



OFFERS IN THE REGION OF £200,000



Woodland set within 6.4 acres located off Foxwist Green in Whitegate

Description

Situated in an idyllic rural location this plot of land is located off Foxwist Green only a short drive from the A556 and M56 motorway, J10, thereby assuring easy access from all parts of Cheshire and beyond.

The Land

The site as a whole totals 6.4 Acres (2.59 Ha) and the fencing is a combination of mature hedgerows and post.

The land is predominantly woodland but once cleared it presents the perfect development opportunity, subject to the necessary planning consents.

Local Authority

Cheshire West Council

Public Rights of Way, Wayleaves and Easements

The plot is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements