



WATLING
REAL ESTATE

**SILVER SPRINGS, HARROP EDGE ROAD
MOTTRAM IN LONGDENDALE, NR HYDE, GREATER MANCHESTER, SK14 6SJ**

Unique opportunity to acquire a part-completed modern farmhouse with small land holding, to create a stunning family dwelling

PROPERTY SUMMARY

- ▶ Part-complete new build farmhouse
- ▶ Unique opportunity to create a stunning family dwelling with small land holding
- ▶ Elevated idyllic rural setting above the village of Mottram in Longdendale
- ▶ Panoramic views of the foothills of the Peak District National Park
- ▶ Freehold
- ▶ Private 5.7 acres (2.31 hectares) plot including secure paddock
- ▶ GIA - 1,903 sq ft, increasing to 2,215 sq ft once the proposed kitchen extension is completed
- ▶ Timber lean-to/workshop providing additional storage
- ▶ Planning permission for a replacement barn and two stable blocks

OFFERS INVITED



LOCATION

The property enjoys an idyllic rural setting occupying a hillside position above the village of Mottram in Longdendale in Tameside, Greater Manchester. With a south-easterly aspect, the property benefits from unencumbered panoramic views of the foothills of the Peak District National Park.

The property is accessed from Harrop Edge Road via the A6018 (Mottram Road) to the north at its junction by the Waggon & Horses public house. It lies approximately 10 miles east of Manchester City Centre which is easily accessible via the M67 motorway at the Hattersley Roundabout, which in turn connects with the A57.

There are a variety of amenities in the immediate vicinity by the Hattersley roundabout including a Tesco Extra superstore, library and eateries, with further amenities and schools in the nearby towns of Stalybridge, Hyde and Glossop which are all within a 3 mile radius of the property.



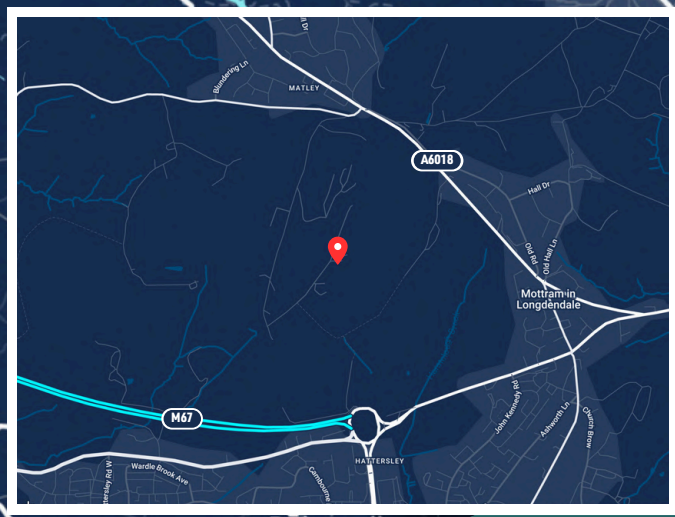
ACCESS / DIRECTIONS

Access to the property is via two routes. The most direct (blue arrow) is from Hadfield Roundabout at the end of the M67 – following Harrop Edge Road and turning right at Whitegate Kennels. Please note that is a narrow unmade track. Easier access is from the north (red arrow) via Hyde Road, turning left onto the A6018 and left again at the Waggon and Horses pub onto Matley Lane. From Matley Lane turn immediately onto Harrop Edge Road and then left at Whitegate Kennels





SUBJECT PROPERTY



DESCRIPTION

The property comprises a part-complete, detached 4-bedroom house, constructed in a traditional farmhouse style in-keeping with the character of the surrounding area and creates a unique opportunity to design a stunning countryside family home.

The house is of stone and block construction and set under a pitched slate roof. The main house is structurally complete with a proposed kitchen extension outstanding.

Internally, at ground floor the property provides two reception rooms (lounge and dining), utility/kitchen area, and hallway with downstairs w/c. A substantial timber lean-to store/workshop is accessible internally from the utility area. A proposed kitchen extension to the rear is partially completed and would be accessed from the hallway.

To the first floor, the property comprises four good-sized bedrooms including a master bedroom featuring ensuite and walk-in wardrobe, and a family bathroom.

Externally, the plot is largely triangular-shaped and extends to approximately 5.7 acres. There is a levelled forecourt to the side of the property which provides off-road parking for multiple vehicles and scope to construct a replacement barn and two stable blocks (see Planning below for further details).

General landscaping/tidying-up is required to the forecourt. The remainder of the plot is arranged as three interconnecting fields/paddocks over a gentle gradient running from north to south.

