



## PROPERTY AUCTION – 24 November, 2011

Thank you for attending today's Property Auction at  
Cottons Hotel & Spa, Knutsford.

You may be interested to note that we have a number of properties currently available for sale by private treaty, which would also be suitable for re-development and renovation. The properties are summarised below.

*(Please do not hesitate to contact the relevant branch, if you would like to arrange a viewing.)*

### **CHEADLE - 0161 428 1118**

**Shakespeare Drive, Cheadle**

**£155,000**

*3 /4 Bed semi detached - 1 reception room, garden to rear.*

**Borrowdale Ave, Gatley**

**£139,995**

*2 Bed semi detached – 1 reception room, gardens to three sides. No chain.*

**Stockport Road, Cheadle Heath**

**£165,000**

*3 Bed period semi detached – 2 reception rooms, large cellar rooms, garden to front and rear garden extending to approx. 130ft. No chain.*

### **DIDSBURY - 0161 445 7474**

**Parrs Wood Road, Withington**

**£159,950**

*3 Bed semi detached – 2 reception rooms, deep rear garden*

### **HALE - 0161 929 8118**

**Stanhope Road, Bowdon**

**£950,000**

*3 Bed detached - 3 reception rooms, 2 bathrooms, garage and garden.*

*With full planning permission for the demolition of the existing property and erection of a luxury detached home extending to approx. 5000 sq ft.*

**Brooks Drive, Hale Barns**

**£1,250,000**

*4 bed detached – 4 reception rooms, 2 bathrooms, conservatory, gardens.*

*With full planning permission granted for a substantial property with accommodation across four floors set in approximately 0.421 of an acre backing onto open fields at the rear.*

**Carrwood Hale Barns**

**£1,550,000**

*5 Bed detached – 3 reception rooms, 2 bathrooms, landscaped gardens, detached double garage.*

*Set in gardens extending to 0.54 of an acre with flexible accommodation throughout.*

## HOLMES CHAPEL – 01477 417000

|  |                                |
|--|--------------------------------|
| <b>Crescent Road, Cranage</b>  | <b>£164,950</b>                |
| <i>3 Bed Mid Terrace - 2 reception rooms, large garden, brick outbuilding, backing onto open fields at the rear.</i>   |                                |
| <b>Chester Road, Holmes Chapel</b>   | <b>£279,000</b>                |
| <i>3 Bed Detached - 2 reception rooms, large garden, garage, village location, potential for improvement and extension, subject to planning consents.</i>  |                                |
| <b>Westway, Holmes Chapel</b>  | <b>£325,000</b>                |
| <i>4 Bed Detached - 2 reception rooms, two bathrooms, large plot, village location.</i>  |                                |
| <b>The Lodge, Chelford Road, Somerford</b>   | <b>Offers invited £579,950</b> |
| <i>4 double Bed Detached Bungalow – 1 large open-plan reception room, double garage. Set in ¼ acre plot backing onto open fields at the rear. Planning consent previously granted to convert into a 2 storey dwelling providing a substantial 6 Bedroom Detached Home.</i> |                                |

## LYMM – 01925 758345

|   |                 |
|---|-----------------|
| <b>Higher Lane, Lymm</b>  | <b>£375,000</b> |
| <i>3 Bed detached bungalow – 1 reception room, gardens to front and rear, single garage.</i>  |                 |
| <b>Birchbrook Road, Lymm</b>  | <b>£235,000</b> |
| <i>2 Bed Victorian semi detached - 1 reception room, loft conversion, land to side ideal for extension (subject to planning permission). No chain.</i>  |                 |
| <b>Massey Brook Lane, Lymm</b>  | <b>£725,000</b> |
| <i>5 Bed - extended and versatile barn with annexe – 3 reception rooms, 2 bathrooms. Large gardens measuring up to 0.4 acre (approx backing onto and adjoining open farmland and overlooking the Bridgewater Canal to the front. The property also has a garage and a garden.</i> |                 |

