

ane Ends  
Farm

WALKER LANE

HOLLIN LANE

1800

Automatic  
Tel Ex

Lamb  
Inn  
(PH)

BROOKSIDE AVENUE

Rossendale

Club

School View

Symondley  
View

Mount  
Pleasant

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

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 Peak District National Park. With a population of around 2,500, Sutton exudes a close-knit community feel with good local amenities, including Hollinhey Primary School, 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.

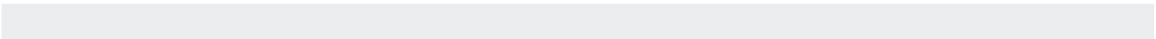
Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, which has picturesque beauty and extensive walks.

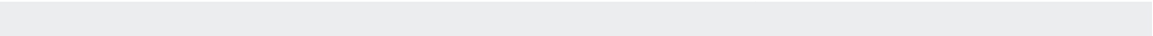
Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is direct to London. Manchester International Airport is only thirteen miles away by road. Proceed north of Macclesfield along Leek Road (A529), turning left at the traffic lights into Byreight 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**

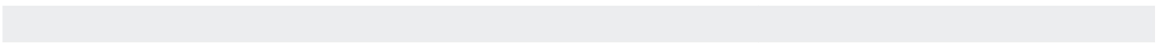
HOLDEN & PRESCOTT



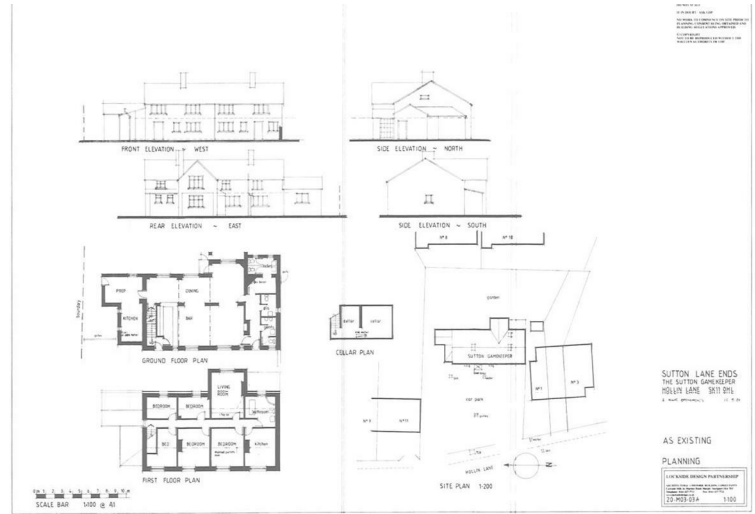
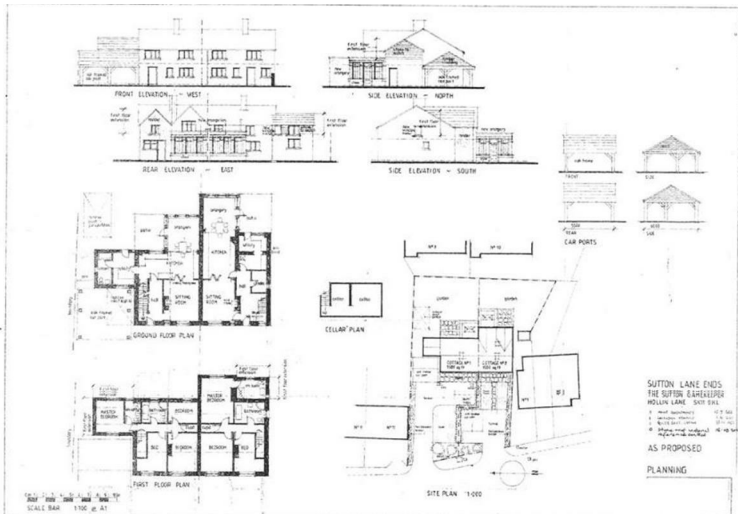


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**HOLDEN & PRESCOTT**  
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