

FOR SALE

- An outstanding single building plot in the very heart of the town
- Very private and adjacent to The Carrs
- Detailed planning permission granted for a single 2 storey dwelling
- Superb vehicular access via the end of Hawthorn Grove
- Mature setting with the plot extending to approximately 0.27 of an acre or thereabouts
- Supremely convenient position just minutes away from the many varied facilities within the centre of Wilmslow



Single Building Plot To The Rear Of 26 Hawthorn Lane Wilmslow, SK9 5DD

Offers Over £600,000



TENURE

The Building Plot is to be sold Freehold.

SERVICES

We understand that all Mains Services are available close by, and interested parties should make their own enquiries of the relevant Utility Companies in this regard.

PLANNING

Detailed planning permission was granted in December 2024 by Cheshire East Council under reference 24/0313M for the demolition of the existing detached building (2 apartments) and the erection of a New Detached Dwelling.

CIL PAYMENT

We understand from Cheshire East Council that there is a CIL payment of £12,921.95 due.

We gather that under certain circumstances this sum may not be payable.

Interested parties should make their own enquiries of Cheshire East Council in this regard.

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.

DESCRIPTION

This is a very rare opportunity to acquire a fine residential building plot in the centre of Wilmslow with a current planning permission for a well-proportioned new two storey detached house which will provide approximately 2,066 sq ft (GIA) of living space within an attractive and mature setting.

This particular house was specifically designed for our client to occupy and since then plans have changed and hence the reason for considering a sale. We are of the view that many interested parties are likely to wish to build a larger four/five bedroom property. We believe this to be entirely feasible, subject of course to all of the appropriate consents being obtained.

The plot extends to approximately 0.27 of an acre and whilst Hawthorn Lane is itself at times a reasonably busy thoroughfare, the plot is positioned behind the existing dwelling fronting the Lane and is accessed from Hawthorn Grove at the rear.

The location is sure to appeal to families where so many facilities are on the doorstep in terms of shops and restaurants and schools, whilst The Carrs is accessed very close by and provides a fabulous parkland recreational area for all.



**CONTACT OUR LAND & NEW HOMES DIVISION
ON 01625 462 333
FOR MORE INFORMATION**



LOCATION

The plot is within an enviable location just a few minutes' walk from all the varied cosmopolitan facilities available within this exciting and sought after Cheshire Town.

There are numerous highly regarded restaurants and bars close by together with a wide array of shopping facilities from many specialist retailers, including the famous Hoopers Department Store.

There are numerous schools to suit children of all ages, and the Motorway Network is easily accessible, Manchester International Airport is less than a 15 minute drive away, and Wilmslow Railway Station

VIEWING

Strictly by appointment with our Wilmslow office -

01625 563 434

or our Land and New Homes team - 01625 462 333.

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