



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# The Piggery, Windmill Lane, Kerridge, Macclesfield, SK10 5AZ

A superb opportunity to acquire 6.05 acres of stunning Kerridge countryside with planning permission for a detached dwelling with fantastic views over the Cheshire plain towards Manchester and the Welsh hills.

**Guide Price £900,000**

The property extends in total to approximately 6.05 acres (2.45 hectares) and has planning permission for a detached house, planning reference 24/4428/FUL.

Until recently it was operated as a riding school. There is a range of stables, a manege, hardstanding yard area, three grass paddocks, wooded areas and just under half of the local landmark White Nancy.

The land is situated within the picturesque rural locality of Kerridge which lies to the south of Bollington and approximately 2.5 miles to the north east of the town of Macclesfield which offers an extensive range of amenities. The border with the Peak District National Park is approximately 0.62 of a mile to the east and offers a variety of activities for the outdoor enthusiast.

The land is accessed directly off Windmill Lane, via double gates set back from the road and is more particularly described as follows:

There is further potential for residential development, subject to planning, to the left of the entrance drive, where there is a single storey building of brick construction measuring approximately 969 square ft (90 sq metres). The building is divided into two sections and although presently in a neglected state, in April 2013 planning consent was granted under Application Number 10/3491M, for it to be converted into a teaching space and office with a kitchen, toilet facilities and parking provision also included on the approved plans. Prior to that in 2004, consent was approved for it to be converted for use as a Micro-Brewery.

Proceeding past the Piggery Building, a track leads through a wooded area and emerges into an extensive open yard providing good parking and turning areas.

Situated off the yard are the equestrian facilities and development plot which briefly comprise of the following:

Range of Three Stables and Tack Room of concrete block construction with a cement fibre roof and set on a concrete base. Electric and water is connected.

Timber Stable Block - Providing three stables.

Manege - 40m x 20m with all-weather surface and bounded by post and rail fencing and covered viewing area adjacent, with planning consent for a detached residential home.

From the yard area a track leads up to two of the paddocks and beyond up the hill is an area of mature woodland. Beyond the woodland is a further paddock and overlooking the entire land at the top of the hill is the locally renowned monument of White Nancy and the Land Registry boundary is shown on the title plan to run broadly through the centre of the monument.

From the monument there are impressive far reaching panoramic views from all sides over Bollington, Rainow, the Cheshire Plain and the Peak District National Park.

## SERVICES

Mains water and electric supplies are connected.

## LOCAL AUTHORITY

Cheshire East Borough Council.

## TENURE AND POSSESSION

The Land is sold as Freehold and with vacant possession on completion. Interested purchasers should seek clarification of this from their solicitor.

## VIEWINGS

Strictly by appointment through the Agents.

## METHOD OF SALE

The Land is offered for sale by private treaty.

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



**MISDESCRIPTIONS ACT 1967**

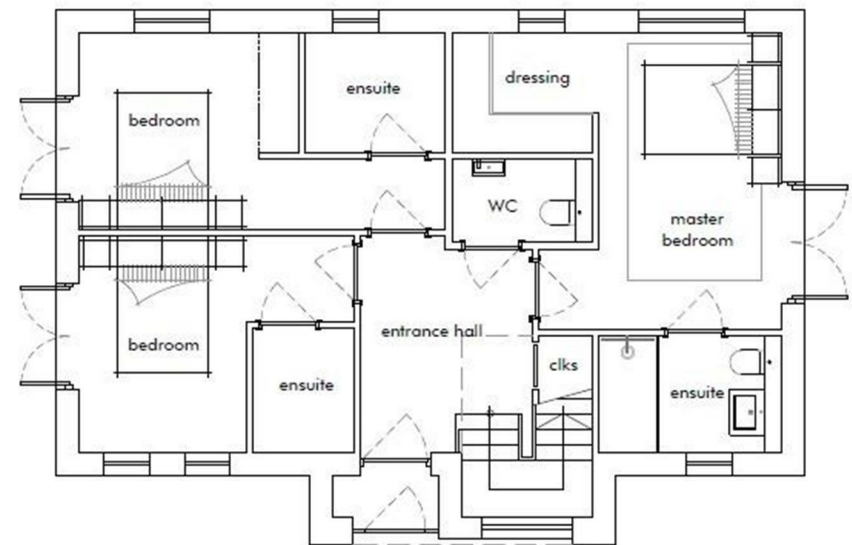
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front elevation



first floor plan 505 sqft



ground floor plan 735 sqft