



**GASCOIGNE
HALMAN**

CEMETERY LODGE, CHELFORD ROAD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT

An exciting opportunity to acquire a detached lodge located on the outskirts of Alderley Edge Village with planning permission for conversion into two dwellings.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

DESCRIPTION

An exceptional opportunity to acquire a unique development comprising a former cemetery lodge and site office. With approved planning permission (23/3499M) to create two properties with a combined square footage of circa 3600

sq ft. Careful consideration has been given at the planning stage to maximise the proposed living space which is bound to appeal to many. This opportunity is situated at the outskirts of Alderley Edge Village and boasts a semi-rural lifestyle with pleasant views over open fields to the front.

DIRECTIONS

SAT NAV: SK9 7TQ

TENURE

Leasehold. 997 years remaining.

LOCAL AUTHORITY

Cheshire East County Council

TAX BAND

Band C

VIEWINGS

Viewing strictly by appointment through the Agents.



PROPOSED FRONT ELEVATION

ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Rd, Alderley Edge, Cheshire, SK9 7JS

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