Operative store and health centre, modern primary school, three cafés, three public houses and a wide variety of community activities. Nantwich, a thriving market town, situated approximately 7 miles north of Audlem, has a comprehensive retail, leisure, and commercial facilities. Crewe mainline railway station offers a direct service to London Euston 90 minutes and junction 16 of the M6 motorway is approx. 12 miles distance. Crewe 11 miles, Whitchurch 8 miles, Stoke on Trent 17 miles, Chester 29 miles, Liverpool, and Manchester 45 miles.

Community Infrastructure Levy (CIL)

The development approved by this permission may be liable for a charge under the Community Infrastructure Levy Regulations (as Amended) 2010. If your scheme is liable, and you have not already done so, you must submit an 'Assumption of Liability Notice' to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a 'Commencement Notice' to the Council before the development commences and await the Council's acknowledgement. Any relevant applications for 'Relief' or 'Exemption' must be submitted to the Council before commencement of development. Any relevant applications for 'Relief' or 'Exemption' which are applied for after development is deemed to have commenced will be refused. The Council will impose penalties where the correct forms are not submitted, are late, or where the information provided is inaccurate.

All forms are available at www.cheshireeast.gov.uk/cil and once completed, should be emailed to cil@cheshireeast.gov.uk. For further information you can contact the Council's CIL Team on cil@cheshireeast.gov.uk or Tel: 0300 123 5014.

SERVICES

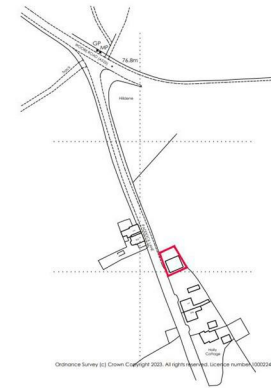
Mains water and electricity

N.B. Tests have not been made of electrical, water and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214

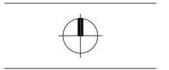




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FROM THIS DRAWING.

REVISIONS:

DATE: 07/2023



**BOWER EBLESTON
ARCHITECTS**

SWEETBRAR HALL, HANWICH, CHESHIRE CW5 9JW
TELEPHONE: 01270 454100 FAX: 01270 427084
EMAIL: ALL INFORMATION@BOWER-EBLESTON.COM
WEBSITE: WWW.BOWER-EBLESTON.COM

PROJECT:
WORKSHOP, PADDOCK LN, AUDLEM

SITE LOCATION PLAN

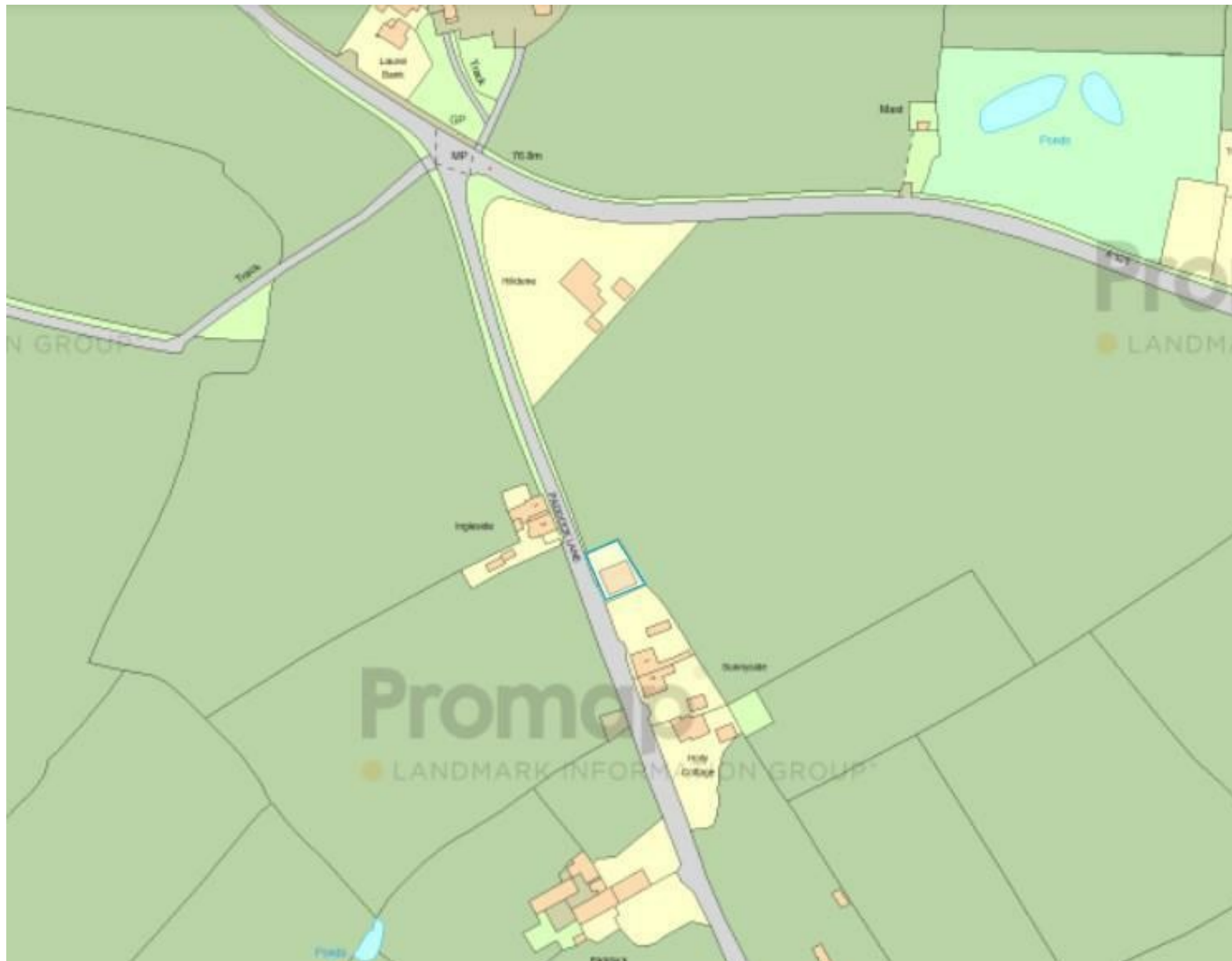
SCALE: 1:1250 @ A3

DATE: JUL 2023

DRAWN BY: JWB

CHECKED BY: JWB

**BAKER
WYNNE &
WILSON**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		1
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