



## TABLEY COURT

*An outstanding development opportunity*

MOSS LANE, TABLEY, WA16 0PL

GUIDE PRICE: £1.5 MILLION (EXCLUDING VAT)



**TATTON  
GROUP**



# PERMITTED DEVELOPMENT

Application No.18/6059/M



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for more information



## LOCATION

Tabley Court represents a prime development opportunity, situated in an excellent semi-rural location with panoramic views across open fields. Just 2 miles from Knutsford town centre, Tabley Court benefits from excellent access to the recently upgraded M6, new A556 and cycle path which have further improved the area. Despite it's premium rural location, the site boasts excellent connectivity with residents able to access Manchester airport and Altrincham in just 12 minutes, with Manchester and Chester City centres in half an hour.

## THE SITE

The site extends to 0.9 acres, adjoining open countryside, but with excellent road access from Moss Lane. Originally a farm, the subject property is a collection of former barns (see page 2) recently converted into highly desirable commercial units spanning two blocks.

## CURRENT BUILDINGS

The existing two-storey office units within Tabley Court have until recently been fully rented and now benefit from Vacant Possession with the exception of one unit which is available on 1 month's notice. The site benefits from a large central car parking area, offering potential for a purchaser to acquire the site and continue the office use if desired.

## EXISTING PLANNING

Permitted development rights were confirmed by Cheshire East Council on the 31st January 2019 (Ref 18/6059M). The site therefore benefits from planning permission for a proposed scheme of eight mews houses of varying sizes, across two floors, providing an area of approximately 8,600 sq. ft. Further information is available on request.

## OPPORTUNITIES FOR EXTENSIONS AND/OR REDEVELOPMENT

### *(SUBJECT TO PLANNING)*

The NPPF confirms that extensions or alterations to existing buildings could be considered appropriate where they do not result in 'disproportionate additions over and above the size of the original building'. Whilst each case will be considered on its own merits, the Macclesfield Local Plan Policy CG12 states that for extensions to dwellings in the countryside (including Green Belt) disproportionate extensions could be over 30% of the original floor space. Working within these guidelines our client has prepared a scheme of 12 units totalling 11,600 sq.ft. to demonstrate how such an extension could be implemented as indicative of the sort of new planning application, with an extended floorspace of 30%, that could be supported within the existing policy.

A redevelopment scheme has also been drawn up showing the demolition of the existing buildings and the creation of five 3-storey town houses plus a second block of four, large 3-bedroom apartments.

Plans of these options (subject to planning) are available for inspection by interested parties on request.

## TENURE

Freehold – Leasehold Offers for PRS or other uses however will be considered favourably.

## SERVICES (NOT TESTED)

As an existing office development, all normal services including mains electricity, water septic tank etc are available on site but have not been tested and you are advised to make your own enquiries and/or inspections.

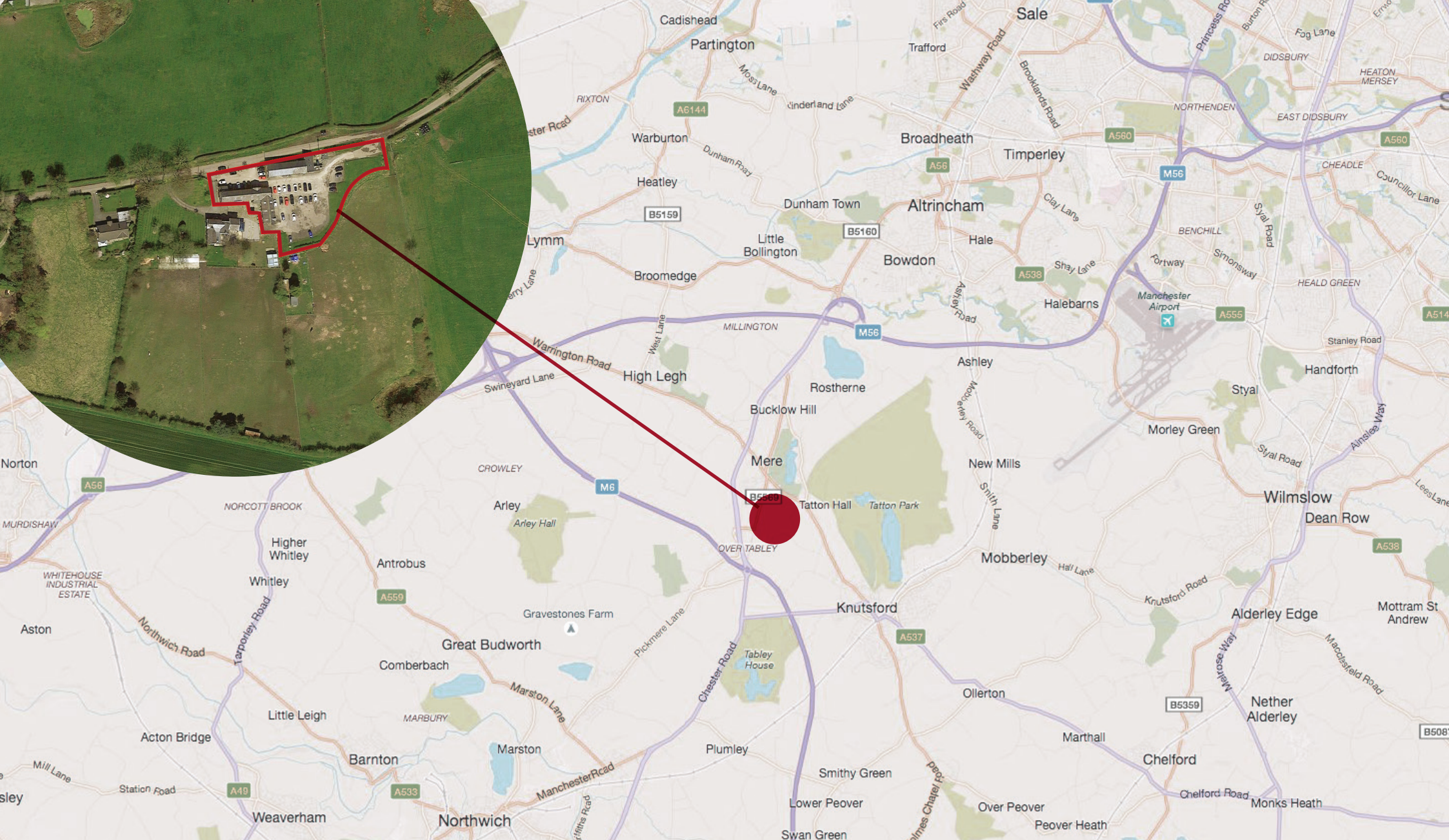


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