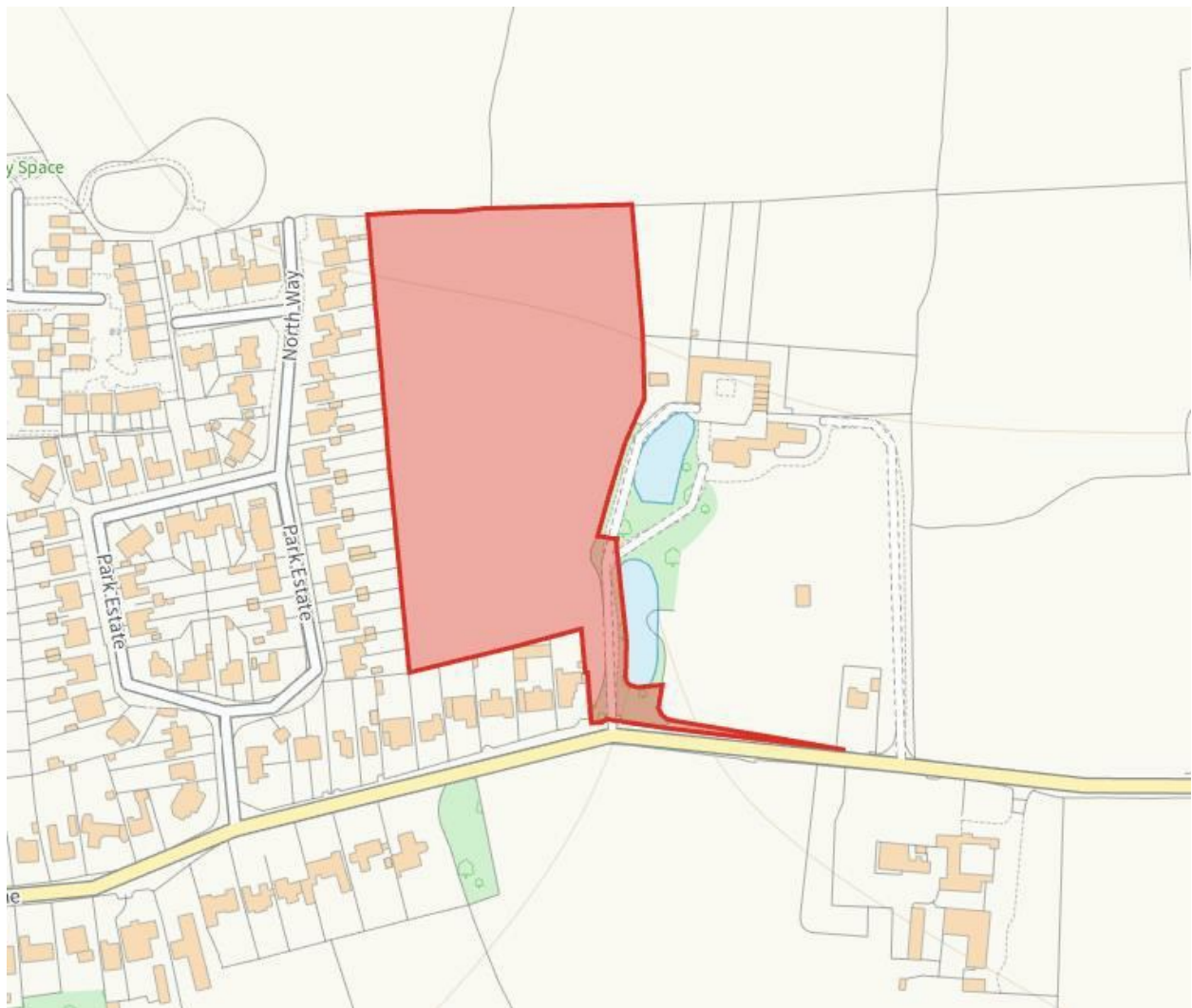


butters john bee^{bjb}

land & new homes



Land at Weston Lane, Shavington, CW2 5AT

Guide Price £3,500,000

5.85 acre(s)

Potential Residential Land

Gross Area: 5.85 Acres

Located on the settlement boundary in Cheshire East.

