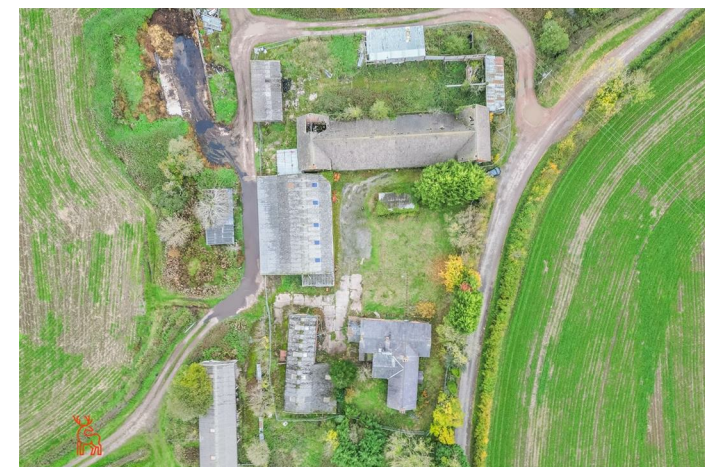




CROSSBANKS FARM, STOKE HALL LANE, NANTWICH, CW5 6AR

£1,500,000
FREEHOLD

A unique opportunity to purchase a farmstead with planning permission for the conversion of barns and outbuildings to create 10 residential units. In total the site offers approximately 20,310 square footage of developable buildings. This large site is located in the stunning rural Cheshire village of Poole, approximately three miles from the centre of Nantwich. The farmstead sits in approximately 2.68 acres with a direct private driveway from Stokehall Lane, ensuring convenience for future residents. Notably, Crossbanks Farm comes with previous planning permissions that enhance its appeal.



MELLER SPEAKMAN

CROSSBANKS FARM, STOKE HALL LANE, POOLE.

- Development opportunity for 10 residential dwellings
- Over 20,000 square foot of developable buildings
- Nestling in approx 2.68 acres
- Potential to create further dwellings or reapply for a new scheme
- Semi rural location only 3 miles from Nantwich town centre



A unique opportunity to purchase a farmstead with planning permission for the conversion of barns and outbuildings to create 10 residential units. In total the site offers approximately 20,310 square footage of developable buildings. There is potential to apply for a new planning application for the entire site. This large site is located in the stunning rural Cheshire village of Poole, approximately three miles from the centre of Nantwich.

The farmstead sits in approximately 2.68 acres with a direct private driveway from Stokehall Lane, ensuring convenience for future residents. Notably, Crossbanks Farm comes with previous planning permissions that enhance its appeal.

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The planning permissions are:
Cheshire East planning application number P03/1337 granted for the conversion of the main barn into four residential units
(commencements of works on the barns was

started 16th December 2008):

Left hand unit - 2217 sqft

Middle unit - 2412 sqft

Middle unit - 1959 sqft

Right hand unit - 2260 sqft

Planning permission was obtained to convert the barn into five smaller units but this planning has now lapsed, but could be reapplied for.

The farmhouse was granted planning to be converted into two units, but this planning has now lapsed. The size of each unit would be:

Front unit - 2174 sqft

Rear unit - 1950 sqft

Again this could be reapplied for.

Cheshire East planning application number 24/5212/clp for lawful development of 5 class Q buildings. Each unit size is as follows:

B1 - 4004 sqft

C1 - 656 sqft

C2 - 656 sqft

D1 - 1011 sqft

D2 - 1011 sqft

There is also a remarkable opportunity for

developers to explore further potential for a larger, higher density scheme (subject to obtaining the necessary planning consents).

With its prime location near Nantwich and a wealth of development possibilities, Crossbanks Farm is a rare find in today's market. Whether you are looking to invest in a residential project or seeking a unique property with significant potential, this site is not to be missed.

Disclaimer

All particulars, descriptions, dimensions, references to condition, and necessary permissions for use and occupation are given in good faith and are believed to be correct, but they do not constitute or form part of an offer or contract and should not be relied upon as statements or representations of fact. Purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement. Neither the agents, the vendor, nor any persons in their employment have any authority to make or give any representation or warranty in relation to this property. Plans, measurements, and photographs are provided for guidance only and may not represent the property accurately.

WAYLEAVES, EASMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Wayleaves, Easements and Rights of Way. Whether public or private, or Wayleaves, easements and any other Rights specifically referred to or not.

MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and therefore must obtain evidence of the identity and proof of address for potential purchasers. Prior to an offer being accepted, all parties purchasing must provide this evidence.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

CROSSBANKS FARM, STOKE HALL LANE, POOLE.





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SINCE 1836

CROSSBANKS FARM, STOKE HALL LANE, POOLE.

ADDITIONAL INFORMATION

Local Authority –

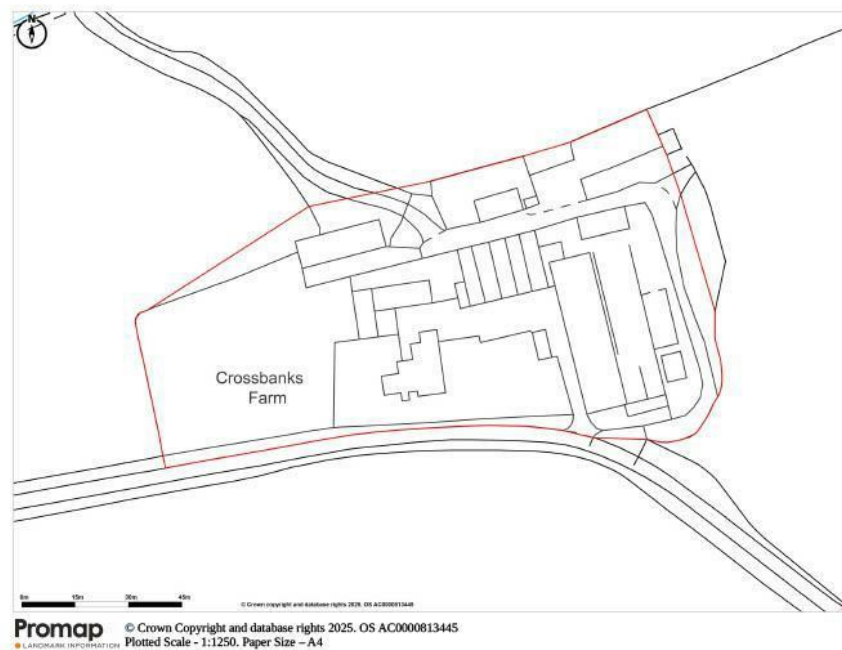
Council Tax – Band New Build

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – G





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	21	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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