



# GASCOIGNE HALMAN

DEVELOPMENT LAND OFF HORSESHOE LANE,  
ALDERLEY EDGE

An exciting development opportunity to acquire a plot of land with planning permission granted to construct a four-bedroom detached family home extending to approximately 2090 sq ft. Located within pleasant gardens and within easy reach of Alderley Edge village.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.

### DESCRIPTION

Situated in a prime position at the corner of Horseshoe Lane and Wilmslow Road, lies an exciting opportunity to create a beautifully designed detached home in a highly sought-after residential settings. Full planning consent has been granted (Application Reference Number: 24/1696M) for the construction of an architecturally striking four-bedroom residence, extending to approximately 2,090 square feet. With an expected gross development value of circa £1.2m.

Designed to echo the charm and character of a traditional gatehouse, the approved plans reflect a home of real architectural merit, intended to complement and enhance the local streetscape. With its handsome façade and well-balanced proportions, the finished property promises to be a standout addition to the neighbourhood.

This site offers a rare chance for those seeking to build their dream home from the ground up, while also representing a highly attractive proposition for developers pursuing a quality, ready-to-go project. The location is particularly appealing, just moments from the heart of Alderley Edge village, with its excellent amenities on the doorstep.

The proposed accommodation has been thoughtfully planned to offer generous, family-friendly living spaces. The ground floor centres around a large family dining kitchen and an elegant lounge, with a study, utility room, cloakroom and integral double garage adding practicality to style. Upstairs, the layout offers four well-proportioned double bedrooms and three bathrooms, including luxurious en suite facilities.

The property will be accessed directly from Horseshoe Lane and will enjoy landscaped gardens on all sides. A sweeping driveway provides ample off-road parking, enhancing the sense of arrival and privacy.

### DIRECTIONS

SAT NAV : SK9 7QP

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East Council

### CIL PAYMENT

We have been advised there are no Community Infrastructure Levy (CIL) or Section 106 payments, payable, however prospective buyers are encouraged to make their own enquiries with Cheshire East Council.

### SERVICES

We understand that all Mains services are available close by, and interested parties should make their own enquiries of the relevant Utility Companies in this regard.

### VIEWINGS

Viewings of the site are welcomed at any time during daylight hours.



## ALDERLEY EDGE OFFICE

**GASCOIGNE  
HALMAN**

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