



**GASCOIGNE
HALMAN**

DEVELOPMENT LAND AT GREAT MORETON HALL, NEW
ROAD, MORETON, CONGLETON, CHESHIRE, CW12 4RY

THE AREAS LEADING ESTATE AGENT



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A very rare opportunity to acquire an outstanding development site with planning permission for three detached luxury homes located on the edge of the Great Moreton Hall Estate with views over open parkland to the rear and to the Hall itself.

The semi-rural location of Moreton is surrounded by countryside yet easily accessible to neighbouring local towns of Congleton, Sandbach and Holmes Chapel and Alderley Edge, Wilmslow and Knutsford are also nearby which provide a wide range of high-quality shops and restaurants. This development site is well placed for easy access to Manchester, the M6 at junction 17 and local train stations which offer a fast electric commuter service with Inter City links available. Manchester International Airport is only a short drive away.



Plot 1



PLOT 2



PLOT 3



DESCRIPTION

An exceptional opportunity to acquire a unique development site spanning 1.7 acres (approx) with approved planning permission (20/3057C & 20/3058C LBC) to build three contemporary bespoke homes, each extending to 3000 sq ft (approx.). Situated at the edge of the Great Moreton Hall Estate, every residence boasts stunning south westerly views over open countryside and has been designed using high-quality materials.

The configuration of the proposed residences adheres to the established pattern of properties lining New Road. Set within spacious plots, each house faces New Road but is strategically set back. Accessible through a shared private access positioned to the west of the site, ensuring ample visibility along New Road, the three houses are reached via a split shared roadway that leads to individual properties each with their own drive. Each residence is situated on an expansive plot, accompanied by detached garages.

While each home shares a fundamental layout, there are subtle variations to craft three unique family dwellings. Entering through a double-height space with wrap-over roof glazing, which encompasses the staircase, the ground floor living areas are predominantly open-plan, featuring designated spaces for cloak, utility, and study. Upstairs, five generous bedrooms await, with the master bedroom enjoying the luxury of an en-suite and balcony with views to the rear.

As previously mentioned each property will benefit from a large plot extending to the stream at the rear of the site with stunning views over open parkland towards Great Moreton Hall.

We have been informed that all main services are available nearby, however, we recommend interested parties to inspect the relevant utility companies for confirmation. It is worth noting that there are no Section 106 costs applicable to this development.

DIRECTIONS

SAT NAV: CW12 4RX

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East County Council. Telephone 0300 123 5500

VIEWINGS

The site can be inspected at any reasonable time of the day without prior appointment.

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