



Barn and Land, Reynolds Lane, Sandbach, CW11 4SU

£300,000

Sandbach

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Barn and Land, Reynolds Lane

Sandbach

Rare chance to convert a derelict barn on a 0.5 acre plot (full planning approved) into a four bed, four bath home with paddock, rural views, and spacious open plan living - viewings strictly by appointment through the Agent.

Council Tax band: TBD

Tenure: Freehold

- Full planning approval in place to convert the existing agricultural building into a separate residential dwelling, planning reference 25/2199/FUL Cheshire East Council
- Paddock of approximately half acre
- Plans are for a four double bedroom, four bathroom barn conversion
- Living room and an open plan living dining kitchen
- A derelict agricultural barn with views over its own paddock with planning for a buyer to create their own family home
- Viewings strictly by appointment through the Agent



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Viewings strictly by appointment through the Agent.

A rare opportunity to acquire a substantial plot with full planning approval in place to convert the existing agricultural building into a separate residential dwelling (planning reference 25/2199/FUL, Cheshire East Council). The plans allow for a striking four double bedroom, four bathroom barn conversion, offering generous accommodation that includes a spacious living room and an impressive open plan living, dining, and kitchen area. The agricultural barn, currently derelict, provides the perfect canvas for a buyer looking to create their own bespoke family home in a rural setting. The proposed layout is thoughtfully designed to maximise natural light and take advantage of the picturesque views over the property's own paddock. The property boasts a paddock of approximately half an acre, offering ample outside space for a variety of uses. The land is predominantly laid to grass, providing a wonderful outlook from the proposed dwelling and plenty of room for gardens or outdoor entertaining. The setting is peaceful and private, with the paddock bordered by mature hedgerows and open countryside, ensuring a tranquil environment with far-reaching views. This exceptional plot presents a fantastic opportunity for those seeking a rural lifestyle with the convenience of planning consent already secured, allowing you to move forward with your dream home project without delay.





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