

The Willows

Broad Lane, Nantwich, Cheshire, CW5 7QL

Rostons

LAND & PROPERTY SPECIALISTS

01829 773000 | www.rostons.co.uk

The Willows

Broad Lane, Nantwich

Guide Price - £525,000

The Willows is situated on the outskirts of the bustling market town of Nantwich. Located on one of Nantwich's most prestigious and historic semi-rural stretches of road, and within the sought after CW5 postcode. The Willows offers the opportunity to be a fantastic family home or development project. In need of modernisation throughout the buyer would have full charge on creating the perfect home.

Local schools include Stapeley Broad Lane C of E Primary within walking distance and Brine Leas High School just a short drive away. Shops include the Co-Op at Stapeley and an array of amenities within Nantwich centre.

LOCATION

Located on Broad Lane, Nantwich offering excellent commuter links and characterised by detached homes, original cottages, and leafy rural views. The Willows is set back off the road and offers undisturbed farmland views to the rear.

THE PROPERTY

The Willows Farm comprises detached residential dwelling in need of significant renovation throughout, range of traditional single storey outbuildings and a steel frame agricultural building all set within a total of 1.60 acres.













ACCOMMODATION
A detached residential property requiring modernisation throughout.

KITCHEN
Enter the side door into a kitchen with wooden fitted units. Leading to a utility/boot room with shower & toilet.

Off the kitchen is a hall leading to a pantry and on to the living room.

LIVING ROOM
Lounge with log burner and windows to garden.

SITTING ROOM
Good sized room previously utilised as a bedroom.

UPSTAIRS
BEDROOM 1
Double bedroom with views onto the garden.

HALLWAY/OFFICE
Leading to the further bedroom and bathroom.

BEDROOM 2
Single room

UPSTAIRS BATHROOM
Bath, sink and w.c.

BEDROOM 3
Single room







GARDEN
Lawned garden area surrounding three sides, along with a pond and some trees.

OUTBUILDINGS
A range of traditional single storey brick outbuildings including former dairy, parlour and cattle housing. A steel frame agricultural building suitable for storing fodder or machinery.

LAND
One grass paddock by the house, and the remainder is concrete yard, buildings, driveway etc. There is no additional land available to buy.

SERVICES
Mains water, mains electricity and private drainage. Please note that none of the services have been tested. To date, electricity is provided by EON and water through Water Plus, both metered. Drainage is private and purchasers should be aware that the facilities are unlikely to be compliant with current codes. Purchaser should be made aware that if the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations and no further information will be provided by the selling agents or seller.

COUNCIL TAX
F

EPC
G

DIRECTIONS

What3words ///silk.hound.descended

CONDITIONS OF SALE

1. The subject property is shown edged red on the attached plan and is sold freehold with vacant possession.

2. The Purchaser will be responsible for erecting a stockproof boundary fence between points A – B - C and maintaining all boundaries shown by an inwards marked 'T.'

3. The property will be sold subject to a clawback (overage) period of 80 years from completion of the purchase. The purchaser will be required to pay an additional sum equating to 50% of the gross increase in value of the property if the purchaser or their successors in title implement or sell the land (or any part of it) with the benefit of, planning permission for the erection of any additional residential dwellings on the property or any part of it. Such provisions will not be triggered by the extension or replacement of the existing dwelling, but please refer to the draft example overage deed in the information pack and contract for full details.













4. If found, purchasers will be required to sever any water supplies to the Councils retained land.

5. The purchaser will be required to pay an additional sum equating to 1.5% of the agreed purchase price as a contribution to the Councils costs.

6. Reciprocal rights will be incorporated into the sale to make provision for the continued use of existing land drainage.

APPROXIMATE DISTANCES

Nantwich Town Centre – 2 miles

Shavington – 3.8 miles

Audlem – 5.4 miles

Crewe – 6.2 miles

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000.
All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

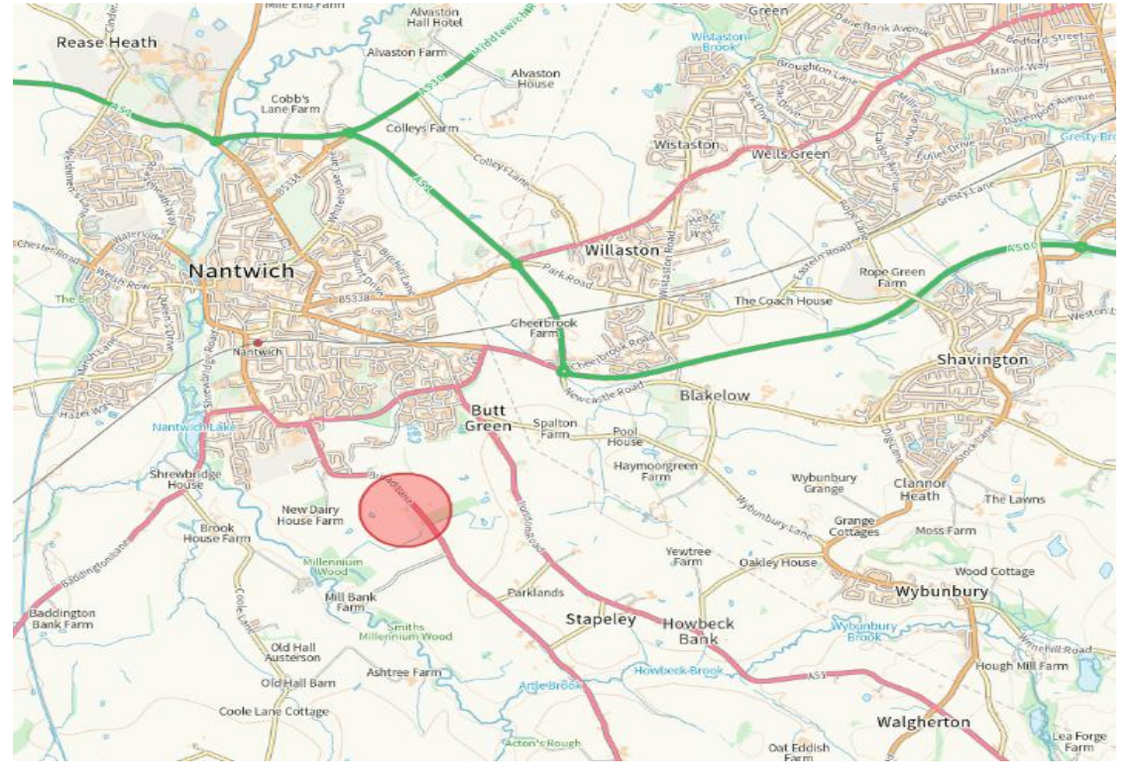
SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

