



**GASCOIGNE
HALMAN**

PLOT 6 WATERBANK, HEYBRIDGE LANE

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

PLOT 6 WATERBANK, HEYBRIDGE LANE

The chance to buy a brand-new house which has been completed to a point where it is now ready for all the internal finishes to the buyers own personal requirements. A super location within easy walking distance of Prestbury Village.

This is indeed a rare event for anyone who has ever dream't of building their own home but have found the concept too daunting.

Well, here might be an ideal halfway house - Pun intended.

This superb new detached house is situated in a prime part of Prestbury within easy walking distance of the Village centre and within easy reach of many of the local towns and villages such as Wilmslow and Alderley Edge.

The original Kings School, formerly based in Macclesfield, has relocated to Prestbury and is just over a 5 minute drive away from the property.

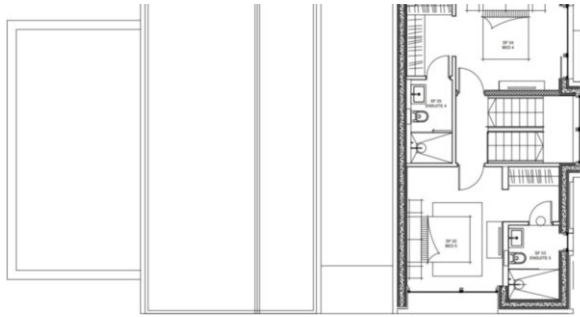
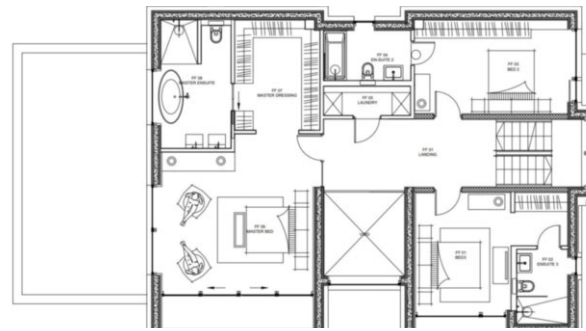
The whole of the exterior build is complete, and the Developer is able to offer a buyer the chance to complete the interior to their own personal design and specification.

All services are connected to the property, and the house will of course come with a 10 year structural warranty, the GIA for the house and garage is approximately 4,020 sq ft, (house 3,600 sq ft plus 420 sq ft garage).

We would be happy to discuss the detail and merits of this offering, and we can show you a similar fully complete property nearby which also forms part of the commended Waterbank.

Waterbank was the winner of the What House Gold award for the Best New Development in the UK in 2024.

Call us now for a private discussion, and explanation regarding this very special opportunity.



LOCATION

Prestbury Village boasts a picturesque centre with its Georgian Houses and historic church, plentiful restaurants, specialist shops and a small supermarket where most day to day needs are satisfied.

The Village has a thriving tennis and squash club, cricket club and a highly regarded golf course.

There are public footpaths leading deep into the Cheshire Countryside as well as to the National Trust owned Hare Hill estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the Countryside.

Local schools are excellent including the Village primary school, Mottram St. Andrew primary school and Fallibroome Academy in addition to well regarded private schools including Beech Hall and Kings School with its now complete state-of-the-art campus on the edge of the Village. The Ryleys, Alderley Edge School for Girls, Pownall Hall and Terra Nova prep. Schools are all within commutable distance.

The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield.

The Village station has a regular service to Manchester and Macclesfield from where London Euston is only approx. 1 hr 40 mins away. Manchester Airport is less than 10 miles distant.

LOCAL AUTHORITY

Cheshire East Council

TENURE

Freehold

DIRECTIONS

SAT NAV: SK10 4HD

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.

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