Positioning Plan

Lot 78 · Land east of 14 Daisybank Drive

Sandbach, Cheshire CW11 4JR

The land outlined in yellow – east of 14 Daisybank Drive, at the end of the road



North is at the top. The plot is a wedge of land between No. 14 Daisybank Drive and the rear gardens of Pine Grove, with open land and woodland paths to the north and east. Aerial image with the outline added. Approximate – the title plan prevails.

The land at a glance

Title	Freehold – CH335620
Area	**c. 206 m² (2,220 sq ft / 0.05 acres)**
Shape	Wedge-shaped plot, c. 27 m long and up to c. 12 m wide, narrowing towards the end of Daisybank Drive
Boundaries	No. 14 Daisybank Drive (south-west); rear gardens of Pine Grove, including No. 17 (south-east); open land and woodland (north and east)
Ground	Mostly grassed, with trees and hedging on the boundaries
Guide price	**£10,000** plus VAT on the hammer price

How to find the land

1. Head for **Daisybank Drive, Sandbach CW11 4JR**, off Hawthorne Drive and Woodside Drive.
2. Follow Daisybank Drive to the end, past No. 14 (the chalet bungalow).
3. The land is to the east of No. 14 – what3words **///late.subsystem.solve** (53°08′41.8″N, 2°21′15.1″W).

Important notes

Accuracy: the area and dimensions are approximate and scaled from the title plan, which shows general boundaries only.

Planning and access: there is no planning permission and no mains services are connected. Buyers must check access, any tree protection and the planning position with Cheshire East Council, and read the legal pack.

Location plan



The land hatched green and edged red. Promap © Crown copyright. For identification only.

From Daisybank Drive



The end of Daisybank Drive, with No. 14 in the centre. The land lies beyond No. 14, to its right.

Title plan – CH335620



Edged red on the 1981 filed plan (1:1250). The north arrow points to the upper right.