



ARTISTS IMPRESSION
OF DEVELOPMENT



Chestnut House

29 Chelford Road, Macclesfield

An exciting prominent DEVELOPMENT SITE with planning permission for SEVEN TOWN HOUSES, with an overall site area of 0.353 of an acre or thereabouts.

£545,000

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This development site offers an increasingly rare opportunity to acquire a substantial sized plot with full planning permission for seven town houses, based on an overall site area of over a third of an acre.

The seven town houses comprise generous accommodation, three of which are based on 106 square meters and four are based on 103 square meters. Full information and planning permission can be viewed on the Cheshire East website, planning application Number 15/1553M.

This predominately level site enjoys an excellent location close to the highly regarded, recently formed Jasmine Park development, with easy access and good road links to surrounding areas.

Good schools locally include the highly acclaimed Fallibroome Academy and local conveniences found near the Broken Cross roundabout include a petrol station, Tesco Express and a public house.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Chester Road continue to the Broken Cross roundabout and continue straight over into Chelford Road, where the property can be found after a short distance on the right hand side, close to the turning into Whirley Road on the right.

POSTCODE : SK10 3LG

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

Currently on the site is a detached house and coach house incorporating garage as well as a large brick built workshop.

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor. PLEASE NOTE: The building plot is subject to a Section 106 agreement payable by the developer at a cost of £28,000 (£4,000 per plot).

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : F

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

SURVEYS

Gascoigne Halman offer a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. We can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this house or on any other property you might be considering, please call the Survey Department on 01565 751328 to discuss your requirements.

RESIDENTIAL LETTINGS AND MANAGEMENT

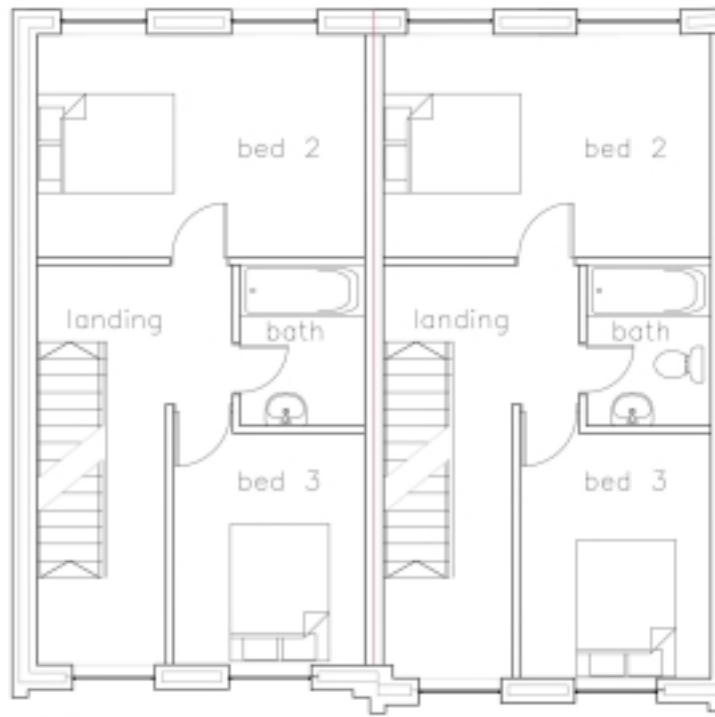
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignehalman.co.uk

