



**GASCOIGNE
HALMAN**

Bankside, 6 Waterbank Place, Prestbury

THE AREA'S LEADING ESTATE AGENCY

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A totally unique opportunity to purchase a partially completed brand new substantial property - though, COMPLETE on the outside. Now available to be finished internally by our clients, which could incorporate the buyer's choices (subject to an agreed PC sum payable by the purchaser). A superb design with five bedrooms and five en-suites. Part Exchange considered.

Property details

- A gateway to perhaps the next best thing to building your own home
- A superbly constructed dwelling with the outside structure build complete.
- A high degree of personal customisation likely to be available to the buyer.
- Now ready for the internal fit out by our clients, subject to an agreed PC sum payable by the purchaser.
- Waterbank won the 'What House' Gold Award in 2024 for The Best New Development in the UK
- Designed with five bedrooms and five en-suites
- Oversized double garage and gated courtyard
- Other homes on Waterbank have been marketed with asking prices of £3M and sold.
- Part exchange considered

About this property

We rarely have an occasion where our client provides us with the prospect of such an individual offering.

But this is one such event.

Our client has completed the exterior structure of a fine new house and decided to offer an incoming purchaser the chance to sit down with his design team and customise the interior and to listen to the buyer's requirements.

The successful purchaser & Altin Homes will agree a fixed additional cost to cover the internal fit out and all other aspects of completing the interior. This will be in readiness for the final Building Regulation and Build Warranty sign offs, prior to the purchaser taking up occupation.

The property is situated in a very much sought after location within walking distance of Prestbury Village and is on the edge of the highly praised Waterbank, which has won the 'What House' Gold award for The Best New Development in the UK.

Our clients are Altin Homes, acclaimed developers within the Premium property sector, and this particular house in it's shell form will provide interested parties with a chance to see just what goes into creating these incredible homes before much becomes invisible as the build progresses.

The property is very spacious and designed with five bedrooms and five en suites, with superbly designed reception areas plus a fabulous living kitchen, dining and lounge to the rear of the house overlooking the westerly facing gardens. Additionally, it should be noted that our client will supply an air source heat pump as the primary heat source for the underfloor heating system, which has also installed across all three floors, with a gas- fired central heating boiler provided as a back up.

Visitors will note that the array of solar panels on the roof of the garage is now in position and connected.

There is a large double garage within a gated courtyard providing ample additional parking space.

Conceptually a very low maintenance and economical building throughout, and featuring an anticipated EPC rating of A, with concrete floors and ceilings, and large windows offering lovely views down the garden which face in a westerly direction.

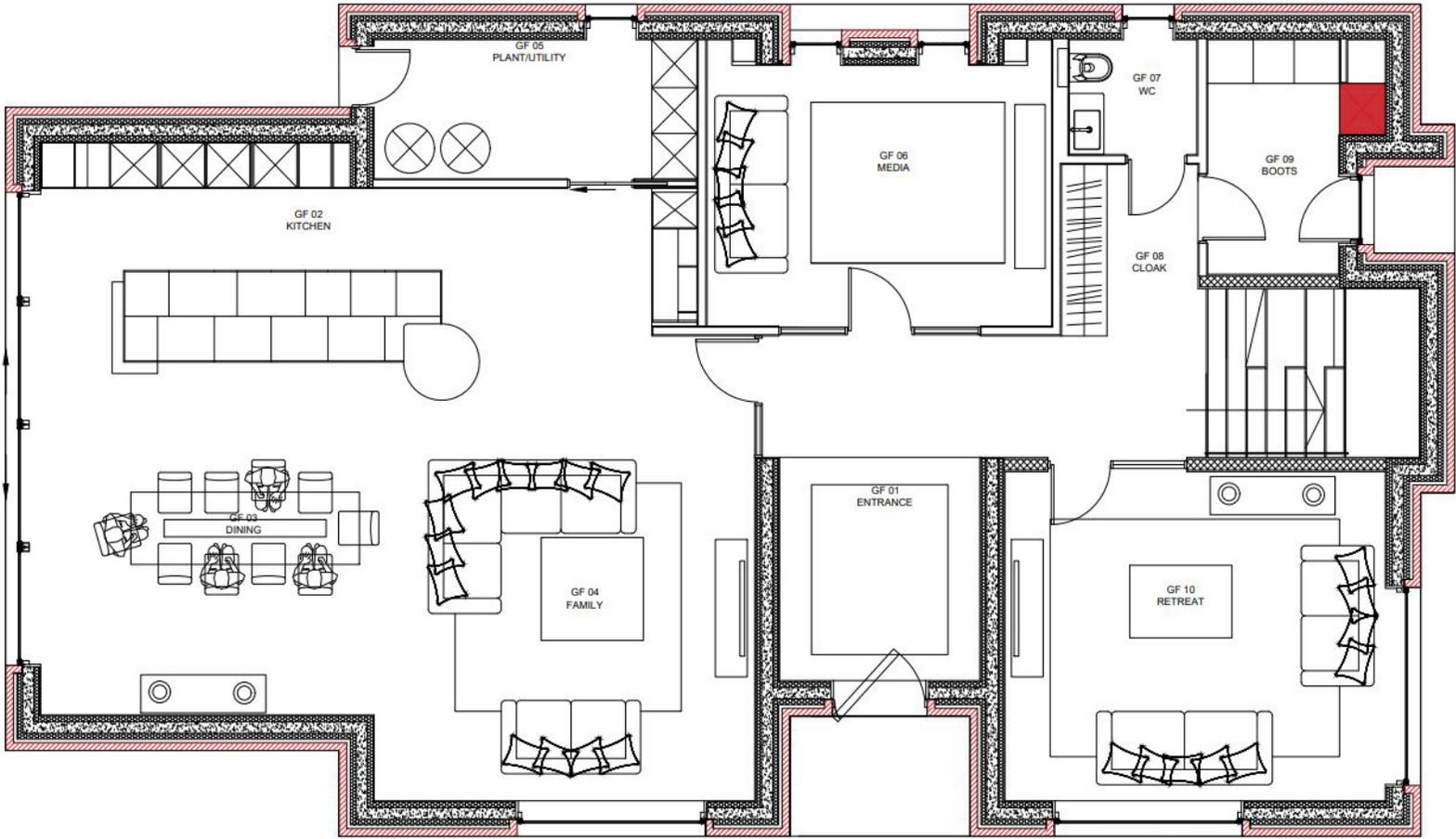
We firmly believe that if you have dreamt about building your own home and found the concept far too daunting, then this may be the moment to revisit that aspiration.

