



## Churnet Lodges Churnet Grange

Cheddleton, Staffordshire, ST13 7EP

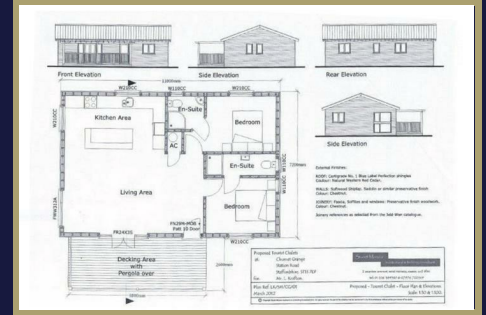
£420,000



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## Denise White Estate Agent Comments

Planning permission is approved for SIX, two bedroom, two bathroom, timber chalets for holiday accommodation which are FREEHOLD. Approximately the site is set in 2.67 Acres.

Planning has been granted by Staffordshire Moorlands District Council, under application reference SMD/2008/1104

The footings and bases are all erected and the shell of one of lodges are in place.

Hoeseasons are keen on taking on the letting of the finished lodges which would yield a high double digit annual income

This is a rare opportunity for a freehold site.

Churnet Grange is located in a prime position on the outskirts of the popular village of Cheddleton, within easy travelling distance to the market town of Leek, Staffordshire.

## Setting The Scene

The site situated in a prime position within some stunning countryside. The site is just a 5 minute drive from the historic market town of Leek.

The location is perfect to create the harmonious lifestyle that the idyllic image of owning your own

country lodge portrays. Stepping out onto your private patio and into the relaxation of the woodland surrounding, enabling you just to unwind as you take in the fresh moorland air and revitalise as you take a stroll into the Churnet Valley.

## Out and About

Much of Cheddleton straddles the A520 immediately to the south of the river Churnet and the Caldron Canal, the site is situated within walking distance to the canal and steam railway line, on the edge of the village of Cheddleton. The Staffordshire village of Cheddleton is situated in the Staffordshire Moorlands, three miles from the market town of Leek. The village offers shops, a Post Office, pubs serving food and a restaurant. Nearby Leek boasts shops including vast antique emporiums, bookshops and galleries, along with restaurants and real ale pubs.

## Please Note

All interested parties are advised to make their own enquiries in this regard to any planning queries. Denise White Estate Agents will only be selling the plot and then the legal transactions for the Lodges will be done direct with the owner.

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor. Please note – the vendors could have a change of mind in terms of fixtures and fittings and all will be confirmed via the solicitors fixture and fittings forms.

### About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team all live locally and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan



### Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.