

# W.C. DAWSON & SON LIMITED

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## Godley Hill, Godley, Hyde, SK14 3BL

Dawsons are pleased to offer for sale an increasingly rare opportunity to purchase a plot of land with permission to construct a four bedroom stone built detached executive property, adjacent to Godley Hall. (Planning Permission Ref 22/00364/FUL).

For further details contact our office on 0161 338 2292

**Price £120,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



Godley Hill, Godley, Hyde, SK14 3BL



Directions



**Proposed Ground Floor**  
1 : 100

**Proposed First Floor**  
1 : 100

**Materials Key**

- Stone to match existing area
- Stone wall
- Stone detail
- Clay roof
- Timber windows
- Timber doors
- Aluminium framed door

**Proposed North East Elevation**  
1 : 100

**Proposed South East Elevation**  
1 : 100

**Proposed South West Elevation**  
1 : 100

**Proposed North West Elevation**  
1 : 100

**Notes:**

1. Do not scale from this drawing. Use figured dimensions only.
2. Read in conjunction with all other comments/specifications covering any aspect of the drawings before work commences.
3. All lifting out dimensions to be checked on site by contractor before work commences.
4. Major drawings refer to General Arrangement (General) only and prior to construction with the draughtsman to be held for work that may occur during and after construction.
5. The copyright of this drawing is vested in Candid Architecture Ltd and may not be copied or reproduced without the consent of the company.
6. Site plan based on Ordnance Survey information.

**Client:** Brindle Developments  
**Project:** Godley Hall Inn, Godley Hill, Hyde, SK14 3BL

**Architect:** Candid Architecture  
44 Upper Road, Heaton, Stockport, Manchester, M20 9JL  
0161 275 2933

Rev	Date	Drawn	By
01	28/03/22	CG	CG

**Drawing:** Location Plan  
**Scale:** 1:100  
**Sheet:** RG204 / PL100  
**Page:** P1

**Location Plan**  
1 : 1250

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**Drawing:** Location Plan  
**Scale:** 1:1250  
**Sheet:** RG204 / PL100  
**Page:** P1

**Historical External 3D A0 1**

**Historical External 3D A0 2**

**Proposed External 3D A0 1**

**Proposed External 3D A0 2**

**Proposed house**

**External 3D Perspective**

**External 3D Perspective**

**External 3D Perspective**

**Site Plan Key**

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**Drawing:** External 3D Perspective  
**Scale:** 1:100  
**Sheet:** RG204 / PL100  
**Page:** P3

**Proposed Aeronautic 3D Front View**

**Historical photos showing front view of the previous houses on the site**

**Proposed Aeronautic 3D Rear View**

**Historical photos showing rear view of the previous houses on the site**

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**Drawing:** External 3D Perspective  
**Scale:** 1:100  
**Sheet:** RG204 / PL100  
**Page:** P2

## Floor Plan

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