





The Gamekeeper, Hollin Lane, Sutton, Macclesfield, Cheshire SK11 0HL

FOR SALE BY INFORMAL TENDER - A prime residential opportunity - Formerly known as the Sutton Gamekeeper/Lamb Inn, this attractive property, has been granted planning permission for the conversion into residential dwellings with associated external alterations, extensions, and carports in accordance with the planning application Ref 22/3765M. All plans and comments are available on the East Cheshire Website. The current plans are for a pair of semi-detached homes circa 1500 sq ft each, but other alternative configurations such as a single dwelling, single dwelling with annex, or multiple mews dwellings may be possible subject to planning consent being obtained.

<https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3765M>

Sutton village, located approximately 3 miles south of Macclesfield, offers a charming semi-rural escape edged by the Paek District National Park. With a population of around 2,500, Sutton exudes a close-knit community feel with good local amenities, including Hollinhey Primary Schol, Sutton Village Cafe and General Store, Sutton St James, the parish church of Sutton and the renowned Sutton Hallpub/restaurant and a host of other local popular pubs.

The river Bollin and Rosendale Brook, along with the Macclesfield Canal, weave through Sutton, offering many beautiful walks. It is also a good point from which to make the ascent of Shuttlingsloe, the Matterhorn of Cheshire, and access Teggs Nose Country Park.

All offers are to be received at the office of Holden and Prescott by midday on Thursday, 23rd May 2024. Informal Tender Forms are available from Holden and Prescott.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Leek Road (A523), turning left at the traffic lights into Byrons Lane, signposted Sutton/Langley/Wincle. Continue past the King's Heads at Gurnett and continue through the Cross Roads at Sutton Lane Ends, and the property can be found on the left-hand side. Sat Nav SK11 0HL

Price Guide £500,000

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

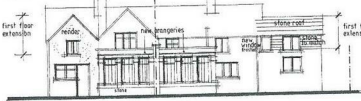




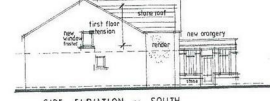
FRONT ELEVATION ~ WEST



SIDE ELEVATION ~ NORTH



REAR ELEVATION ~ EAST



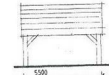
SIDE ELEVATION ~ SOUTH



FRONT



SIDE

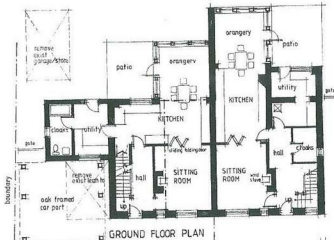


REAR

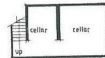


SIDE

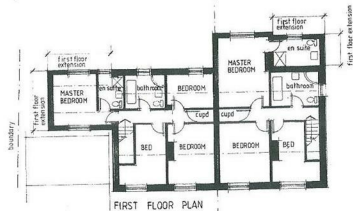
CAR PORTS



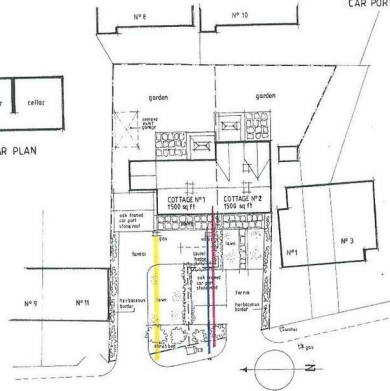
GROUND FLOOR PLAN



CELLAR PLAN



FIRST FLOOR PLAN



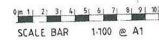
SITE PLAN 1:200

SECTION 42 (1)
 OF THE REG. TOWN & COUNTRY PLANNING ACT 1990
 AND THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT) REGULATIONS 1988
 AS AMENDED
 AND THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT) REGULATIONS 1988
 AS AMENDED
 AND THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT) REGULATIONS 1988
 AS AMENDED

GAS
WATER
ELECTRICITY

SUTTON LANE ENDS
 THE SUTTON GAMEKEEPER
 HOLLIN LANE SUTTON OHL

AS PROPOSED



HOLDEN & PRESCOTT



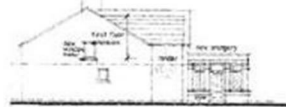
FRONT ELEVATION - WEST



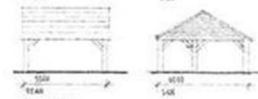
SIDE ELEVATION - NORTH



REAR ELEVATION - EAST



SIDE ELEVATION - SOUTH



CAR PORTS



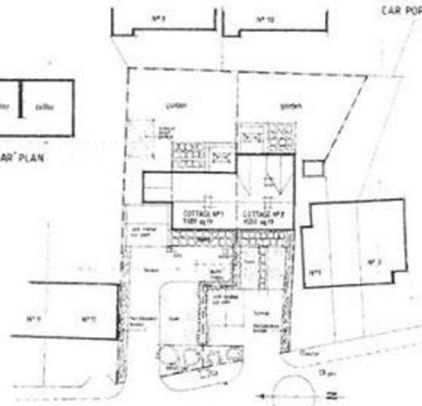
GROUND FLOOR PLAN



CELLAR PLAN



FIRST FLOOR PLAN



SITE PLAN 1:100

SCALE BAR 1:100 @ A1

SUTTON LANE ENDS
THE SUTTON GAMEKEEPER
HOLLIN LANE SKITT SHED

- 1. MEASUREMENTS 10/11
- 2. MEASUREMENTS 11/12
- 3. SITE PLAN 1/10/14
- 4. MEASUREMENTS 12/14

AS PROPOSED

PLANNING



