

On Behalf of the Liquidator of 3C Developments Ltd.

**PARCEL OF AMENITY LAND
AND
A PRIVATE ROAD
AT
FOURWAYS, OFF CEMETERY ROAD,
WESTON, CREWE, CW2 5QR**



- **0.95 Acres of Amenity Land with 2 Frontages**
- **0.20 Acres of Private Roadway Leading from Cemetery Road**
- **Access Road Shared with 13 Adjoining Properties**

**For Sale By Private Treaty
Offers Invited**

GENERAL REMARKS

This parcel of land is the residue of a small development scheme for 13 detached properties, carried out by 3C Developments before the Company was put into liquidation. The land lies at the rear of the housing estate but has an additional frontage to Weston Lane.

The freehold interest, now offered for sale, includes the private road and the visibility splays that service the estate. All the respective owners of the adjoining houses have right of way across it.

ACCESS

The main access is via a wide gateway situated at the head of the Fourways cul-de-sac. However, there is a second point of access through a field gate off Weston Lane.

PLANNING PERMISSION

An application for planning permission to develop the site has not been made as, at present, it is highly unlikely that permission would be forthcoming. In consequence, the site offers the opportunity of potential long term speculation, or the establishment of a leisure facility.

SERVICES

We understand mains water, electricity and drainage are all available in the road.

PLAN

A plan showing the extent of the property edged in red is attached.

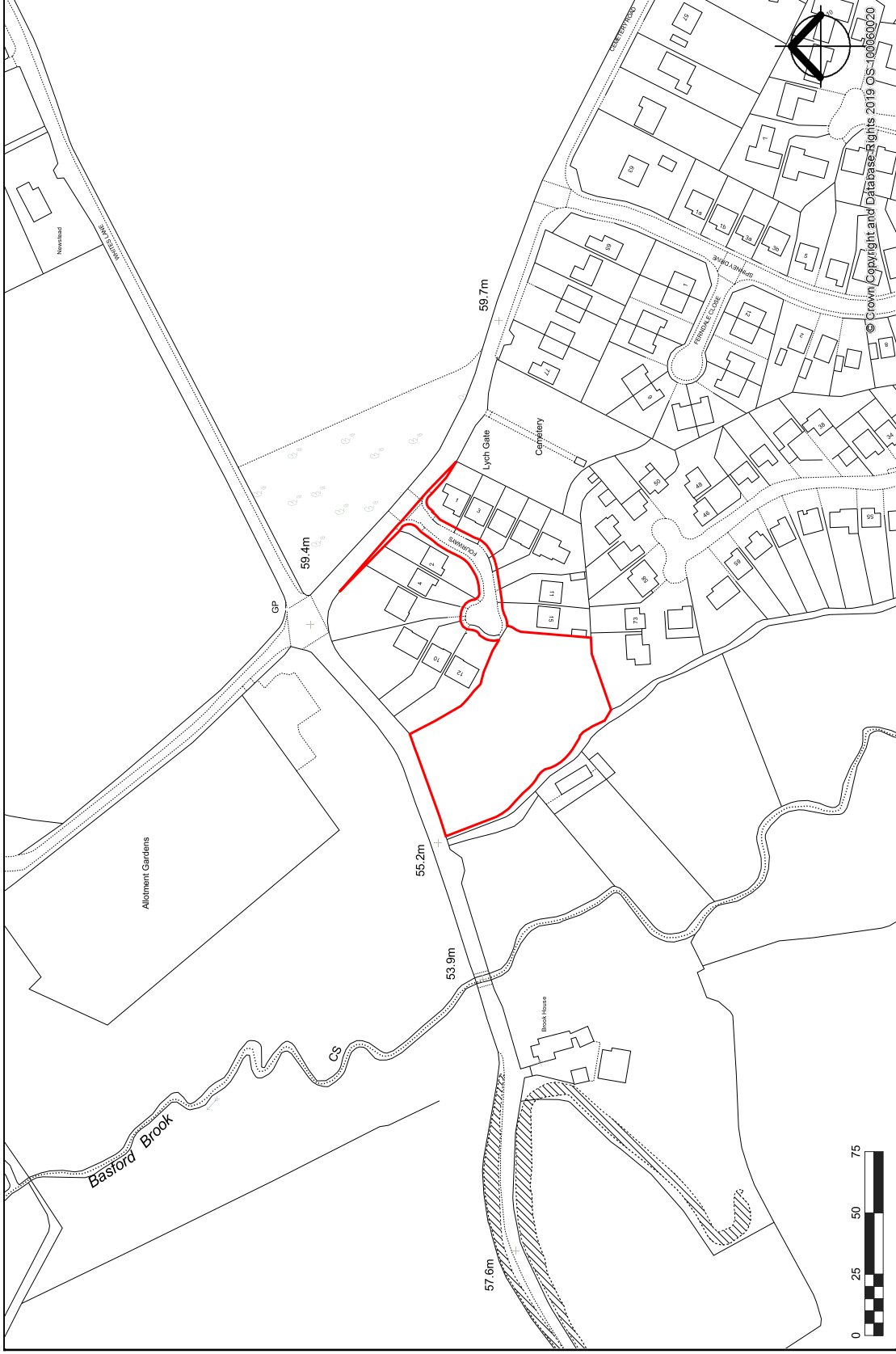
VIEWING

The land may be viewed at any time during normal daylight hours.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

Weston Road, Crewe



Plotted Scale - 1:2,500

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