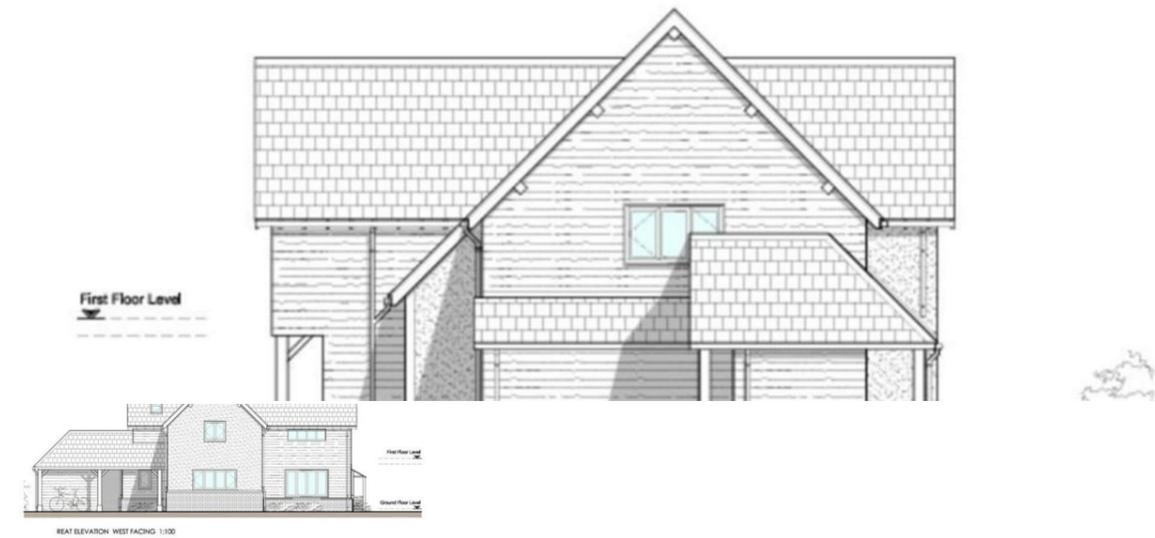




FRONT ELEVATION EAST FACING 1:100



REAR ELEVATION WEST FACING 1:100



FRONT ELEVATION EAST FACING 1:100

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located close to the village of Lower Peover, we are pleased to offer a development opportunity for a four bedroom detached property with full planning permission already granted.

The proposed dwelling will be situated within a notably private development of bespoke homes and extends to approximately 1,900 sq ft.

Plot size - 1,350m² = 0.34 acres

House interior 176.25m²/ 1897 ft² (from quad drawing)

Arranged over two traditional floors, the accommodation is designed to comprise a spacious entrance hallway, a generous lounge, a separate study/fourth bedroom, and a large open-plan kitchen/dining room spanning the rear of the property, enjoying views over the rear gardens. There is also a utility room and downstairs cloakroom for convenience.

The first floor is arranged around a galleried landing and includes a principal bedroom with a good-sized en-suite, a guest bedroom with en-suite, and two further bedrooms served by a family bathroom.

The approved design requires the property to be constructed using reclaimed brick, wavy-edge cladding, and lime render, creating an immediate sense of character and age for what is a thoughtfully designed family home.

The land is being sold as seen, and any amendments to the existing planning permission would need to be applied for following completion of the purchase. The site will be cleared to ground level upon completion.

All enquiries should be made via Wright Marshall and we ask that the vendors privacy is respected and no site visits are made without an appointment being made,