



## Meadowbank Avenue, Wheelock, Sandbach, CW11 4QH

**Site Area  
0.89 Acres**

Guide price

**£450,000**

Residential Development Site  
Full Planning Consent for 8 Detached Houses.  
Semi-Rural Location close to Sandbach  
Excellent M6 Commuter Access

**To view: 01782 212201**  
**[commercial@bjbmail.com](mailto:commercial@bjbmail.com)**





## Description

Residential Development Site with Full Planning consent for 8 detached houses.  
Part undeveloped and part cleared

## Location

The site is located in the village of Wheelock, approximately 1.2 miles south of Sandbach Town Centre.

## Local Amenities

- Good commuter access to Crewe Road
- Close to Canal and Open Countryside
- Walking distance to Cheshire Cheese Pub & Barchetta Restaurant
- Other village facilities close to hand

## Planning & Supporting Documents

The site benefits from full planning consent.  
Reference: 16/5809C Dated: 8th March 2017 .

Full details are available via the Cheshire East website:

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=16/5809C>

A Site Investigation Report is available.

## Tenure

Freehold with vacant possession upon completion.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

## Viewing

Strictly by appointment - the site is not fully accessible to the public.

## All Enquiries

Paul G. Beardmore BSc MRICS

E-mail: [paulbeardmore@bjbmail.com](mailto:paulbeardmore@bjbmail.com)



### IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.