



# Land Adjacent to 17 Avonside Way Avonside Way, Macclesfield, Cheshire, SK11

ORV

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £90,000 + Reservation Fee. A RARE OPPORTUNITY to purchase an INDIVIDUAL BUILDING PLOT with FULL PLANNING PERMISSION APPROVAL for A CONTEMPORARY STYLED THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOME. Occupying an enviable position within a quiet cul-de-sac, close to local amenities such as local convenience shops, the town centre and it's excellent transport links. Planning permission has been granted for the development of this land on Avonside Way (Cheshire East Planning Ref 23/3385M). The approved scheme provides for a contemporary style detached property with accommodation of approximately 1150sq feet. The proposed accommodation layout will include to the ground floor an entrance hall, downstairs WC and open plan l-shaped living/dining/kitchen. The first floor includes three double bedrooms with en-suite facilities to the master bedroom and a family bathroom. Externally to the front the driveway provides off road parking, whilst to the rear is a landscaped Southerly facing garden.

## £90,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield along Park Lane (A536), turn left at the first set of traffic lights into Ryles Park Road and turn left at the top onto Ridge View. Taking the 2nd turning right onto Avonside Way. The property will be found at the head of the cul-de-sac.

#### Entrance Hallway

#### Downstairs WC

#### Open Plan Living/Dining/Kitchen

#### Living Area

#### Dining Area

#### Kitchen

#### Stairs To The First Floor

#### Master Bedroom

#### En-Suite Shower Room

#### Bedroom Two

#### Bedroom Three

#### Family Bathroom

#### Outside

#### DirveWAY

#### Southerly Facing Garden

## Tenure

We are advised by the vendor that the property is Freehold.

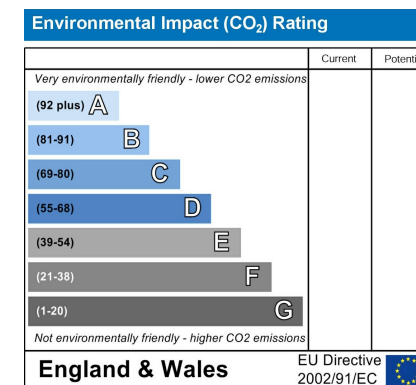
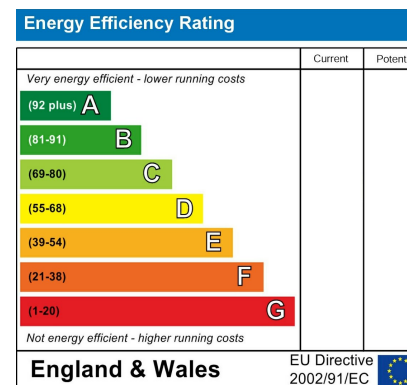
We would advise any perspective buyer to confirm this with their legal representative.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





KEY:

1. Timber cladding - black
2. Timber cladding with fin detail to provide feature panels and screening to windows- black
3. Red masonry
4. Timber doors to external store- black
5. Aluminium double-glazed windows and doors - black frames
6. Close boarded treated timber fence
7. Concrete tile roof in grey
8. PVC aluminium flashings and trims - black
9. UPVC or aluminium verge, soffit and fascia cladding with matching rainwater goods- black
10. Close boarded treated timber gate
11. Composite front door - black
12. Solar PV panels



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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