



**GASCOIGNE
HALMAN**

DAVENPORT LANE, MOBBERLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



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DEVELOPMENT OPPORTUNITY with APPROVED PLANNING PERMISSION for an individually designed detached home: Cheshire East planning reference: 21/5044M and 18/2005M.

Holt House sits within a mature 2.7 acre approx. gated plot which includes a generously proportioned detached residence, currently extending to over 7,000 sq ft approx. and enjoying generous reception rooms, superb entertainment rooms and a large indoor swimming pool. There are 6 bedrooms with the majority having En-suite facilities.

Externally the gated driveway extends to a double garage and tennis court.

This unique opportunity occupies one of the more prestigious and discreet residential locations in Cheshire.





DIRECTIONS

SAT NAV: WA16 7LS

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: H

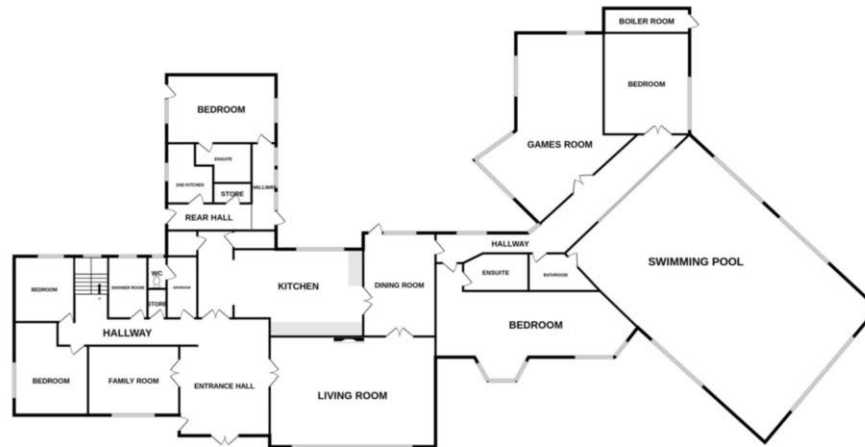
ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

7211 Sqft Approx.

GROUND FLOOR
6387 sq.ft. (593.4 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 7211 sq.ft. (670.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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