



SUBSTANTIAL  
DETACHED MIXED USE  
PROPERTY



RogerHannah

FOR SALE

68 HAYES LANE.  
ALDERLEY EDGE.  
SK9 7HY

## DESCRIPTION

A remarkable development opportunity, with a very rare opportunity to acquire a landmark mixed use property, within easy walking distance of the Village Centre and close to open Countryside

- Attractive Gardens, Courtyard to the Rear + Outbuildings
- Ground Floor Shop Front, currently Trading as a Renowned Specialist Grocery Store
- Amazing Potential for Conversion back into a Large Single Dwelling or multiple units
- Four bedrooms, plus lounge, kitchen and dining rooms
- Parking to the front and side
- Suitable for Developers, Owner occupiers and investors alike



The property has been in the ownership of our client's family since 1947 and this will be the first time in all of those years that this unique property has been offered for sale.

Set in a plot extending to 0.16 acres (approx) and originally a pair of dwellings the property has been modified over the years to create what now exists, effectively a large detached building of some scale, with an internal floor area of approx. 4,000 sq ft.

The present layout has a large shop front from where the renowned store, Granthams, currently trades and We feel it would be a straightforward exercise to convert the ground floor commercial element of the building into residential space to follow the accommodation on the upper floors which currently comprises a first floor sitting room and dining room (which could both be bedrooms) in addition to 4 further bedrooms across the first and second floors.

Conversely, the whole property could be converted into apartments (subject to PP), or in our view would make a superb Headquarters Building for a local company wishing to base itself within the Community.

Outside, there is a large carport and additional outbuildings providing useful storage, whilst there is lovely garden to the side and a private courtyard/patio area to the rear.

68 Hayes Lane, Alderley Edge SK9 7HY



68 Hayes Lane, Alderley Edge SK9 7HY

# FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

# LOCATION

The property is situated on Heyes Lane, accessed off the main London Rd in Alderley Edge. Alderley Edge is an affluent town in East Cheshire, located in Cheshire's 'Golden Triangle', an affluent cluster of towns in Cheshire that are known for their affluent demographic profile and exclusive homes, popular with Premier League footballers. Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. It has an upmarket and vibrant high street with winding country lanes and expensive residential streets leading off from the central conservation area.

Alderley Edge is positioned with convenient communication links, situated 6 miles (10 km) northwest of Macclesfield and 12 miles (19 km) south of Manchester

Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow and Manchester International Airport is only a short drive away.



68 Hayes Lane, Alderley Edge SK9 7HY

# FURTHER INFORMATION

## EPC

E 110. Available at [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)

## TENURE

The property is held Long Leasehold under title CH526675.  
999 years from June 1876

## VAT

If VAT is applicable, it will be at the prevailing rate

## BUSINESS RATES

|                  |        |
|------------------|--------|
| Rateable Value   | £7,600 |
| Council Tax Band | E      |

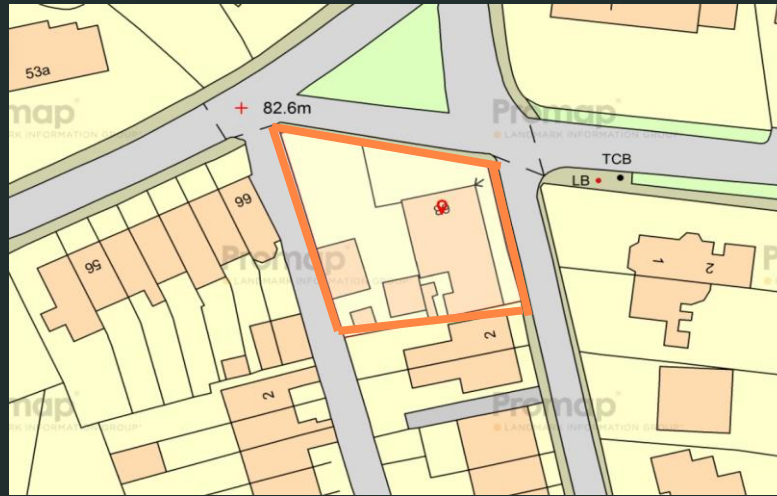
## PRICE

**£1,150,000** (One million, one hundred and fifty thousand)

SOLD WITH VACANT POSSESSION

## USE

E Class (formerly A1,A2, A3, B1, D1 in part)



## VIEWING

For further information and to arrange a viewing please contact:

C: Dan Rodgers

M: 07891 172 418

E: [danrodgers@roger-hannah.co.uk](mailto:danrodgers@roger-hannah.co.uk)

Or joint agent

Gascoigne Halman, Alderley Edge

01625 590373

6 London Road, Alderley Edge, SK9 7JS

[Alderley@gascoignealman.co.uk](mailto:Alderley@gascoignealman.co.uk)



MISREPRESENTATION ACT: Roger Hannah & Ian Macklin for themselves and for the vendors or lessors of this property whose agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Roger Hannah & Co or the vendors or lessors. 3. None of the statements contained in these particulars is to be relied upon as a statement or a representation of fact. 4. 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. 5. The vendors or lessors do not make or give and neither Roger Hannah & Co nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2023.

68 Hayes Lane, Alderley Edge SK9 7HY