



EXCITING SELF BUILD OPPORTUNITY - An individual building plot situated in a private plot which extends to approx. 0.35 acres. The site comes with Outline Planning Permission for the erection of a substantial detached dwelling extending to 2,500sqft with an integral double garage.

CB Homes Ltd a highly reputable and award-winning developer is offering a unique self-build or investment opportunity.

CB Homes currently own a plot off Vicarage Lane, Helsby (See location plan) this plot has an approved reserved matters planning permission 18/04463/REM.

This traditional arts and crafts designed dwelling is a five-bedroom, four-bathroom dwelling at approximately 232m²/2493ft² with attached double garaging (Plans and elevations available on request).

CB Homes have prepared the specification for the plot to an exceptional level of quality with zonal ground floor underfloor heating, Oak staircase, Hardwood external and internal doors, Feature oak hearth and wood burner, Pre-wired smart home enabled system and generous PC sums for clients to choose their own Kitchens, Sanitaryware and tiling.

Full specification, Scheduling and Drawings are available on request.

This self-build is a full turn key service to be provided only by CB Homes who have over 35 years' experience in the self-build market. The self-build project includes all external landscaping hard and soft and comes with a LABC 10-year build warranty. On completion your home will be ready to move into (excludes floor finishes e.g carpets)

The full turnkey service price for the build is £432,000 (Four hundred and thirty two thousand pounds)

The land is offered at a discounted price of £185,000 (one hundred and eight-five thousand pounds). A total package of £617,000

For further information please contact Jonathan at Wright Marshall 01829 731300



LOCATION

Helsby is located on the fringe of Frodsham, itself a very popular market town. Helsby has a Tesco's supermarket, many other day to day amenities and a railway station. Nearby Frodsham has a variety of shops, restaurants, post office, doctors and dentist surgeries, excellent schools and a Morrison's supermarket in the centre of the town. There is easy access to Chester, Manchester, Liverpool and North Wales via extensive road network system including the M62 and M53 motorways and travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Frodsham itself and Helsby. Leisure attractions include several golf courses at Frodsham, Helsby and Delamere. Walks in Delamere Forest, Castle Park Manley and the property is adjacent to National Trust woodland, Helsby hill and the Sandstone Trail.

SERVICES

We understand that all mains services are available to this site but prospective purchasers should rely on their own enquiries via the respective statutory authorities.





EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and all existing rights of way, whether specified or otherwise.

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Scottish Power - Tel : 0845 7 292 292

United Utilities - 0845 746 2200

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

VIEWING

Viewing by appointment with CB Homes on 01829 730244

TENURE

We understand the tenure of the land to be freehold.

SALES PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.





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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 and 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