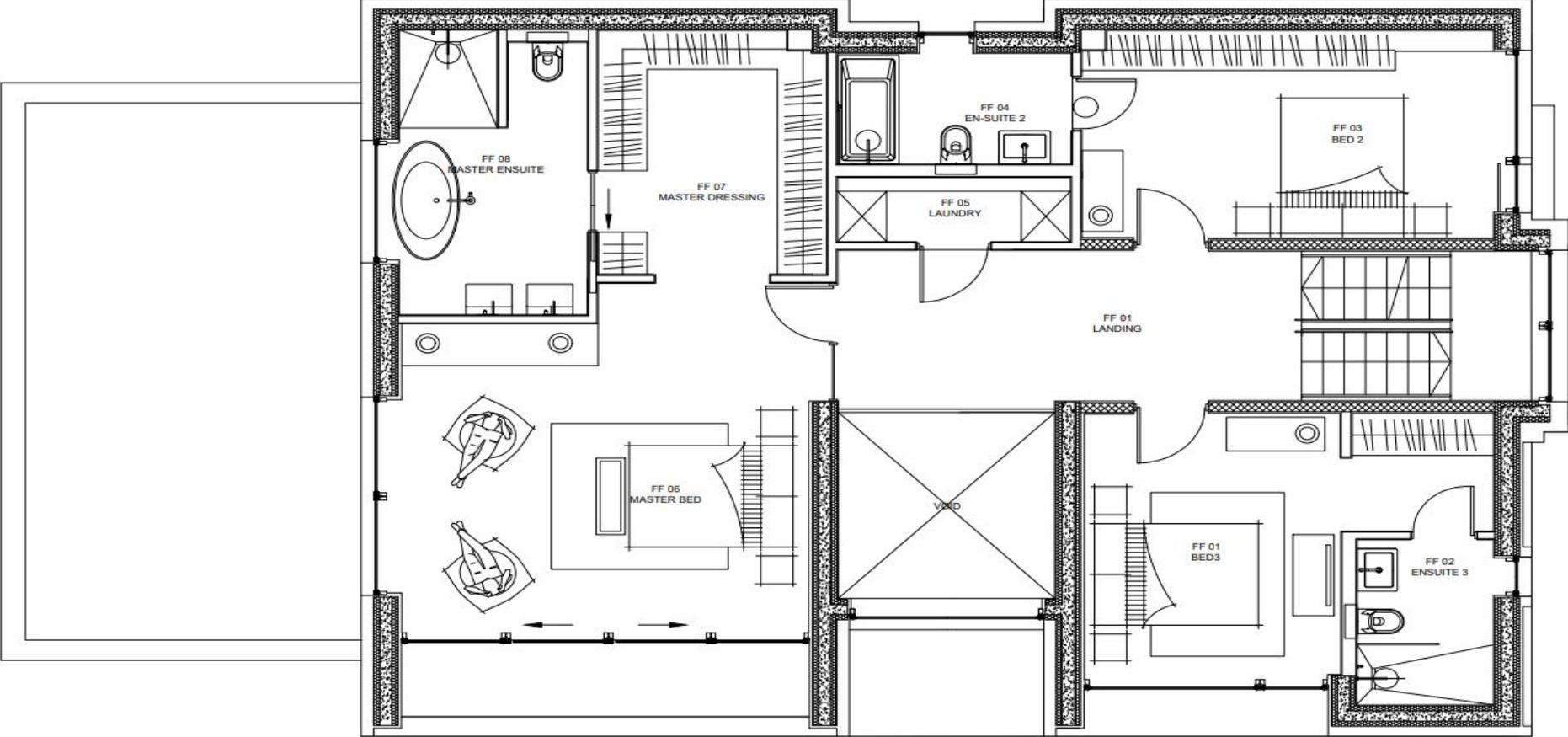
Our clients may consider part exchanging your present property, please ask us for more details.

