



House & Building Plot,
23 Chelford Road, Somerford, CW12 4QD.

Whittaker Est. 1930
& Biggs

Chelford Road, Somerford, CW12 4QD.

An opportunity to purchase as a whole, or individually, a semi-detached home, building plot and additional garden land which may have further development potential, all within a highly sought after prestigious location of Somerford.

The entirety of the grounds extends to approximately 1.2 acres including the building plot which extends to 0.25 acres with outline planning permission granted on the 25/07/2023 (planning application number 23/2052C) for a detached dwelling.

The building plot creates a fantastic opportunity to build an individual home or as a development opportunity.

The site can be purchased as a whole or individually with an option to purchase additional garden land, subject to separate negotiation.

The house is in need of refurbishment however, this is a rare opportunity to purchase a property at this price point, within such an affluent location.

The property has extended accommodation to the ground floor with three generous sized reception rooms. There are two bathrooms and two double bedrooms to the first floor with the potential to reconfigure to a three-bedroom home. The property is also ripe for extension, subject to approval. The accompanying grounds are of a generous size, with the option to purchase additional garden land.

The additional garden land in total is approximately 0.86 acres and is available to purchase separately with either the house or the plot.



Chelford Road is a mix of individual properties on the cusp of open countryside with good road links to neighbouring towns of Congleton, Holmes Chapel, Sandbach and Knutsford with their range of independent shops and restaurants as well as rail travel. Manchester Airport is approximately 17 miles with motorway access via Junctions 17 and 18.

Lot 1: - House (Edged red on the sale plan) - £450,000

Entrance Hall

Having a fully glazed front entrance door, stairs to the first-floor landing, radiator. Cupboard housing, electricity consumer unit.

Lounge 13' 0" x 12' 7" (3.97m x 3.84m)

Having UPVC double glazed walk-in bay window to the front aspect, overlooking the rear gardens. Radiator, coving to ceiling, wall light points, wooden parquet flooring.

Kitchen 14' 7" x 7' 1" (4.45m x 2.16m)

Having a range of wall mounted cupboard and base units with work surface over incorporating a stainless-steel double drainer sink unit with mixer tap over. Space for an electric cooker with extractor fan over. Radiator, tiled floor. Open under stairs pantry store. Door to rear conservatory.

Conservatory 9' 5" x 8' 8" (2.88m x 2.64m)

Of UPVC construction with clear glazed roof. Having plumbing for washing machine, tiled floor.

Rear Lounge 14' 9" x 10' 10" (4.49m x 3.29m)

Having original tiled floor, tiled fireplace with timber mantle, tiled hearth, and electric fire. Radiator. UPVC window to the rear aspect.

Open Plan Lounge & Dining Room 12' 10" x 24' 11" (3.92m x 7.60m)

Having UPVC windows to the front, side and rear aspects. Open grate to the floor. Radiators.

First Floor Landing

UPVC window to the side aspect. Access to loft space.

Bedroom One 14' 0" x 11' 1" (4.26m x 3.37m)

Having a UPVC window to the rear aspect overlooking the rear gardens. Radiator

Bedroom Two 11' 2" x 12' 8" (3.40m x 3.86m)

UPVC window to the front aspect, radiator. Tiled original fireplace to chimney breast.

Bathroom 10' 9" x 7' 0" (3.27m x 2.13m)

Having a panelled bath, wash hand basin and low-level WC. Part tiled walls, radiator, UPVC double glazed window to the rear aspect. Airing cupboard housing main gas fired central heating boiler. Shelving and radiator.

Shower Room 4' 7" x 5' 6" (1.39m x 1.68m)

Open shower cubicle with electric shower, pedestal, wash hand basin. Radiator, UPVC obscure window to the front aspect.

Externally

A gravelled side driveway. Established lawned rear gardens, as detailed on the plan. Additional garden land available, subject to separate negotiation.

Council Tax Band: F

EPC Rating: D

Tenure: believed to be Freehold

Lot 2: -Building Plot (Edged yellow on the sale plan)- Offers in excess of £250,000.

Building Plot

The plot extends to approximately 1.2 acres. Outline planning permission granted on 25/07/2023 planning number (23/2052C). There is a shared access point to the building plot via the established driveway, however an alternative access point could be agreed subject to planning approval.

Additional Garden land (Available by Separate negotiation) (Edged green on the sale plan)

Extending to approximately 0.86 acres available to purchase with either the house or building plot, as a whole or partially, subject to conditions and approval.

