



## Building Plot Adjacent To 1 Festival Avenue, Windm Lane, Buerton



£125,000 Freehold

Opportunity to acquire a building plot in a popular location of Buerton. • Planning Permission by Cheshire East Local Authority (Ref: 23/2574N). • Downstairs accommodation consists of kitchen/living room/dining room/utility and downstairs WC. • Upstairs has three bedrooms, the master with an en-suite. • Planning for a THREE bedroom detached property with single garage. • Popular semi-rural hamlet location with bus services to the picturesque village of Audlem and the charming market town of Nantwich





Set your sights on this hidden gem in the heart of Buerton village. As we set sail on this adventure, picture yourself at the helm of a brand-new, three-bedroom detached property – a canvas waiting for your personal touch.

Your journey begins as you navigate through the detailed planning permission granted by the esteemed Cheshire East Local Authority. With planning already secured for this dream home (Ref: 23/2574N), a stress-free path lies ahead for crafting the perfect abode.

Upstairs, the promise of three bedrooms awaits. Your sanctuary comes complete with a single garage, offering practicality without compromising on style. Every square inch of this property has been meticulously planned, ensuring that you can personalise your living space to reflect your unique flair.

Nestled in a semi-rural hamlet, you'll find solace in the tranquil surroundings while still being within easy reach of the vibrant village of Audlem and the historic market town of Nantwich. With bus services connecting you to these charming locales, the question isn't whether this property is right for you, but when will you make it your own?

Ready to embark on this exciting journey? Prepare to make that leap and transform this architectural canvas into the home of your dreams. When we land, it's time to make that call and set foot on the path to your new beginning. So, let the adventures begin!

### **Location**

The property is situated in the lovely rural hamlet of Buerton which has a frequent bus service to Audlem and Nantwich. Just over one mile away is the picturesque village of Audlem

Audlem is a charming Cheshire village with a bustling heart that is a designated conservation area and is centred around St James Church with its stunning 13th century gothic architecture. The village offers an excellent range of facilities include a selection of independent shops, butcher, post office, three public houses, coffee shops, mini-supermarket, medical practice, and a 'Good' OFSTED rated primary school. For further schooling Audlem is within the catchment area of the 'Good' OFSTED rated Brine Leas secondary school and sixth form college in Nantwich. A more comprehensive range of facilities can be found in the market towns of Nantwich, Market Drayton and Whitchurch which are only a short drive away or there is a bus service from the village to all three of these towns.

Audlem is a thriving village that hosts a number of annual events including a Festival of Transport, Music and Arts Festival, Beer Festival, Party on the Park, a Bonfire and Fireworks Spectacular, and the Christmas lights 'Big Switch On'. The village is a past winner of numerous awards including Regional North of England Village of Year, Cheshire Village of the Year, Best Kept Cheshire Village of the Year, and a Cheshire Community Pride Award.

Located within picturesque Cheshire countryside and with the Shropshire Union Canal running through the village, Audlem is sure to delight lovers of the outdoors with an abundance of scenic rural routes to walk, run, or cycle



Land with detailed planning permission. Tranquil location near Audlem & Nantwich. Enjoy countryside living with easy access to amenities & transport links. Time to make your move! Council Tax band: TBD

Tenure: Freehold





You can include any text here. The text can be modified upon generating your brochure.