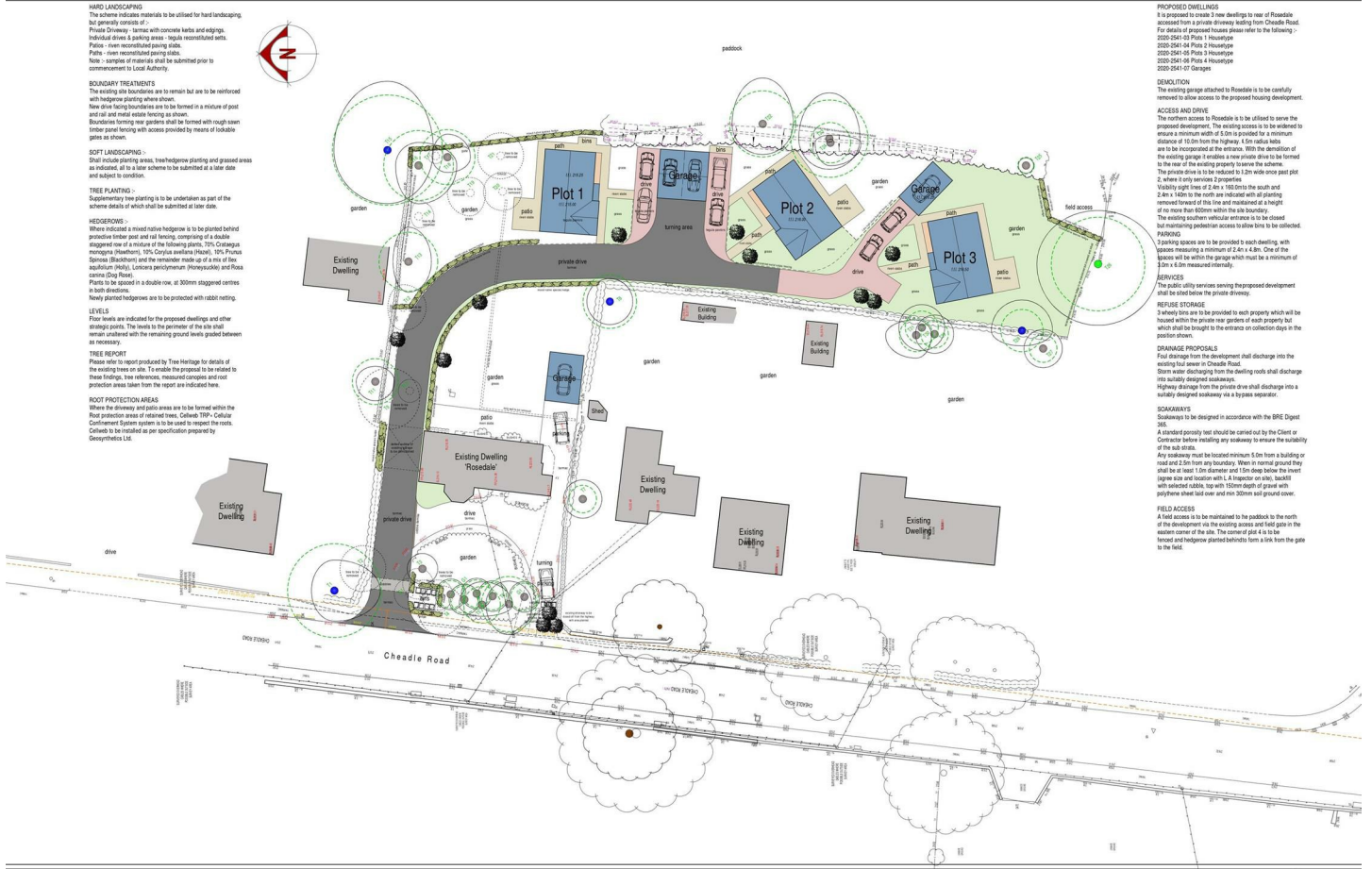




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Development Site at Cheadle Road Cheadle Road Cheddleton, Leek, ST13 7BH

Development site with full planning consent for three sizable plots together with retention of the existing dwelling.

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.

Offers In The Region Of £550,000

Development Site at Cheadle Road Cheadle Road

Cheddleton, Leek, ST13 7BH



- Planning Permission for 3/4 Detached Dwellings
- Inc Spacious Four Bedroom Gentlemans Residence in Situ
- With Large Gardens and Driveway
- Ideal Development/Investment Property

Situation

Directions

Accommodation Comprises

Entrance Door

Hallway

Sitting Room

17'3" x 19'9" max (5.266m x 6.033m max)

Study

9'2" x 9'8" (2.80m x 2.967m)

Dining Room

27'0" x 11'7" (8.238m x 3.533m)

Kitchen

9'2" x 10'3" (2.802m x 3.143m)

Utility/Laundry Room

8'10" x 9'9" (2.693m x 2.991m)

Double Garage

16'7" x 17'2" (5.068m x 5.256m)

Downstairs Cloak Room

Stairs to First Floor Landing

4.068m x 3.156m

Bedroom 1

17'5" x 11'3" (5.313m x 3.430m)

Bedroom 2

21'4" x 10'0" (6.512m x 3.061m)

Bedroom 3

11'8" x 9'3" (3.57 x 2.83)

