





A detached bungalow, standing on a half acre plot with planning permission to extend and modify or to replace with a 2900 sq ft family home.

- Development Opportunity
- Planning Permission for 2900 sq ft Home
- 0.45 Acre Plot
- Edge of Village Location
- Surrounded by Open Countryside

### **Description**

**DEVELOPMENT OPPORTUNITY.** A detached bungalow standing on a near half acre plot with approved planning permission to extend and remodel or for the demolition and replacement for a substantial 2900 sq ft detached house with a separate 500 sq ft detached annexe. Planning Ref. 22/03311/FUL. The property is located on the edge of the village and is surrounded by open countryside. This is a great opportunity for someone who has dreamed of building their own home, either utilising the existing plans or amending to reflect their own design (subject to course to planning permission)



**Location**

Comberbach is a village located on the north eastern fringe of Northwich and is particularly well placed for access to the M56, with easy links to the regions motorway network. Local amenities include the village Post Office/general stores and there is a great public house, The Spinner & Bergamot. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Northwich and lostock Gralam stations. Comberbach Primary School is rated Good by Ofsted. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

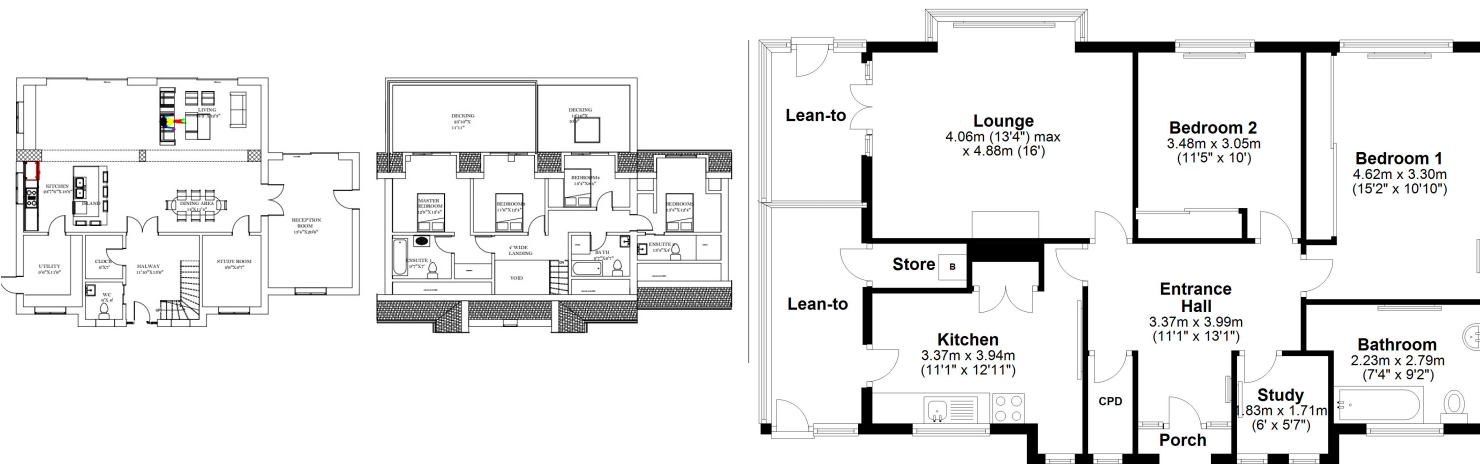
FREEHOLD

**EPC Rating:**



## Ground Floor

Approx. 84.0 sq. metres (903.7 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)