

Knutsford

Land at Legh Road

IRLAMS of Knutsford

Knutsford, WA16 8NT

Land at Legh Road

£1,495,000









The Property

A rare opportunity to acquire a half-acre building plot on the town's premier road, extending to half an acre with detailed planning permission for a bespoke five-bedroom property of 5,500 sq. ft.
Situated in a most desirable position on wide leafy stretch of the town-s premier road, set within the Legh Road conservation area, a short walk to the town centre the plot enjoys a high degree of privacy with the opportunity to build ones dream home. The site has been cleared with the original property now demolished, reducing the stamp duty liability for any potential purchaser. Consent obtained on the 20th January 2026, CEC planning reference 25/4412/VOC with plans available to view at our offices.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station. At the next set of lights continue across onto Chelford Road (A537). Upon reaching The Legh Arms public house on your right, turn right onto Legh Road where the property will be seen on your left towards the end of the road.

- Superb building plot of just under 0.5 acre
- Excellent opportunity to build a substantial dream home in a private location
- Planning permission granted for 5500sq ft detached property
- Short walk to Knutsford town centre & all amenities
- Site already cleared
- Plans available to view
- Planning Permission Ref: 25/4412/VOC
- Developer Finance Available

Postcode – WA16 8NT
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E







This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 17 January 2025 at 15:36:44. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Birkenhead Office.



103 King Street, Knutsford, Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

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