



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Rosedale Cheadle Road

Cheddleton, Leek, ST13 7BH

Offers In The Region Of £850,000



Rosedale Cheadle Road

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Rosedale offers a unique and bespoke development opportunity to purchase an imposing residence with planning permission to develop 3 substantial detached dwellings within the rear paddock.

The existing property boasts a number of original features and has been a Gentlemen's Residence, still having the original servants bells in situ. The property was built for and lived in by the same family until now.

The development has full planning permission approved for three dwellings and details of this are contained herein.

The whole site extends to 0.77 acres or thereabouts and the buyer will have the opportunity to purchase the agricultural field beyond should they desire which extends to 2.35 acres or thereabouts.

Situation

Rosedale is located in the popular village of Cheddleton being close to neighbouring towns for good commuting. The property is within close proximity to many local amenities such as schools, shops, public houses and village shops along with countryside walks on the doorstep.





Directions

Approaching the property from Leek through Cheddleton, Rosedale is situated on the left hand side and can be found using the following What3Words code

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Accommodation Comprises

Entrance Door

Leading into Porch with inner glass door which leads into:-

Hallway

Having Oak Flooring & Radiator with Staircase off:-

Sitting Room

17'3" x 19'9" max (5.266m x 6.033m max)

With fireplace with gas fire, original French windows to the outside, three radiators and fully fitted carpet.

Study

9'2" x 9'8" (2.80m x 2.967m)

With original door to the outside, radiator and fully fitted carpet along with window to the rear.

Dining Room

27'0" x 11'7" (8.238m x 3.533m)

With open fire fireplace, three radiators and fully fitted carpet, feature bay window to the front and original french doors to the rear.



Kitchen
9'2" x 10'3" (2.802m x 3.143m)

Range of wall and base units, quarry tiled flooring, electric oven and hob and radiator with window to the rear

Utility/Laundry Room
8'10" x 9'9" (2.693m x 2.991m)

With stainless steel sink unit, cupboards, door to outside, door to garage and window to the front aspect.

Double Garage
16'7" x 17'2" (5.068m x 5.256m)

Rotating Garage doors to the front.

Downstairs Cloak Room

With wash hand basin, low flush W.C, original tiles to wall and floor, radiator and frosted window to the rear.

Stairs to First Floor Landing
4.068m x 3.156m

With radiator and corner cupboard housing electricity fuse boxes

Bedroom 1
17'5" x 11'3" (5.313m x 3.430m)

With wash hand basin, radiator and fully fitted carpet with secondary glazed bay window to the front

Bedroom 2
21'4" x 10'0" (6.512m x 3.061m)

With fully fitted carpet and radiator





Bedroom 3
11'8" x 9'3" (3.57 x 2.83)
With wash hand basin

Bedroom 4 plus fitted wardrobes
2.901m x 3.018m
With fully fitted carpet and radiator
and window to the rear aspect.

Bathroom
With panel bath with Triton shower
over, wash hand basin, low flush
W.C, bidet and radiator. With
secondary glazed window and
frosted window to the rear.



OUTSIDE
The property benefits from a double
driveway with front lawn and
borders. To the rear of the property
there is extensive lawns with floral
and shrub borders. We understand
part of the garden was formally
used as a tennis court/bowling
green

Services
The property is connected to mains
electricity, water and gas.

Local Authority
The local authority is Staffordshire
Moorlands District Council.



Development Site

The existing paddock extending to 0.37 Acres or thereabouts has the benefit of full planning permissions for three detached dwellings. Access to the site is adjacent to the house and will involve the demolition of the existing garage with the permission also including consent for a new detached garage to serve the house.

The houses all provide similar four bedrooled accommodation and the specific layout for each is provided herein. Each benefits from a garage and additional off road parking and good sized private gardens.

Approved Planning Consent

Consent was approved on 15/12/23 under application number SMD/2023/0489.

Agricultural Field

The land comprises a single parcel of grassland which extends to 2.35 Acres or thereabouts and is currently used for sheep grazing.

