



**GASCOIGNE  
HALMAN**

CORNERWAYS, WELSH ROW, NETHER ALDERLEY

---

THE AREAS LEADING ESTATE AGENT





## CORNERWAYS, WELSH ROW, NETHER ALDERLEY

**FOR SALE BY INFORMAL TENDER. A detached property requiring full modernisation, offering outstanding potential to extend, redesign or completely rebuild (STPP). Set within 2.4 acres (approx) of gardeners and grazing land in a prime semi-rural location.**

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

The sale of Cornerways, represents an exceptionally rare opportunity to acquire a property with remarkable potential in a highly sought-after semi-rural setting. Built and occupied by the same family since its construction and now brought to the open market for the very first time, the property offers a chance to shape, develop and re-imagine a home in a location that combines country living within close proximity to all amenities in Alderley Edge Village.

The setting is one of the property's greatest assets. Positioned well back from the road, screened by mature boundaries and surrounded by its own private gardens, Cornerways enjoys a level of privacy and discretion that is increasingly difficult to find. The grounds extend to approximately 2.4 acres in total, and are divided between generous gardens and two separate paddocks, providing a delightful lifestyle.

The existing accommodation offers over 1,650 square feet arranged across two floors, including two reception rooms, a dining kitchen and a study on the ground floor, with three double bedrooms, a family bathroom and a separate W/C to the first floor. While complete modernisation is required, it is the potential that truly sets this property apart. Cornerways stands as an exceptional prospect for extension, reconfiguration or complete replacement, subject to the necessary planning approval, allowing the opportunity to create a tailored home.

Whether extending the existing footprint, redesigning the internal layout or pursuing a complete replacement dwelling. The property provides a substantial canvas for creating a bespoke home. Its land and setting support a wide range of possibilities, tranquility and versatility, appealing to those seeking privacy, hobby farming, equestrian use or simply the enjoyment of generous outdoor areas.

The property is offered for sale via informal tender in accordance with the conditions outlined below:

## INFORMAL TENDER CONDITIONS

All offers in excess of £1,000,000 must be submitted in writing in an envelope or an email marked with the title "offer for Cornerways" by 12pm on Friday, 6th February 2026.

All offers submitted will be considered and discussed. The Vendor reserves the right not to accept the highest or indeed any offer if they so choose.

In order that all offers receive similar consideration please include the following information in your offer:

1. The final price you are prepared to offer for the property and what this includes. NB. No offers will be accepted on a "more than" basis ie. A specific amount must be given.
2. If you make a cash offer, proof of availability of funds must be supplied by your bank manager/accountant/solicitor.
3. Your situation regarding any dependant property sale ie. If you have a sale proceeding, what the position is with the purchaser and what stage the sale has currently reached.
4. Whether your offer is dependent on a mortgage or any other type of finance and if so please confirm the percentage of borrowing in relation to your offer amount, and contact details of your advisor/broker.
5. Any other stipulations you wish to make to your offer.
6. An exchange of contracts will be required within 28 days of your Solicitors receipt of the draft contract.

Please confirm how quickly you would forsee completion of purchase after exchange of contracts.

Once a contract has been issued to the successful purchaser's Solicitors, the Vendor has agreed that the property will be taken off the market for 28 days.

If a contract is not signed and exchanged by this date the Vendor reserves the right to re-market the property and find an alternative buyer.

## DIRECTIONS

Sat nav: SK10 4TY

what3words: ///biggest.dart.mysteries

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

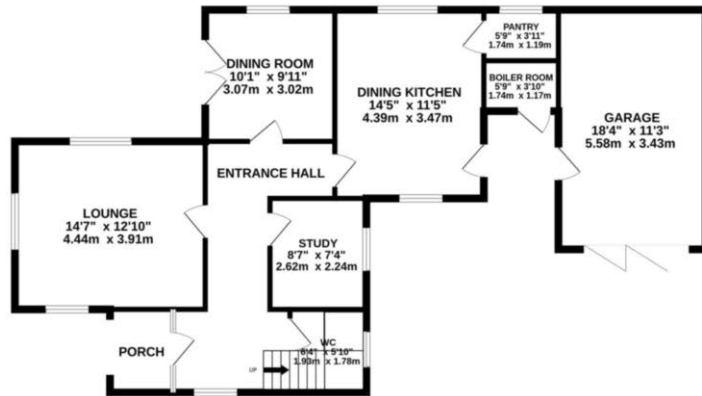
Band: G

## VIEWINGS

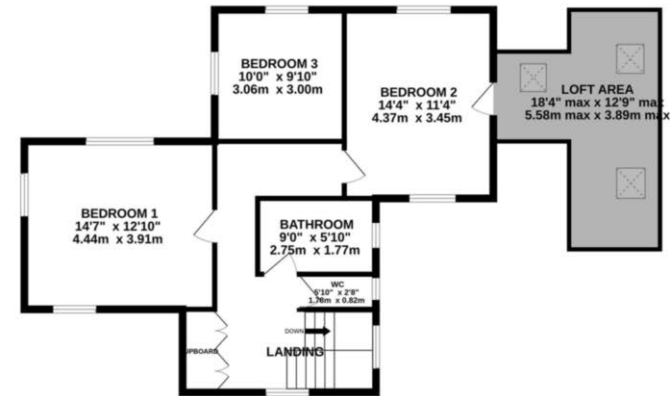
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.

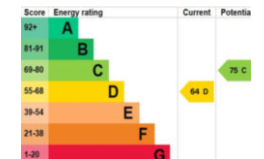


1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### ALDERLEY EDGE OFFICE

01625 590 373

[alderley@gascoignehalman.co.uk](mailto:alderley@gascoignehalman.co.uk)

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

**GASCOIGNE  
HALMAN**