



46 Hough Lane

Anderton, Northwich, CW9 6AB

Offers in excess of £350,000



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Summary

A rare opportunity to acquire a highly attractive development site in the sought-after village of Anderton, Northwich, benefitting from full planning consent for the construction of two exceptional four-bedroom semi-detached homes. Set within generous private gardens and enjoying a peaceful semi-rural outlook, the site combines immediate usability with significant development potential.

A beautifully refurbished annexe already occupies the plot and has been finished to an excellent contemporary standard. Ready for immediate occupation or rental, it offers valuable lifestyle flexibility and income-generating potential while the approved development is delivered. For self-builders and developers alike, the ability to live on-site during construction presents a compelling and cost-effective advantage.

Comprehensive project documentation prepared by Davenport Architecture accompanies the sale, including detailed architectural drawings, technical specifications, drainage strategies, structural notes and construction details. The extensive planning and technical package significantly reduces early-stage uncertainty, allowing purchasers to progress swiftly towards tendering and commencement of works.

The approved scheme comprises two striking three-storey, four-bedroom homes designed with a refined contemporary country aesthetic. The architecture blends natural stone, facing brickwork and timber cladding with slimline aluminium glazing, pitched slate roofs and carefully considered roof forms to create a distinctive and highly desirable street presence.

Internally, the homes are designed around modern family living, featuring generous open-plan ground-floor accommodation, three bedrooms and family facilities at first-floor level, and luxurious principal bedroom suites occupying the upper floor. Vaulted ceilings, feature glazing and Juliette balconies maximise natural light and create a sense of space throughout.

The approved specification places strong emphasis on quality, performance and regulatory compliance, incorporating high-performance insulation, low U-value construction, modern cavity barrier systems, fire-rated elements and robust acoustic detailing. Extensive groundwork, retaining wall and drainage information has also been prepared, supporting a streamlined build process and helping to minimise development risk.

The existing annexe further enhances the site's appeal, offering bright and contemporary accommodation with large glazed doors, quality finishes and seamless indoor-outdoor living. Whether utilised as a residence during construction, guest accommodation or a rental

investment, it represents an immediate asset with tangible value.

Offered at a guide price of Offers in Excess of £350,000, with an anticipated Gross Development Value of approximately £1.1 million, this is an outstanding turnkey development opportunity combining immediate utility with substantial value creation potential.

For further information, access to the full development pack, or to arrange a site inspection, please contact the selling agent.

Anderton. Northwich

Anderton, just outside Northwich, is one of those places that quietly wins people over. It's a small, peaceful Cheshire village with a strong sense of greenery and space, shaped by its position beside the River Weaver and the Trent & Mersey Canal. The area is best known for the iconic Anderton Boat Lift, a remarkable piece of Victorian engineering that now serves as both a landmark and a popular visitor attraction. That mix of heritage and countryside gives the village a character that feels distinctly "Cheshire" — calm, scenic and full of walking routes.

Living in Anderton means having Marbury Country Park, Anderton Nature Park and miles of woodland and waterside trails right on the doorstep. It's a brilliant spot for dog walkers, cyclists and anyone who enjoys being outdoors. Despite the rural feel, you're only minutes from Northwich town centre, where you'll find supermarkets, cafés, restaurants, Barons Quay cinema, gyms and everyday essentials. It's a location that balances tranquillity with convenience.

The community itself is small and friendly, with a relaxed pace of life and a strong connection to the surrounding countryside. Properties here tend to be well-spaced, and the area appeals to buyers looking for a quieter lifestyle without being cut off from amenities or transport links.

Overall, Anderton offers a blend of heritage, nature and accessibility — a place where you can enjoy riverside walks in the morning, grab lunch in Northwich in the afternoon, and still feel like you're living somewhere peaceful and tucked away.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

The Plot

The Annexe

Tel: 07778 908724

Open Plan Living, Dining & Kitchen

17'7" x 18'5" (5.36 x 5.63)

The open-plan living and kitchen area is a bright, contemporary space designed to feel open, airy and beautifully connected. A vaulted ceiling with exposed timber beams adds height and character, while the crisp white walls and modern herringbone flooring create a clean, seamless backdrop ready for any style of interior. Large sliding doors span the rear elevation, flooding the room with natural light and providing an effortless link to the garden.

