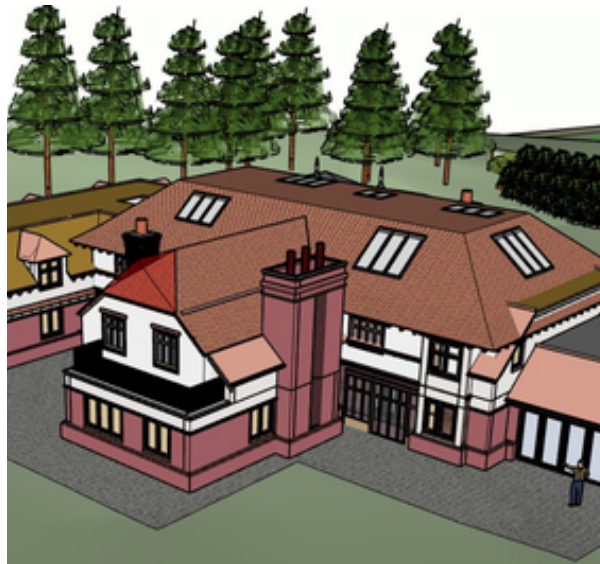


Freehold P.O.A.



COLETTE  
**GUNTER**  
Estate Agents





## Features

- UNIQUE DEVELOPMENT OPPORTUNITY
- WOODLAND SETTING ADJACENT TO THE NATIONAL TRUST NATURE RESERVE
- PLANNING CONSENT FOR DETACHED HOUSE OF APPROX 13,500 SQUARE FEET
- PLOT EXTENDING TO APPROX 2 ACRES (0.80 HECTARES)
- ONE OF THE MOST SOUGHT AFTER LOCATIONS IN THE NORTHWEST

## Summary of Property

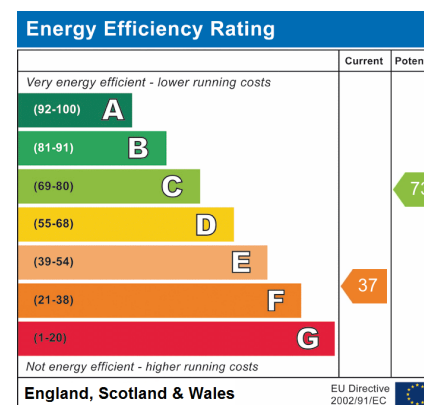
Colette Gunter Estate Agents are delighted to be marketing for sale this unique development opportunity. The plot which extends to 2 acres (0.80 hectares) in total is offered for sale with planning consent with a choice of two different build designs, one being a contemporary build and the other a traditional build both in circa of 13,500 sq ft.

Situated in one of the most sought after locations in the North West within a woodland setting and adjacent to The National Trust Nature Reserve.

### NOTE

All photographs are artists impressions of the proposed property which has consent to be built on the site.

The approval Notice Reference No. DC/2017/00543 is for the erection of one dwellinghouse after demolition of existing dwelling and outbuildings and associated landscaping.



## Room Descriptions



Floorplan