Bedroom 4 plus fitted wardrobes

2.901m x 3.018m

Bathroom

OUTSIDE

Services

Local Authority

Development Site

Approved Planning Consent

Viewings

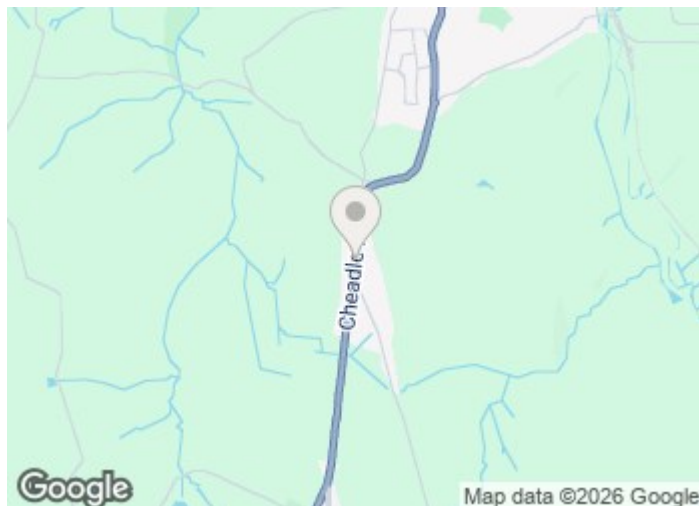
Tenure & Possession

Measurements

Wayleaves & Easements

Plans

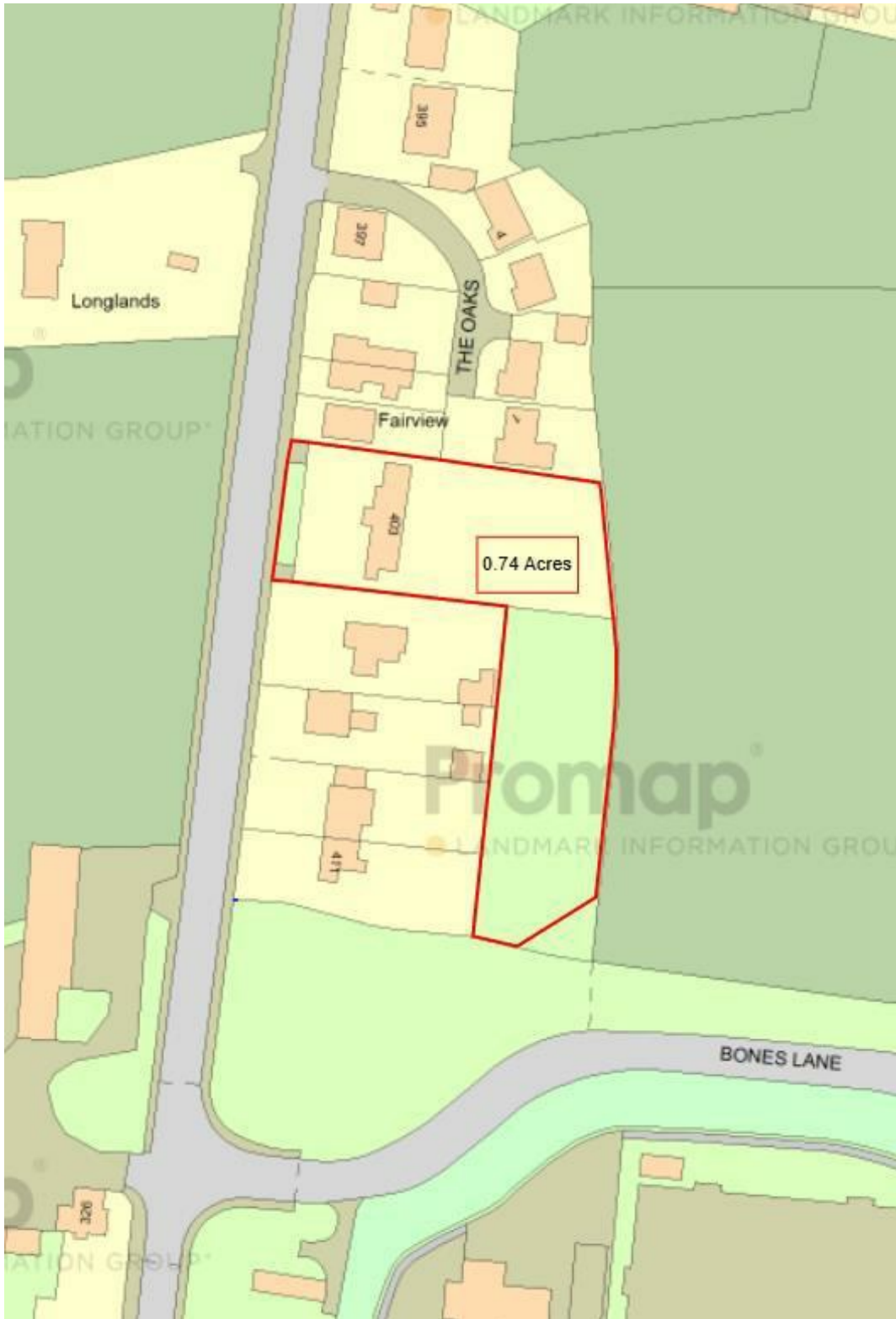
Please Note



Directions



Floor Plan



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

