



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Rosedale Cheadle Road

Cheddleton, Leek, ST13 7BH

Offers In The Region Of £750,000



Rosedale Cheadle Road

Cheddleton, Leek, ST13 7BH

Rosedale offers an exciting and rare opportunity to acquire an imposing residential property, together with a development opportunity with planning consent for three substantial dwellings in the rear paddock. In total the property extends to 3 acres or thereabouts, which includes an agricultural field which the buyer will have first refusal on.

The existing property is a 'Gentlemen's Residence' with many original features including servants bells, well proportioned rooms, with accommodation extending to 1950 square feet, plus garages. It is the first time the property has ever been on the market.

The property will be of interest to a multitude of potential buyers, including those looking for a discerning property with gardens and land and developers. Viewing is highly recommended to appreciate the scope and potential on offer.





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

///rates.topples.encoding

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 0.34 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 bedroomed 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.

Each property will also have the potential to have a grooming paddock out of the field behind, should this be desired.

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 2.23 Acres or thereabouts and is currently used for sheep grazing. The land benefits from ownership of a separate access onto the A520 as shown on the attached plan.

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.

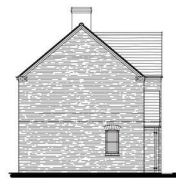




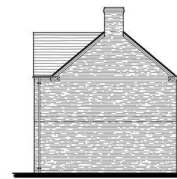
North West Elevation



South East Elevation



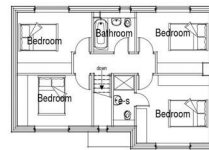
North East Elevation



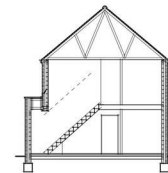
South West Elevation



Ground Floor Plan



First Floor Plan



Typical Section

Grey upvc casements having brick arched heads and cills.
Doors :-
Black composite feature entrance door + grey upvc patio doors having brick arched heads.

scale bar @ 1:100
Mrs T.J. Bode
PROPOSED HOUSING DEVELOPMENT
ON LAND TO REAR OF ROSEDALE
403 CHEADLE ROAD
CHEDDLETON
ST13 7BH
PLANNING PROPOSAL - PLOT 2
HOUSETYPE PLANS AND ELEVATIONS



North Elevation



South Elevation



East Elevation



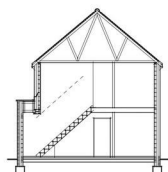
West Elevation



Ground Floor Plan



First Floor Plan



Typical Section

Walls :-
Natural, locally sourced stone coursed as indicated on drawing.
Windows :-
Grey upvc casements having stone heads and cills.
Doors :-
Black composite feature entrance door + grey upvc patio doors having stone heads.

scale bar @ 1:100
Mrs T.J. Bode
PROPOSED HOUSING DEVELOPMENT
ON LAND TO REAR OF ROSEDALE
403 CHEADLE ROAD
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PLANNING PROPOSAL - PLOT 3
HOUSETYPE PLANS AND ELEVATIONS
JANUARY 2021 A1 1:100
2020-2041-05 B RG
Elevation Plans for Planning Purposes

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, easements, 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.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Thinking of Moving

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk



Promap



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