Available via Informal Tender (Deadline for offers 30th April)



Land at Weston Lane

Shavington, CW2 5AT

Guide Price £3,500,000



Description

The site comprises 5.85 Acres of undeveloped land located on the edge of the Shavington settlement boundary.

Location

The site is situated off Weston Lane in the sought-after South Cheshire village of Shavington, lying to the south of Crewe and east of Nantwich within the Cheshire East authority. The location enjoys excellent connectivity, with frequent local bus services on Weston Lane and Crewe Road and Crewe mainline railway station approximately 1.5 miles away, providing regular services to Manchester, London and wider national connections. Road transport is equally convenient, with easy access to the B5071 (Crewe Road) linking to Crewe and the A500 trunk road, and junction 16 of the M6 motorway within a short drive, facilitating travel to major centres across the North West and beyond.

The surrounding area features a predominantly residential property mix including period homes, bungalows and modern family houses, alongside some small farms and local businesses reflective of Shavington's village character. Shavington itself offers a range of local amenities such as convenience shops, primary and secondary schooling, medical facilities, leisure options and community services.

Planning & Supporting Information.

The site has a long planning history which is summarised within the property information pack. A full planning application for 57 dwellings by David Wilson Homes was refused in 2013 and later dismissed at appeal in 2015 (Ref: 12/3300N). Cheshire East Council

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Local Council

The site is located in the Council district of Cheshire East.

<https://www.cheshireeast.gov.uk/>

Tel: 0300 123 5014

GDV

Comparable Evidence and an indication of the potential GDV is contained within the Property Information Pack.

Tenure.

Freehold with vacant possession upon completion.

VAT.

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. We have been advised by our Client that VAT in NOT applicable, however all interested parties should make their own enquiries to satisfy themselves with the VAT position.

Proof Of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Informal Tender

Initial Expressions of Interest are invited. The site will be offered via Informal Tender on the 30th April. Please register your interest for further details.

Viewings

The site can be inspected from the Public Highway – no appointment is necessary.

All Enquiries

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Alex Djukic BSc MSc

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Regional Land Manager
Land & New Homes Team
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Looking for Land & Development Opportunities?

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.

Spicerhaart

Butters John Bee are part of the Spicerhaart Group which is one of the leading estate agency groups in the UK. Our independent residential sales and lettings network, which is the biggest in the UK, is made up of our seven established estate agencies in England & Wales which also includes: Haart, Chewton Rose, Felicity J Lord, Haybrook, Howards and Darlows.

BJB Land & Development Team

The BJB Land & Development Team deals in all aspects residential development & conversion including: Land Sales & Acquisition, Auction Sales, Strategic Land, RICS Valuations, New Homes Market Pricing, Assisted Living & Social Housing Projects, Access & Easement negotiations. Please contact the team for a no-obligation discussion on how we might be able to assist:

Paul G. Beardmore BSc MRICS, Director,
paulbeardmore@bjbmail.com 07809 215045

Alex Djukic BSc MSc, Regional Land Manager,
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Joe Boulton BSc, Assistant Land Manager,
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Margaret Tinsley, Land Administrator & Business Support,
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Whilst the origins of the business are centred in Stoke-on-Trent, we cover anywhere within a 2 hour drive, with wider coverage via our Spicerhaart colleagues.



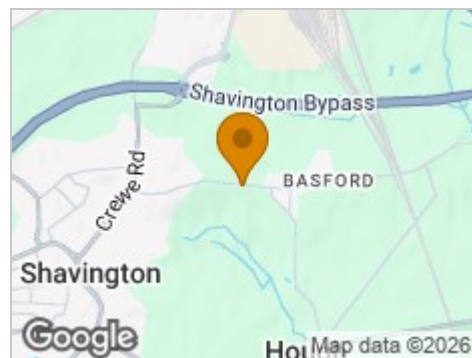
Road Map



Hybrid Map



Terrain Map



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.