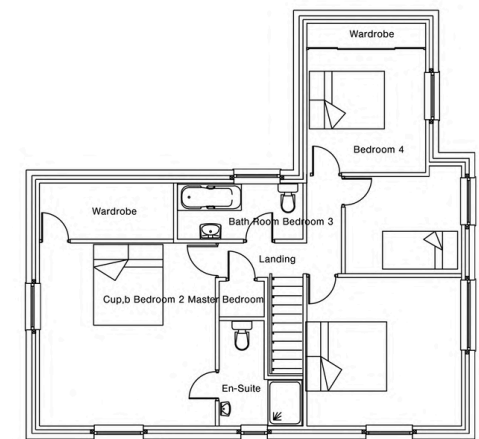
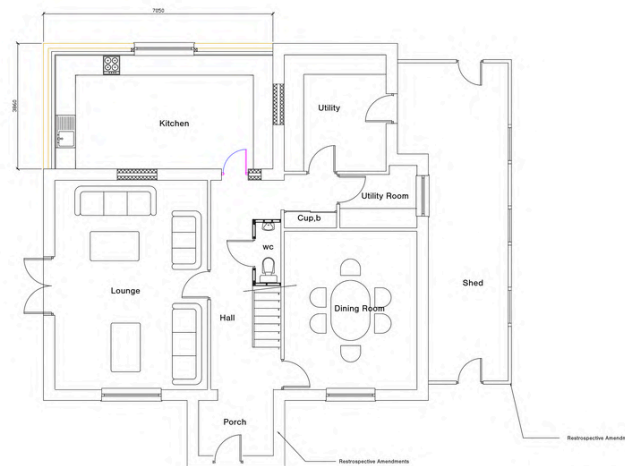
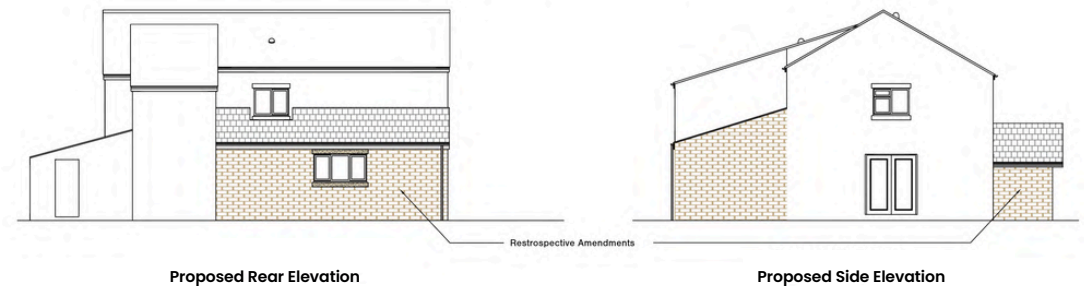
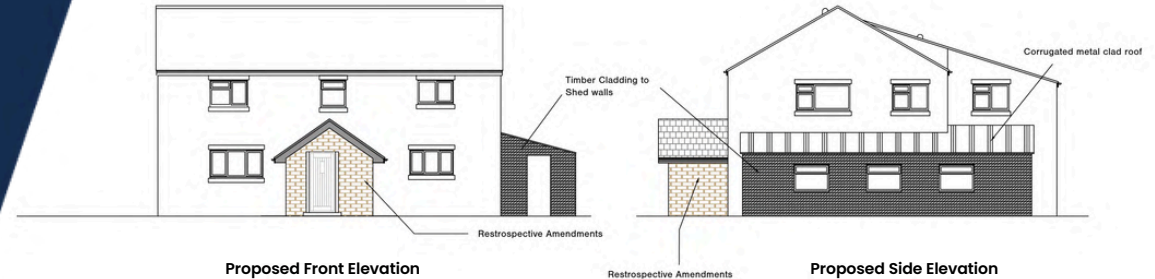


PLANNING

We understand the property benefits from extant planning permissions for the current development under planning references 13/00330/FUL and 19/00411/FUL.

A further planning application (18/00258/FUL) for a replacement barn and 2 stable blocks was approved in August 2018 and appears to have also been implemented.

A planning review report is included within the data room. Notwithstanding this, all parties should rely on their own enquiries.







FURTHER INFORMATION

GUIDE PRICE

Offers invited for the Freehold interest.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

The Property will be sold by way of informal tender (unless sold prior).

Offers are sought for the Freehold interest.

TENURE

Freehold.

METHOD OF SALE

Informal Tender.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

DATA ROOM

Access to the data room can be provided on request.

VIEWINGS

Viewings are strictly appointment only through Watling Real Estate as Sole Agents.

CONTACTS

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WATLING
REAL ESTATE

March 2025
Subject to Contract
Property Reference: 223083

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