



## Building Plot Plot 4, Audlem Road, Woore, Crewe, CW3 9RJ

The perfect 'ready to go' self-build project. CIL Exemption (non-transferable) has been established). A single building plot set in a lovely position within a small development in the much sought after Woore village. On the borders of Shropshire, Staffordshire and Cheshire with excellent access to the motorway network, and the larger conurbations of Newcastle under Lyme, Nantwich, Stafford, Market Drayton. The village is mostly residential being surrounded by rolling countryside with a mix of both arable and livestock farming activity. The plot size is approximately 1100 sq.m with recently lapsed planning consent for a bespoke detached house on an exclusive development. Details of Planning Permissions for the adjacent similar sized plot properties can be viewed online via the Shropshire Council Planning using the postcode CW3 9RJ

Services : Mains water, electricity and drainage. Note - Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from statutory bodies of the presence of these services. The information given should be verified prior to a legal commitment to purchase.

**£325,000**