Chestnut House, 29 Chelford Rd

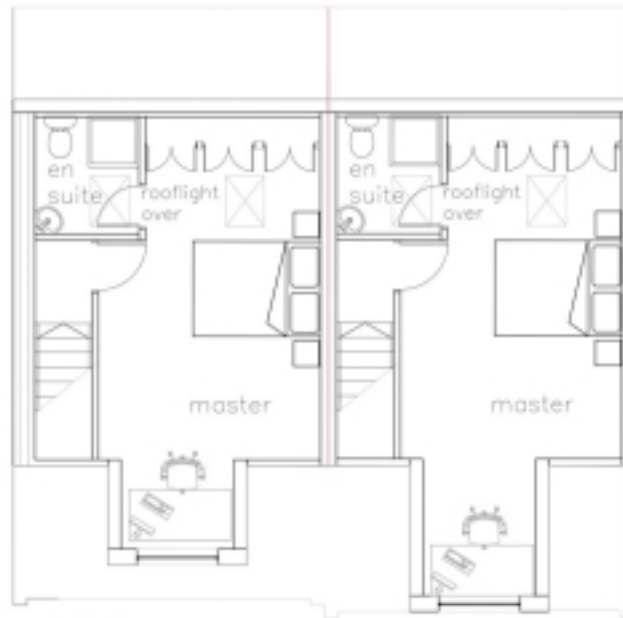
Macclesfield

PROPOSED LAYOUT OF GROUND AND FIRST FLOORS

Not to Scale. For Illustration purposes only.



FIRST



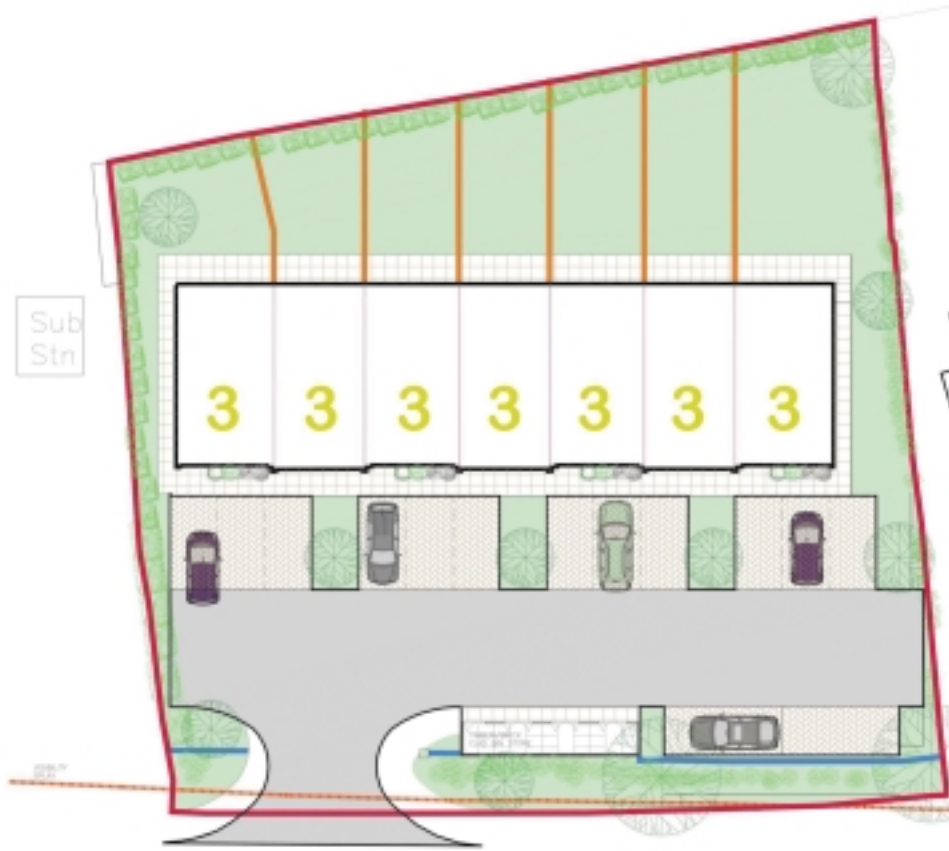
SECOND



THE AREA'S LEADING ESTATE AGENCY

SITE PLAN & PROPOSED LAYOUT OF TOWN HOUSES

Not to Scale. For illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

www.gascoignehalman.co.uk

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