## MACCLESFIELD – 01625 511367

|   |                      |
|---|----------------------|
| <b>Oxford Road, Macclesfield</b>  | <b>£485,000</b>      |
| <i>Providing an increasingly rare opportunity, an exciting building plot with detailed planning permission for two 5 bed, 3 bath dwellings and one 4 bed, 2 bath house, each with large gardens. Total plot size nearing 1/2 an acre.</i> |                      |
| <b>Building Plot, Beech Lane, Macclesfield</b>  | <b>Price on app.</b> |
| <i>With full planning permission for a two bedroom detached with combined garage, situated in a convenient location. (Full plans available to view at our Macclesfield Office.)</i>   |                      |

## MARPLE BRIDGE – 0161 427 2488

|   |                 |
|---|-----------------|
| <b>Ley Lane, Marple Bridge</b>  | <b>£419,950</b> |
| <i>3 Bed Detached Dormer Bungalow – 2 reception rooms, 2 bathrooms, double garage, gardens. On an elevated plot offering scope for extension and improvements.</i>            |                 |
| <b>Clifton Drive, Marple</b>  | <b>£409,950</b> |
| <i>4 Bed Detached – 2 reception rooms, single garage, large garden plot. In need of some modernisation but offering tremendous scope to create a substantial family home.</i> |                 |

## **PRESTBURY- 01625 827467**

### **Chelford Road, Broken Cross, Macclesfield**

**£499,950**

*Prominent development site with planning permission for 5 townhouses.*

*Site area 0.277 acre or thereabouts.*

### **Building Plot, Scott Road, Prestbury**

**£750,000**

*Within walking distance of the village, planning permission for a substantial detached*

*6 bed, 4 bath residence to stand in an elevated position.*

*(Full details available to view at our Prestbury Office.)*

**Guide Price**

### **Building Plot, Stoneyfold Lane, Bosley, Macclesfield**

**£400,000**

*An elevated development site extending to approximately 1.743 acres with Planning Permission for a detached 6 bed house of approximately 3525 sq ft. (Further details and plans available to*

*view at our Prestbury Office.)*

**Guide Price**

### **Heybridge Lane, Prestbury, Macclesfield**

**£1,500,000**

*4 Bed detached – 3 reception rooms, 3 bathrooms, extensive gardens, garage. Potential for redevelopment subject to Planning Permission.*

### **Castle Hill, Mottram St Andrews**

**£399,950**

*A 2 Bed 18th Century detached cottage with Old English gardens of just over 1/3rd acre.*

*In need of full modernisation with scope for extension, now with Planning Permission.*

## **SALE – 0161 962 8700**

### **Kelsall Street, Sale**

**£125,000**

*2 Bed Victorian mid terrace - 1 reception room.*

### **Moss Lane, Sale**

**£675,000**

*6 Bed Period detached – 6 reception rooms, 3 bathrooms, garden to the rear, double garage.*

*Ideal opportunity to refurbish into a substantial family home or could be converted into apartments (subject to planning consent).*

## **STOCKTON HEATH – 01925 860400**

### **Pike Street, Stockton Heath**

**£165,000**

*2 Double Bed Terrace – 1 reception room, rear yard providing off road parking.*

## **WILMSLOW – 01625 536434**

### **Fletsand Road, Wilmslow**

**£1,300,000**

*4 Bed Detached - 3 reception rooms, garage and garden, potential to refurbish and redesign.*

*Planning permission also granted for an 8000 sq ft new build detached.*

### **Building Plot, Knutsford Road, Chelford**

**O/O £200,000**

*A rare opportunity to acquire in the heart of Chelford Village a building plot with planning permission for a detached family home of approx 2000 sq ft*

**Next Property Auction Date:**

16 February, 2012, 3pm (Cottons Hotel & Spa)

If you are currently in possession of a property which you would like valuing with a view to selling or renting in the near future, we would be delighted to discuss either of these prospects with you. Please contact the nearest branch to your property, our contact details can be found on our website [www.gascoignehalman.co.uk](http://www.gascoignehalman.co.uk)

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