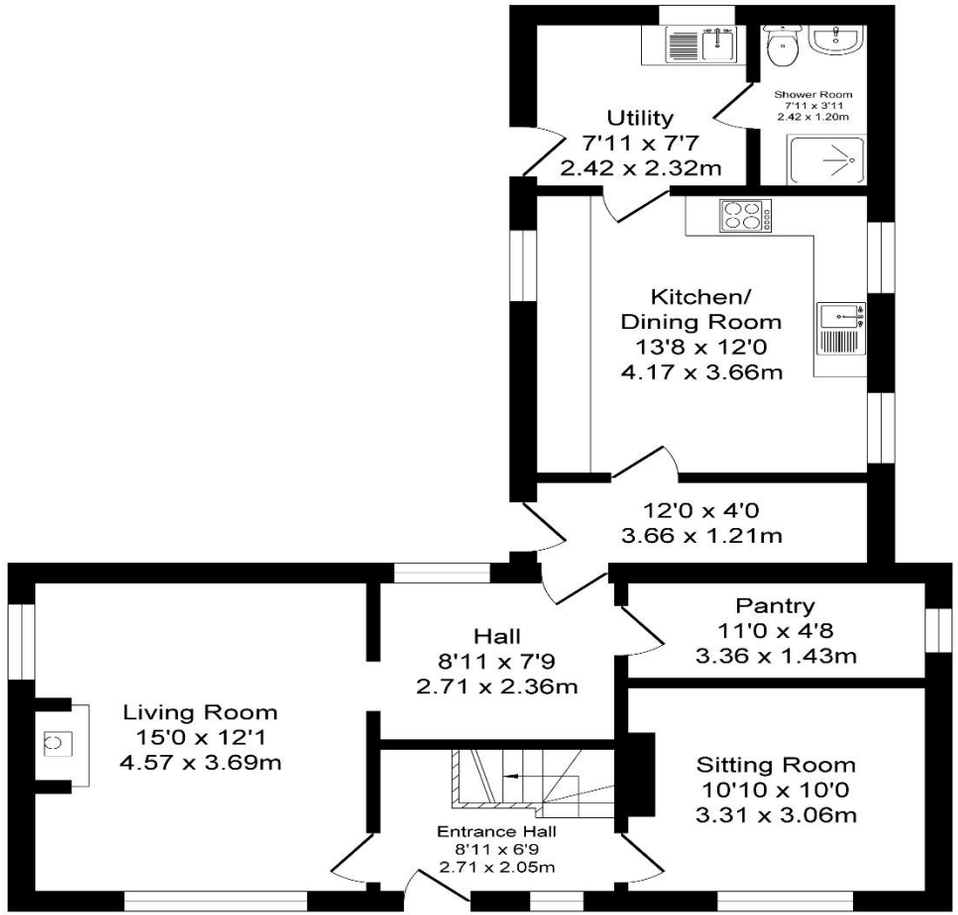




The Willows Farm

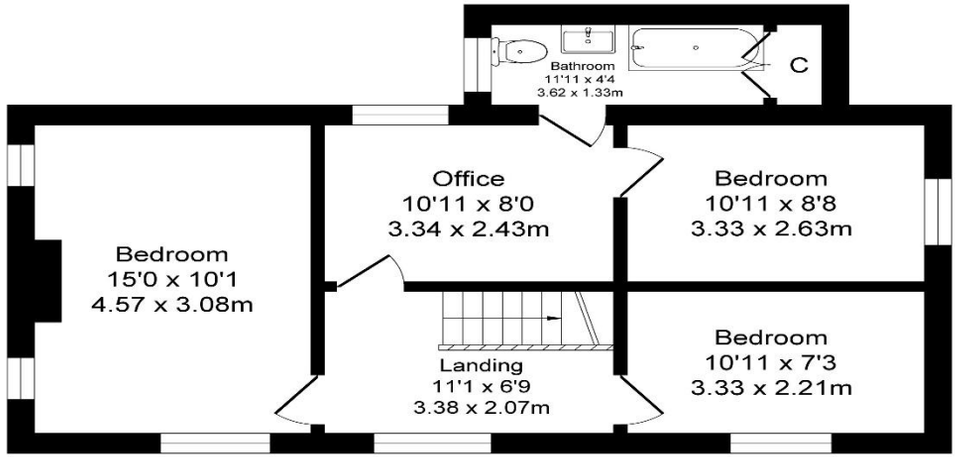
Total Approx. Floor Area 1382 Sq.ft. (128.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



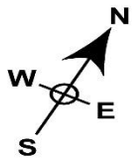
Ground Floor

Approx. Floor Area 828 Sq.Ft (76.9 Sq.M.)



First Floor

Approx. Floor Area 554 Sq.Ft (51.5 Sq.M.)



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