



**Former Wrinehill Garage, New Road, Wrinehill,  
Crewe, CW3 9BY**

**Site Area:  
0.53 Acre**

**Guide price**

**£600,000**

Residential Development Land  
Semi-Rural Village Location  
Oven Ready with full planning for 9 Units  
Full Info Pack Available

**All enquiries: 01782 211147**  
**[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)**



## Description

Cleared site of former petrol filling station with full planning consent and all remediation work complete.

## Location & Amenities

Wrinehill is a semi-rural village located on the Staffordshire / Cheshire border, 1 mile south of the popular village of Betley, where there is a range of village amenities. Further facilities are available in Nantwich to the west or Newcastle and the Potteries to the east. Travelling times are as follows:

Betley Village: 1 mile / 15 min walk

Hand & Trumpet Pub: ¼ mile 5 min walk

Newcastle Town Centre: 7 miles / 20 min drive

Nantwich Town Centre: 9 miles / 20 min drive

M6 South (J15) 8 miles / 20 min drive

M6 North (J16) 7 miles / 10 min drive

## Planning & Supporting Documentation

The site benefits from full planning consent from Newcastle Borough Council for the "Erection of 9 no. Dwellings, associated car parking and landscaping" (Ref: 17/00968FUL as amended by 19/00875FUL). A full information pack is available which includes all planning documentation, reports & drawings as well as a full suite of construction drawings and ground reports.

## VAT

The Client has informed us that VAT is not applicable.

## Tenure

Freehold with vacant possession upon completion.

## Sale Process

Initial Expressions of Interest are invited via e-mail paulbeardmore@bjbmail.com

## 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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

## Legal Costs

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

## Viewing

Viewing is available from the Public Highway

## All Enquiries

Paul G. Beardmore BSc MRICS

Land & New Homes Team

paulbeardmore@bjbmail.com

01782 211147

## Looking for Residential Land ?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.







#### 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.