



**GASCOIGNE  
HALMAN**

Chester Road, Woodford

THE AREA'S LEADING ESTATE AGENCY







DEVELOPMENT SITE/OPPORTUNITY - Keepers Cottage' forms part of Walnut Tree Farm which once occupied a plethora of surrounding rural farmland. What now remains is the original six bedroom detached farmhouse and various outbuildings. The farmhouse has remained unoccupied for many years as have the various outbuildings and this 1.45 acre site or thereabouts is ripe for re-development. The available land will suit a range of developers who have the ability to re-generate the site with a mix of housing which is in keeping with the substantial detached distinguished homes along Chester Road. The property sits in a highly desirable location with good access to transport links, Schools and easy access to Poynton & Bramhall village. NO ONWARD CHAIN

## Property details

- Unique & Exciting Opportunity To Acquire a Development Opportunity in the Sought after Location of Woodford With Easy Access to Poynton & Bramhall Village
- The Site Measures Approximately 1.45 Acres Or Thereabouts
- No Onward Chain
- The Site Contains A Detached Farmhouse Requiring Complete Modernisation Along With Ample Outbuildings Offering Unrealised Potential
- Bramhall Village & Poynton Village Are Positioned Almost Equidistant To Each Other
- This Development Site Could Be Re-Developed With A Mix Of Houses (STPP) Or The Plot Could Suit A Buyer Looking For A Self Build Opportunity With Extensive Gardens







## DIRECTIONS

SK7 1QG

## COUNCIL TAX BAND

Council Tax Band G

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport Metropolitan Borough Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





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