Access to the land with farm machinery is via a separate access track which comes out of Leek Road near to the childrens play area. We understand that this right of way is restricted to Agricultural and equestrian purposes only

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

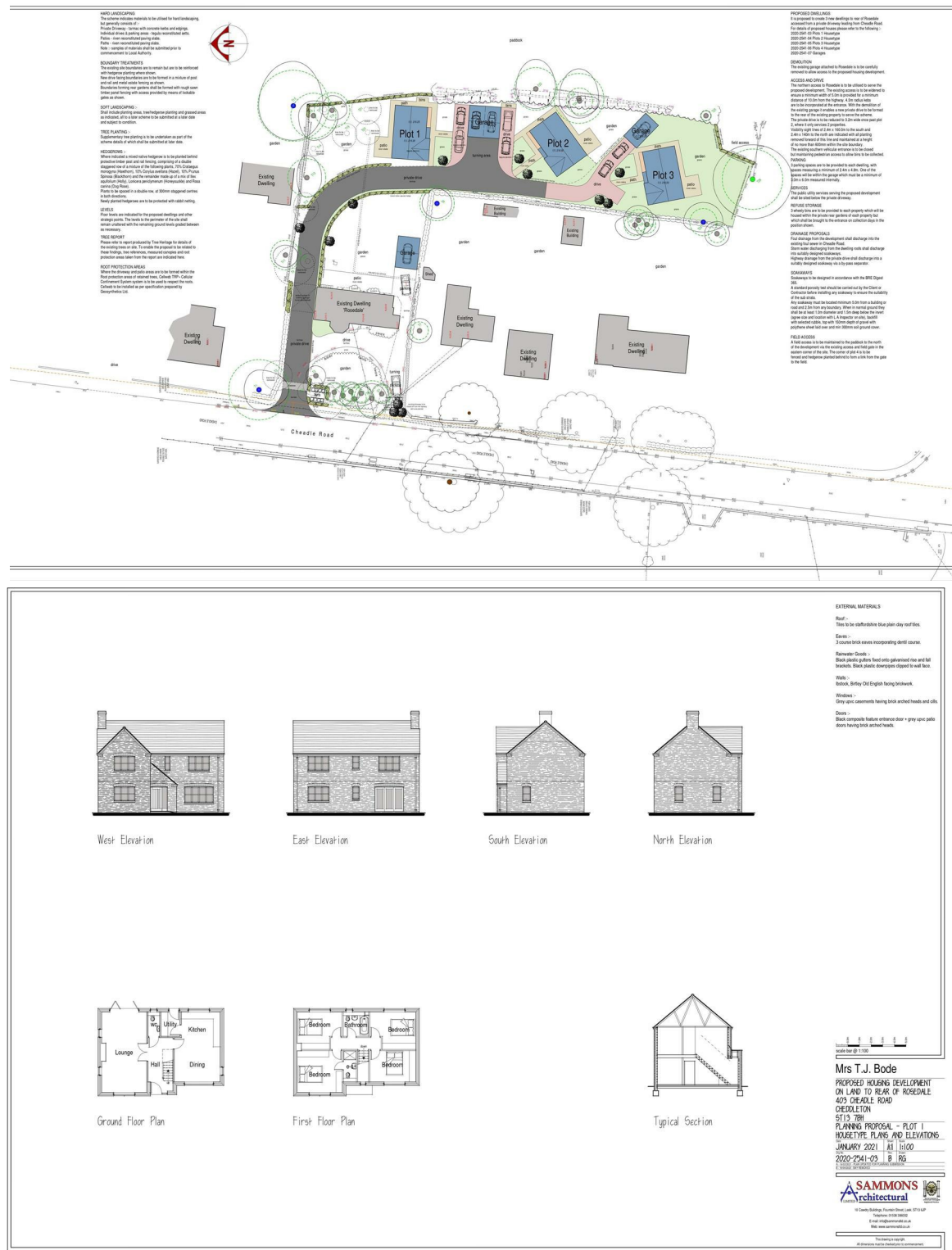
All measurements given are approximate and are 'maximum' measurements.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Plans

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.





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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

