



GASCOIGNE HALMAN

68 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



68 HEYES LANE, ALDERLEY EDGE

Offering exciting development potential, a very rare opportunity to acquire a landmark property within easy walking distance of the Village Centre and the Main Line Railway Station, and close to open countryside.

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

A remarkable development opportunity presents itself with the availability of No 68 Heyes Lane which has been in the ownership of our client's family since the year 1947 and this will be the first time in all of those years that this unique property has been offered for sale.

Set in a plot extending to 0.16 acres (approx) and originally a pair of dwellings the property has been modified over the years to create what now exists, effectively a large detached building of some scale, with an internal floor area not far short of 4000 sq ft.

The present layout has a large shop front from where the renowned store, Granthams, currently trades to a loyal and discerning customer base where people come from miles around to shop for a diverse selection of specialist offerings in both the food and drinks departments.

We are certain that Granthams will continue in some shape or form in the future, but for now, the available space only adds to the potential on offer.

We feel it would be a straightforward exercise to convert the ground floor commercial element of the building into residential space to follow the accommodation on the upper floors which currently comprises a first floor sitting room and dining room (which could both be bedrooms) in addition to 4 further bedrooms across the first and second floors.

Conversely, the whole property could be converted into apartments (subject to PP), or in our view would make a superb Headquarters Building for a local company wishing to base itself within the Community.

Outside, there is a large carport and additional outbuildings providing useful storage, whilst there is lovely garden to the side and a private courtyard / patio area to the rear.

There is ample parking space on the driveway and the forecourt.

So if you are seeking a substantial property of character, then here is the perfect opportunity to create a bespoke and personalised new family home in a wonderful location, in one of the most sought after villages in the region.

PLEASE NOTE - BUILDING ONLY FOR SALE - DUE TO BUSINESS RELOCATING.

DIRECTIONS

SAT NAV: SK9 7HY.

TENURE

Leasehold. 897 years remaining. Ground rent to be verified by solicitors.

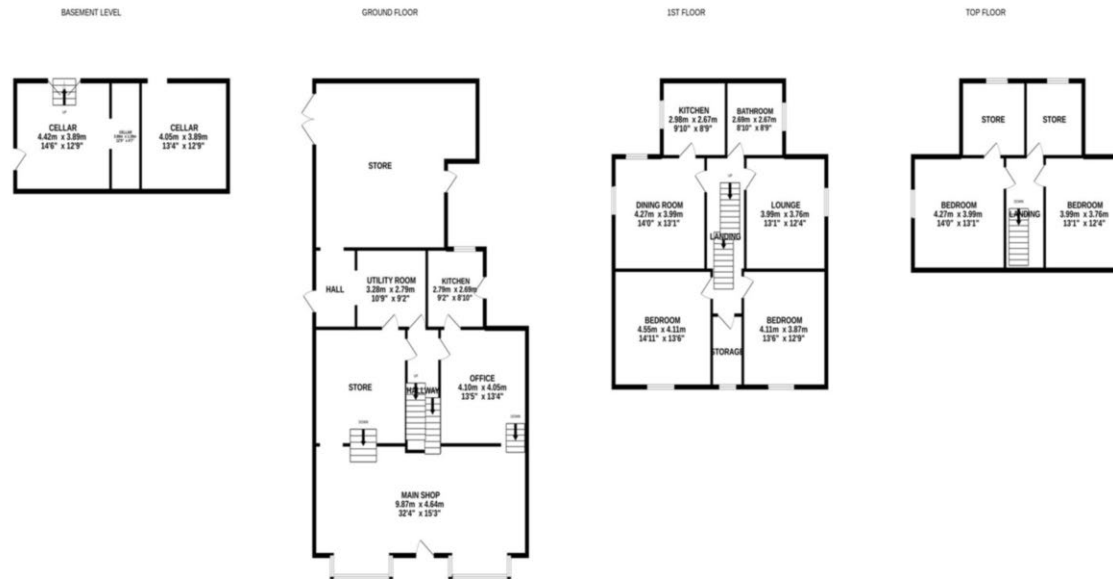
LOCAL AUTHORITY

Cheshire East County Council. Tax Band: E

VIEWINGS

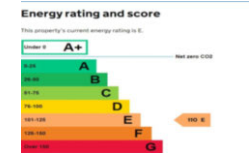
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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