The kitchen sits neatly to one side of the space, finished with sleek cabinetry, smooth worktops and integrated appliances for a streamlined, modern look. A wide window above the sink brings in additional daylight, and the open layout allows the kitchen to flow naturally into the main living area, making the room ideal for both everyday living and entertaining.

Overall, the space feels calm, modern and versatile — a beautifully finished blank canvas ready to be personalised by its next owners.

Bathroom

5'3" x 6'11" (1.61 x 2.11)

The bathroom is finished to a crisp, modern standard with a clean, minimalist aesthetic. Soft neutral tones and large-format tiles create a bright, calming atmosphere, complemented by sleek black fixtures that add a touch of sophistication. A wall-hung vanity unit with integrated basin and matt-black tap sits beneath a circular mirror, while a window with fitted blinds brings in natural light.

The walk-in shower features a frameless glass screen, rainfall showerhead and matching black fittings, set against pale stone-effect tiles for a contemporary contrast. A black heated towel rail and built-in dispenser bottles complete the look, giving the space a refined, hotel-style finish that feels both practical and luxurious.



Bedroom

8'11" x 18'9" (2.74 x 5.73)

The bedroom is a beautifully designed loft space that makes the most of its unique architecture and natural light. The sloped ceilings are fitted with multiple skylight windows, creating a bright and airy atmosphere throughout the day. A striking hexagonal window frames open countryside views, adding a sense of calm and connection to nature.

The room's palette is crisp and modern — white walls and ceilings paired with soft grey carpeting and subtle wood accents. The bed sits perfectly beneath the vaulted ceiling, flanked by compact bedside units and contemporary lighting, giving the space a balanced and cosy feel. Despite its compact footprint, the clever use of angles and light makes the bedroom feel spacious, serene and effortlessly stylish — a tranquil retreat with a stunning outlook.

Externally

Driveway Parking

Rear Garden

Tenure

Freehold to be confirmed by the Vendor's solicitor.

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



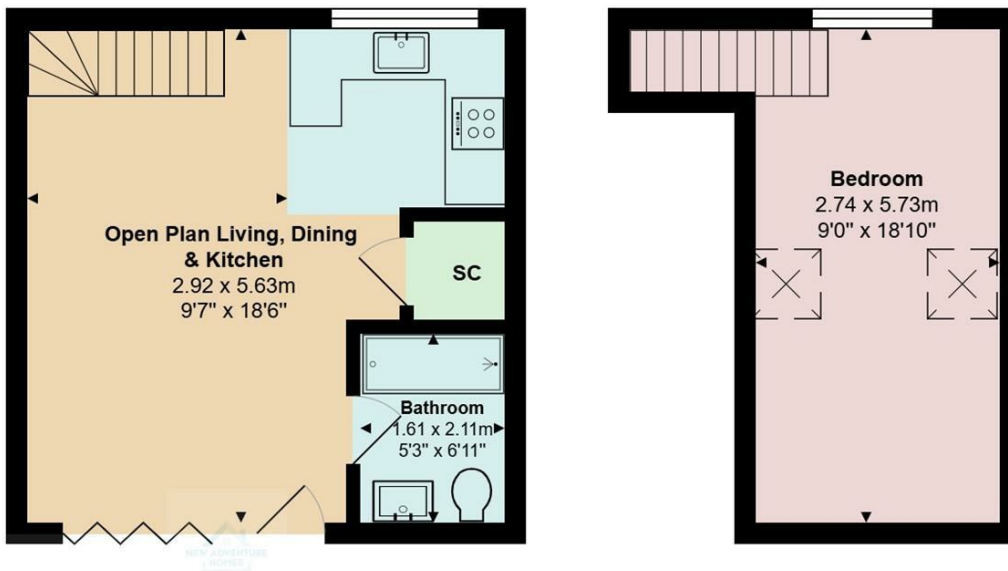
Hybrid Map



Terrain Map



Floor Plan



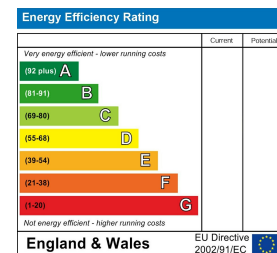
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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