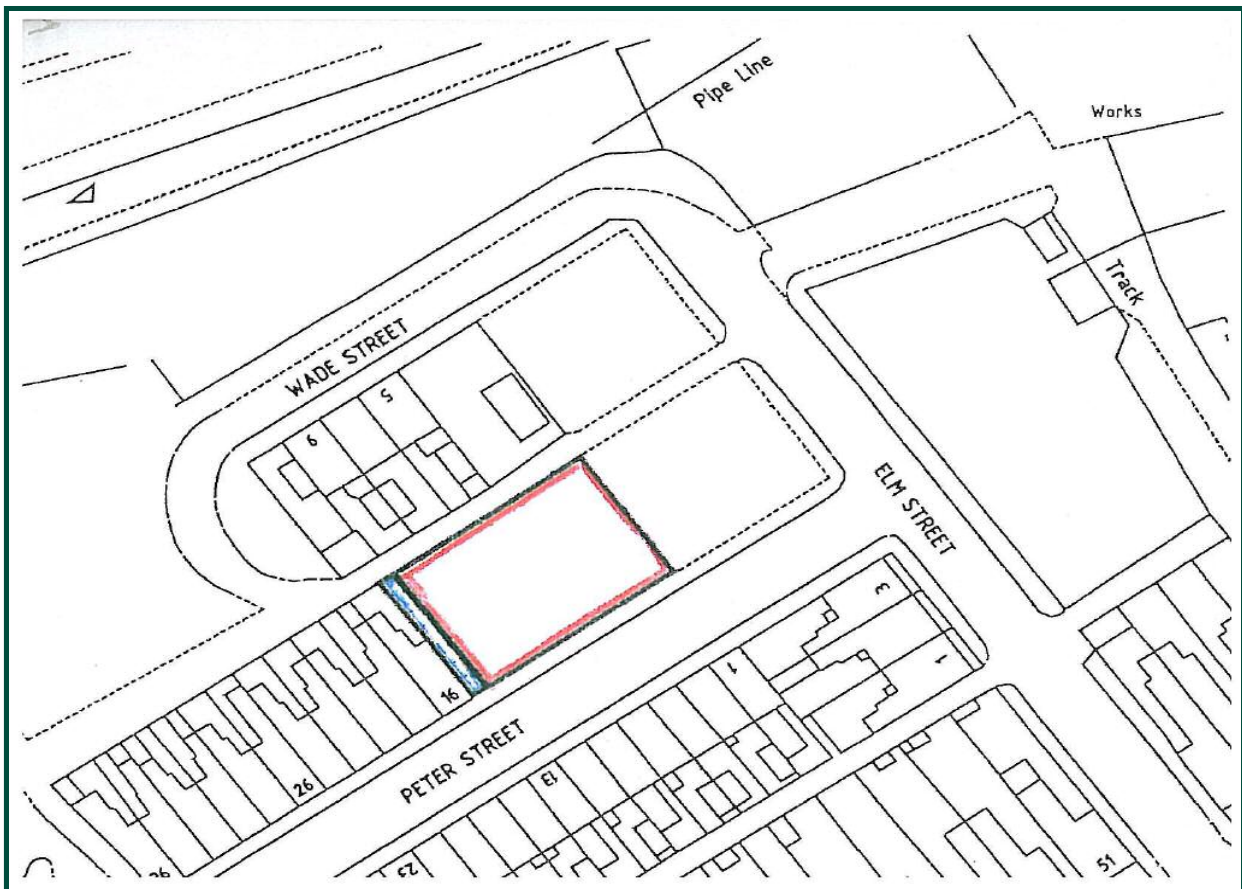


**Land adjacent to 16 Peter Street, Northwich,  
Cheshire, CW9 5ND**



Site Plan – Not to Scale – For Identification Purposes Only

**A DEVELOPMENT SITE WITH PLANNING CONSENT  
FOR A TERRACE OF 5 HOUSES  
-CLOSE TO THE TOWN CENTRE AND RAILWAY STATION-  
Site Area – 0.10 acre (0.04ha) or thereabouts.**

**FOR SALE BY AUCTION  
At the DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY,  
WARRINGTON ON THURSDAY 18<sup>TH</sup> FEBRUARY 2010 at 3.00 p.m.**

(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

# Development Site Adjacent to 16 Peter Street, Northwich, Cheshire. CW9 5ND

The sale of this plot of land (edged red on the location plan) offers a development opportunity for the erection of a terrace of five 3-bedroom houses conveniently located for the town centre and for the railway station.

Planning Permission - Reference 09/00382/FUL was granted by Cheshire West and Chester Council on the 15<sup>th</sup> October 2009 for the erection of five mews properties, subject to conditions and to a Section 106 Agreement – Copies of the approved plans together with the Decision Notice and Notice of Planning Permission and the Section 106 Agreement are available for inspection in the Agents Northwich office.

Peter Street is located near to Northwich town centre and is conveniently situated for travel via the A556 Manchester to Chester Road. For those requiring access to the motorway network and the commercial centres of the North West, the M6 Junction at Tabley approximately 10 miles and the M56 access point at Stretton is approximately 12 miles. Northwich town centre has an ever-increasing range of shopping facilities catering for most day to day needs, and several cafes and restaurants

## DIRECTIONS:

From the Bull Ring proceed up Chester Way passing the Police Station on the left and through the traffic light junction at the Lidl supermarket. Continue to the roundabout junction and take the right turn towards the Railway Station. At the traffic light junction on station Road take the left turn onto Manchester Road and then take the left turn onto Elm Street and Peter Street will be found on the left.

**VACANT POSSESSION UPON  
COMPLETION**

**GUIDE PRICE £100,000 – Plus**

**SERVICES** We understand that all mains services are available for connection in Peter Street and/or the accessway to the rear. Enquiries should be made to the relevant statutory undertakers:-

National Grid Gas (Formerly Transco)  
Customer Support  
Lakeside House  
The Lakes  
Northampton. NN4 7HD  
Tel: 0845 605 6677

United Utilities  
Haweswater House  
Lingley Mere Business Park  
Great Sankey  
Warrington. WA5 3LP  
Tel: 01925 237 000

Scottish Power Energy Networks  
Customer Contact Team  
3 Prenton Way  
Prenton. CH43 3ET  
Tel: 0845 273 4444

**TENURE** Freehold and Free from Chief Rent.

**INSPECTION** - At any reasonable time of day.

**LOCAL AUTHORITY** – Cheshire West and Chester Council. Telephone 01606 –862862

**PLANNING OFFICE** -The Drumber, Winsford, CW7 1AH. Ref Ms M Clowes. Tel. 01606 867955

**SOLICITORS**  
**Ms A. Page**  
**Dixon Keogh**  
**402 High Street**  
**Winsford. CW7 2DP**

**Telephone 01606 557211**  
**Fax – 01606 - 861002**

KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162  
NORTHWICH: 01606 45514 NORTHWICH (ARCHITECTURAL AND PLANNING): 01606 79144 STOCKTON HEATH: 01925 210021  
TARPORLEY: 01829 733049 WILMSLOW: 01625 527181 RURAL SERVICES DEPARTMENT: 01565 830395

[www.mellerbraggins.com](http://www.mellerbraggins.com)

**INDEPENDENT PROFESSIONALS SINCE 1836**



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