Key Property Information

£1,680,000 5 bedrooms 4,030ft² Estimated market value Number of bedrooms Floor area Annual rental yield 2.68% 3 bathrooms 0.36 acres Number of bathrooms Plot size CH341665 Property type **Detached** Title number

1990

□ Tenure

Lease type Freehold

盦 Council tax

Year built

Tax band **Band G**

Estimated cost £3,888 per year

Local authority Cheshire East

Key Property Information

■ Mobile coverage

8

EE coverage



O2 coverage



Three coverage



Vodafone coverage

📙 Okay

Good

Poor

Okay

□ Broadband coverage

Basic broadband

Ultrafast broadband

(a)

15mb

Superfast broadband

43mb

N/A

Overall broadband

IN/A

⚠ Outdoor space

Garden direction (est)

South

≙ Air traffic noise

Air traffic noise

Assessed

Minimal regular aircraft disruptions i.e. not frequent or regular.

← Tree preservation orders

Tree preservation orders

Tree type 1

Tree type 2

Yes

multiple

oak

♠ Flood risk

Rivers and sea flood risk

Very low

Surface water flood risk

Very low

riangle Parking

Driveway

⊗ Radon gas

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.



命 Restrictive covenants



This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

? Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

⅓ Rights of way

There has been no rights of way found on the plot of this property

0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

O found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



ฅ National park

(No restrictions found)

This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

⊕ Conservation area

Found

This property is within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Ø Greenbelt land

(No restrictions found)

This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

• Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

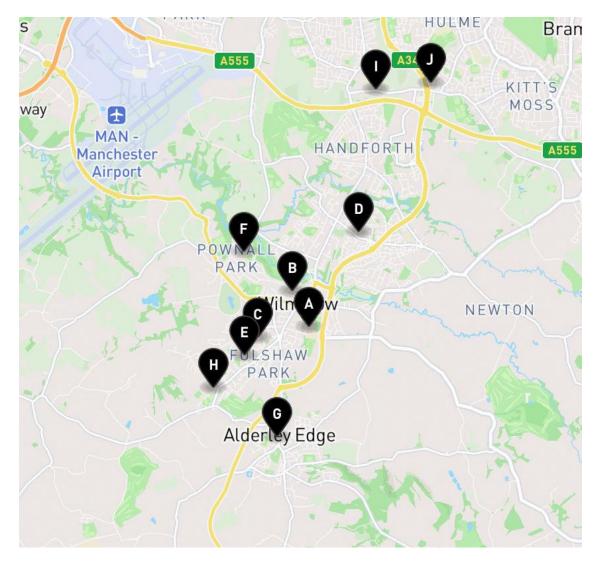
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

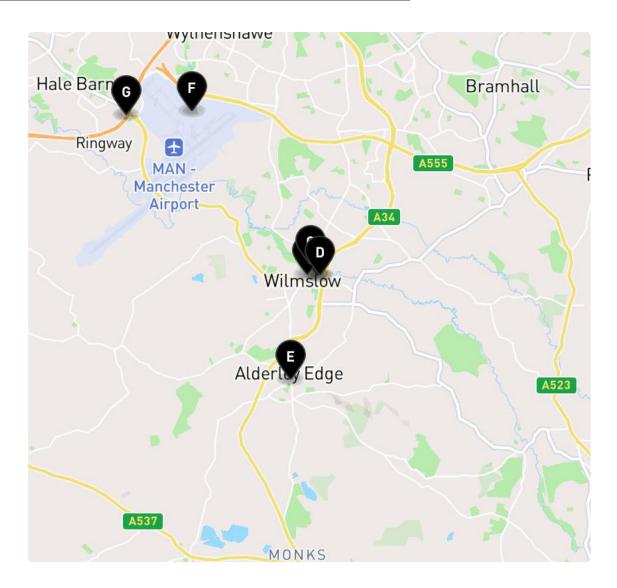




Wilmslow High School 0.40mi • Secondary	Good
B Wilmslow Preparatory School 0.66mi • Nursery	Not rated
St Anne's Fulshaw C Of E Primary School 0.96mi • Primary	Good
Aurora Summerfields School 0.97mi • Special	Good
Ashdene Primary School 1.14mi • Primary	Outstanding
Pownall Hall School 1.32mi • Nursery	Not rated
G Alderley Edge School For Girls 1.43mi • Nursery	Not rated
H Lindow Community Primary School 1.58mi • Special	Good
Willow House School 2.50mi • Special	Good
St James' Catholic High School 2.71mi • Secondary	Good



Local Transport



- Railway Station, Station Grounds
 0.38 mi Bus stop or station
- Bank Square, Green Lane
 0.51 mi Bus stop or station
- Mill Road
 0.57 mi Bus stop or station
- Wilmslow Rail Station
 0.36 mi Train station
- Alderley Edge Rail Station
 1.49 mi Train station
- Manchester Airport
 3.50 mi Airport
- M56
 4.15 mi Motorway



Get in touch

Website

https://www.mosleyjarman.co.uk/

Opening hours

Monday **9:30am - 5:30pm**

Tuesday **9:30am - 5:30pm**

Wednesday **9:30am - 5:30pm**

Thursday **9:30am - 5:30pm**

Friday **9:30am - 5:30pm**

9:30am - 4:30pm

Sunday Closed





Scan here to view a digital version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Mosley Jarman or visit https://www.mosleyjarman.co.uk/. To opt out of future communication, contact Nick Mosley.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.