A right of way will be granted via the existing driveway to permit access.

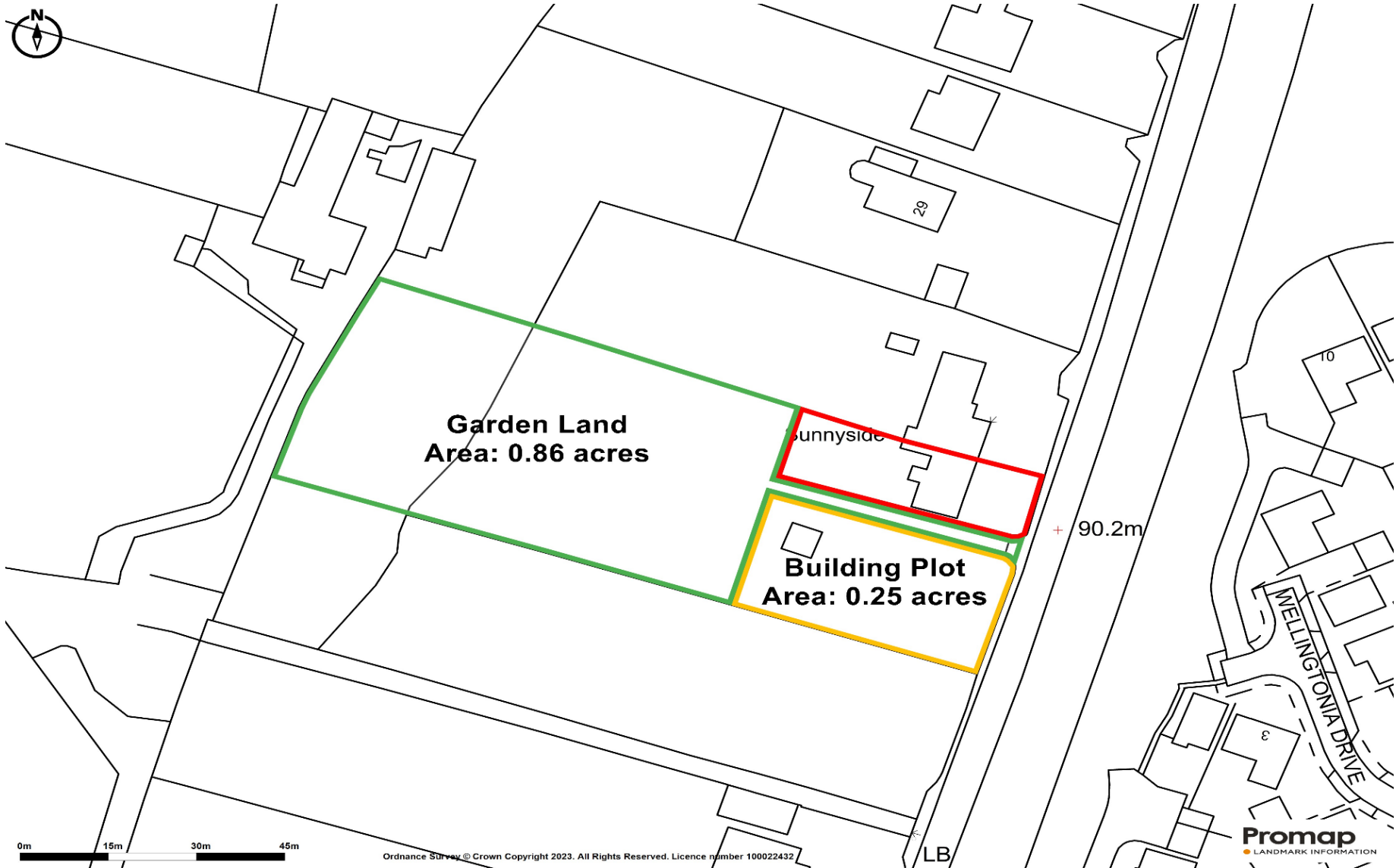
Overage

There will be a clause placed upon the additional garden land which will be in place for a 25 year period and in the event of Planning Consent being obtained for a residential use, an overage will be payable on the sale of the land with planning consent or upon the commencement of development and which will be a 25% of the uplift from the value of the land with no prospect of development and the value of the land with the benefit of planning consent.











Total Area: 130.9 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

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