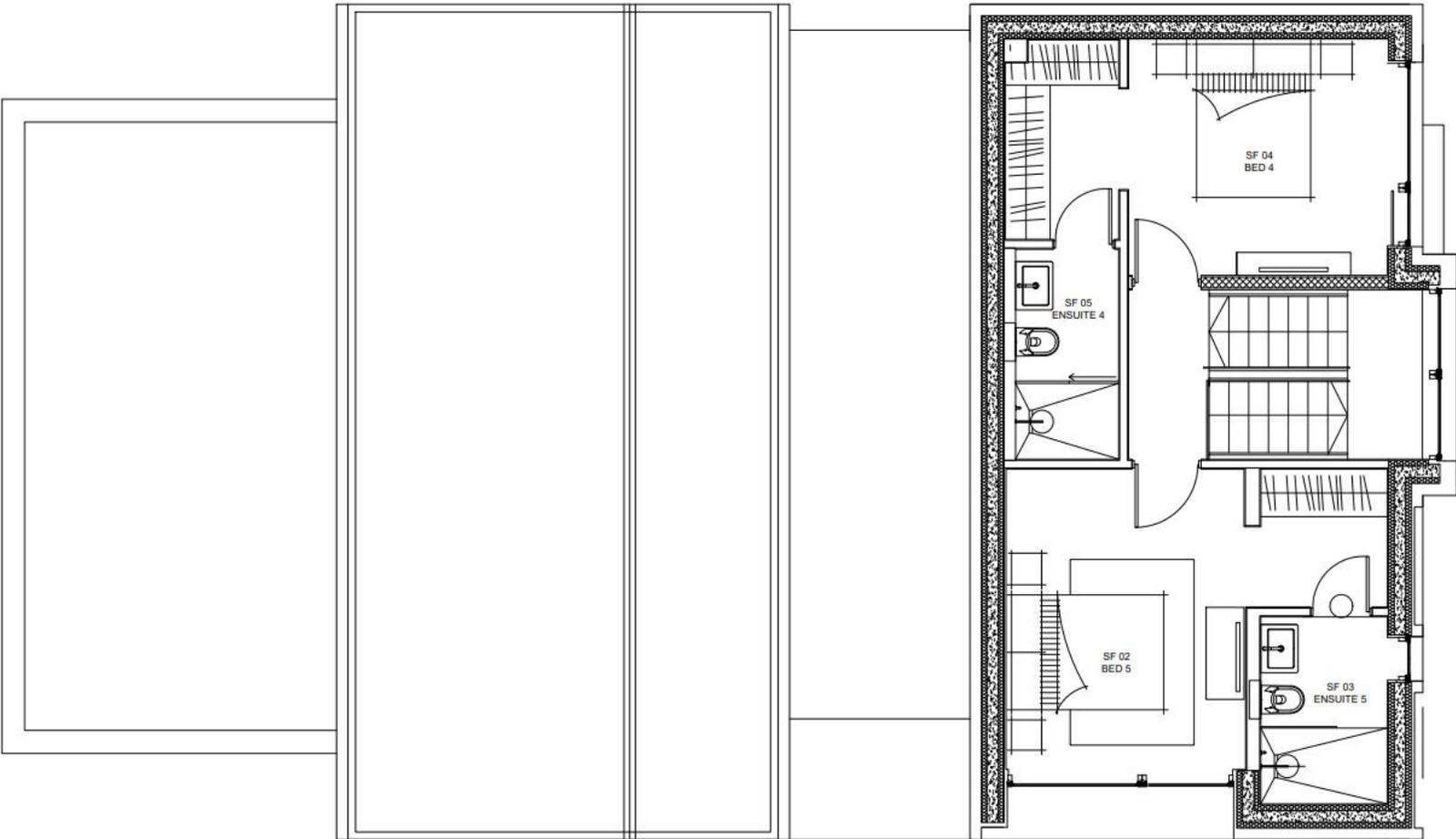
Firstly though, why not come and visit us and let us walk you around the property and we can explain how a one-time formidable option, can, with the help of Altin Homes become a reality.

Please call us to arrange your appointment to see the property, or to just talk to our New Homes expert who can explain what is offered in very simple terms.

We look forward to hearing from you.







DIRECTIONS

SK10 4ZL

COUNCIL TAX BAND

H

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Air Source Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

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?

No

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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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