



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A BUILDING PLOT WITH FULL PLANNING PERMISSION  
FOR THE ERECTION OF A 4 BEDROOM DETACHED HOUSE,  
IN AN ENVIABLE SEMI RURAL VILLAGE LOCATION ADJOINING FARMLAND  
AND WITH SUPERB VIEWS



THE WORKSHOP, OAK LANE, KERRIDGE, MACCLESFIELD,  
CHESHIRE, SK10 5BD  
**Offers Around £300,000**



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**THE WORKSHOP, OAK LANE, KERRIDGE, MACCLESFIELD,**  
**CHESHIRE, SK10 5BD**

This building plot is being sold with full planning permission for the erection of a four bedroom detached house. Full details and plans can be found on the Cheshire East Council website ([www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)) planning under reference 24/4361/FUL.

The plot occupies an enviable position within the rural village of Kerridge, situated on the westerly side of Oak Lane, with an expansive view over the Cheshire Plain to the rear. Being within Kerridge Conservation Area, the house has been designed to fit appropriately with the delightful surroundings. Internally the accommodation is set out in a contemporary manner and makes the most of the far reaching open westerly view at the rear.

The fields, hills and woodland that Kerridge sits within are easily accessible from the cottage for pleasant country walks. In addition to this close proximity to the countryside, the amenities of Bollington are also within easy reach including shops for everyday needs, good primary schools, recreation parks and a number of pubs and restaurants. There are bus stops at the end of the road with services into Macclesfield and Stockport. Macclesfield is approximately 2½ miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network are within a radius of 10 miles.

A location plan and a site plan are attached. The plot being offered for sale is outlined in red. Please note that the area shaded blue is subject to a right of way for the adjacent garage, and this does not interfere with the scheme that has planning consent.

**TENURE:** Freehold

**PRICE:** Offers invited around £300,000

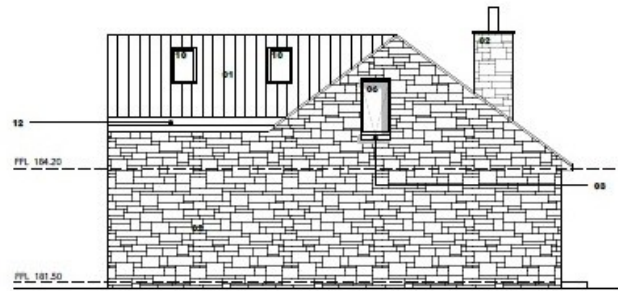
**VIEWING:** The site is available to view from the pavement/roadway of Oak Lane, and also the adjacent track/public footpath. Please do not enter the site without prior permission from the AGENTS Michael Hart & Company.



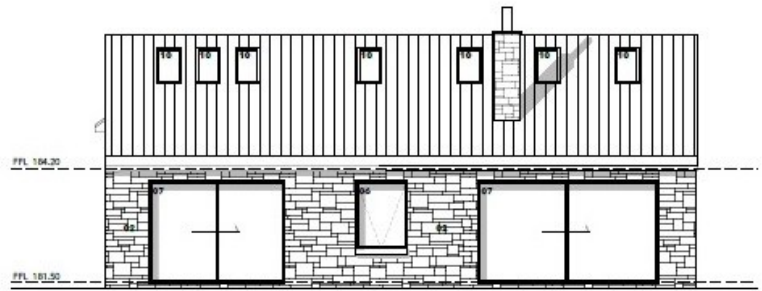
EASTERN ELEVATION (FRONT)



SOUTHERN ELEVATION (SIDE)



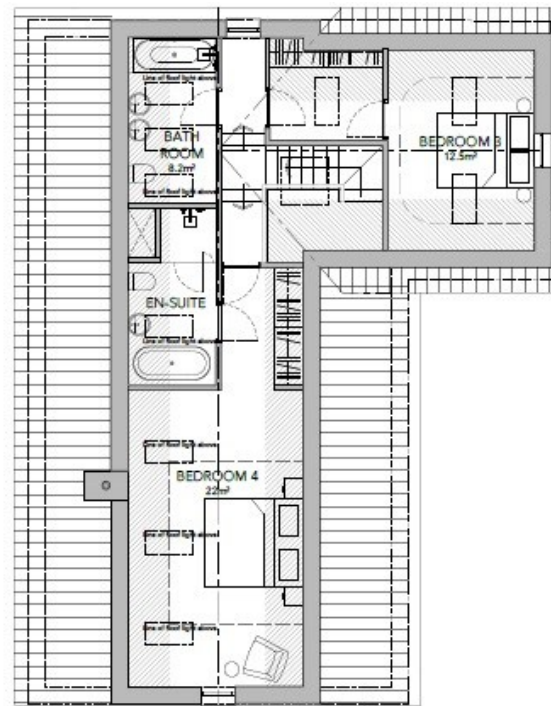
NORTHERN ELEVATION (SIDE)



WESTERN ELEVATION (REAR)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

### ***Please take note of these points***

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



