



For Sale by Private Treaty

DEVELOPMENT PLOT OFF CHELFORD ROAD, MACCLESFIELD, CHESHIRE, SK10 3LQ

SUMMARY

An exciting opportunity to acquire a development plot ideally located off Chelford Road and extending in total to approximately 0.07 of an acre. The plot has the benefit of an approved Outline Planning Application Reference Number 23/4488M for a detached house subject to planning conditions. The current use of the land is garden/amenity use and there are a couple of garden sheds at the entrance to the site.

DIRECTIONS

From the centre of Macclesfield, head west on Chester Road. At the Broken Cross traffic lights, continue onto Chelford Road for approximately 250 metres and the plot is on the lefthand side of the road, opposite the Broken Cross Methodist Chapel as identified by a Whittaker and Biggs 'For Sale' board.

What3words: ///oppose.skip.packet

VIEWINGS

The plot is to be viewed by prior arrangement with the selling agent only.

TENURE & TITLE

The land is sold freehold and with vacant possession upon completion.

Guide Price: £100,000 plus

LOCATION

The plot is located to the south of Chelford Road, offering convenient access to Macclesfield town centre, which is within easy driving distance. The plot also benefits from being within walking distance of a range of local amenities in the popular Broken Cross area, inclusive of shops, pubs and restaurants. It is accessed directly off the main A537 road which links with Knutsford and the M6 motorway to the west and Macclesfield to the east and also allowing great transport links to the wider highways network inclusive of the A34 at Monks Heath.

PLANNING

An outline planning application for a detached dwelling has been approved on the site. More details of this application can be found on the Cheshire East Council website using the following application reference: 23/4488M.

SERVICES

There are no services connected to the land, but mains services are understood to be available within close vicinity to the plot (purchasers to verify and satisfy themselves).

OVERAGE

None

ACCESS

The plot is accessed directly off the A537.

SELLING AGENTS

Peter Kirton Darling MRICS FAAV

Whittaker & Biggs

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TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

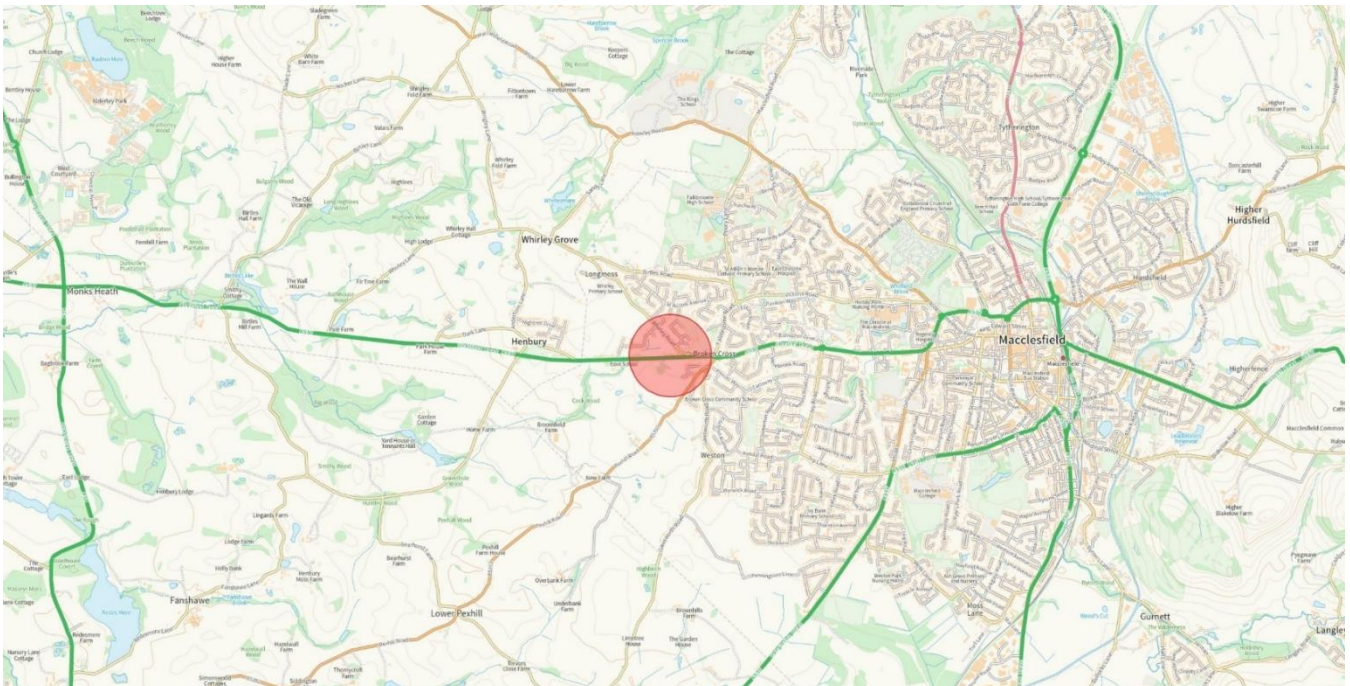
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker & Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.





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