

FOR SALE



- An exceptional development site in the heart of rural Cheshire.
- Yet, just a 5 minute drive to the centre of Prestbury, and 10 minutes from Alderley Edge Village. A 2 minute drive to The Kings School
- In all approximately 5.5 acres or thereabouts, with a developable area of approximately 2.2 acres or thereabouts.
- Outline Planning Consent granted for 6 detached dwellings.
- Planning reference number 22/2673M
- A wonderful countryside setting and yet in a most convenient location.

LAND AT 50 SANDY LANE HENBURY, SK10 4RJ

GUIDE PRICE £2M



PLANNING

Outline planning permission was granted on 8th March 2024 for a residential development of up to 6 dwellings, under reference 22/2673M. Various specialist reports are available on the planning portal and we would be happy to make the introduction to the original architects who have an intimate knowledge of the site. The land is to be sold Freehold.

SECTION 106/CIL

We are advised that no such payments are due. Interested parties are advised to make their own enquiries of The Local Authority for formal confirmation.

SERVICES

We are advised that mains electricity and water are connected. Interested parties should make their own enquiries of the appropriate service providers.

FURTHER INFORMATION & VIEWINGS

ON 01625 462 333

Strictly by appointment with our Land & New Homes Division.



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

The site is the former Canine Club, as the name suggests a Boarding Kennels of a significant size, now disused and offered for sale with a residential consent for the erection of 6 dwellings plus garages (marked edge red on the aerial image).

The area available for development is in the region of approximately 2.2 acres and will provide each plot with good sized gardens, most of which will face South East and West (the land edged blue to the East is the amenities land).

There is an existing dwelling house to the North of the site accessed from Sandy Lane. This property is to be demolished and the associated driveway will form the start of the access road for the new development.

Situated within the green belt, the site has a rural atmosphere, and depending upon how the ultimate purchaser decides to arrange the land, it would be entirely possible to provide residents with a good deal of amenity space as an added selling feature when marketing the units.

A position as sylvan as this is normally situated in the depths of the countryside miles from day to day amenities. In this instance the new properties will be seriously convenient for both Prestbury, Alderley Edge and of course The Kings School of Macclesfield, one of the most highly regarded Independent Schools in the UK, recently relocated here in on Alderley Road Prestbury.

In summary, a special opportunity in our view, and one that deserves early attention.



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



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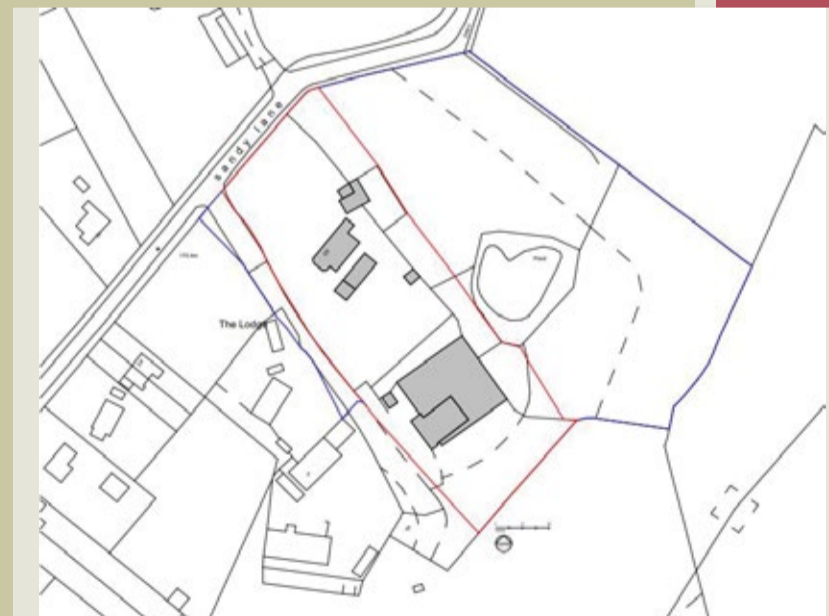
We understand that the site is not registered for VAT

DIRECTIONS

For Sat Nav purposes the site can be found by entering SK10 4RJ.

VIEWING

By appointment with our Land & New Homes Division and it is anticipated that we will be arranging viewing on site within certain time slots which we will advise within our Portal Advertising and Social Media.



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