

FREEHOLD PART COMPLETED  
RESIDENTIAL DEVELOPMENT OPPORTUNITY



# LAND AND DWELLINGS

off Sugar Street,  
Rushton Spencer,  
Macclesfield,  
SK11 0SQ

Benefitting from part-completed five detached houses, two semi-detached dwellings, one end terrace and a pair of semi-detached houses to be built.





# Location

This exciting residential dwelling opportunity provides an excellent opportunity within this idyllic Staffordshire / Cheshire village with good transport links along the A523 leading to North Macclesfield and South Leake and to the west Congleton, all within a 10 minute short drive.

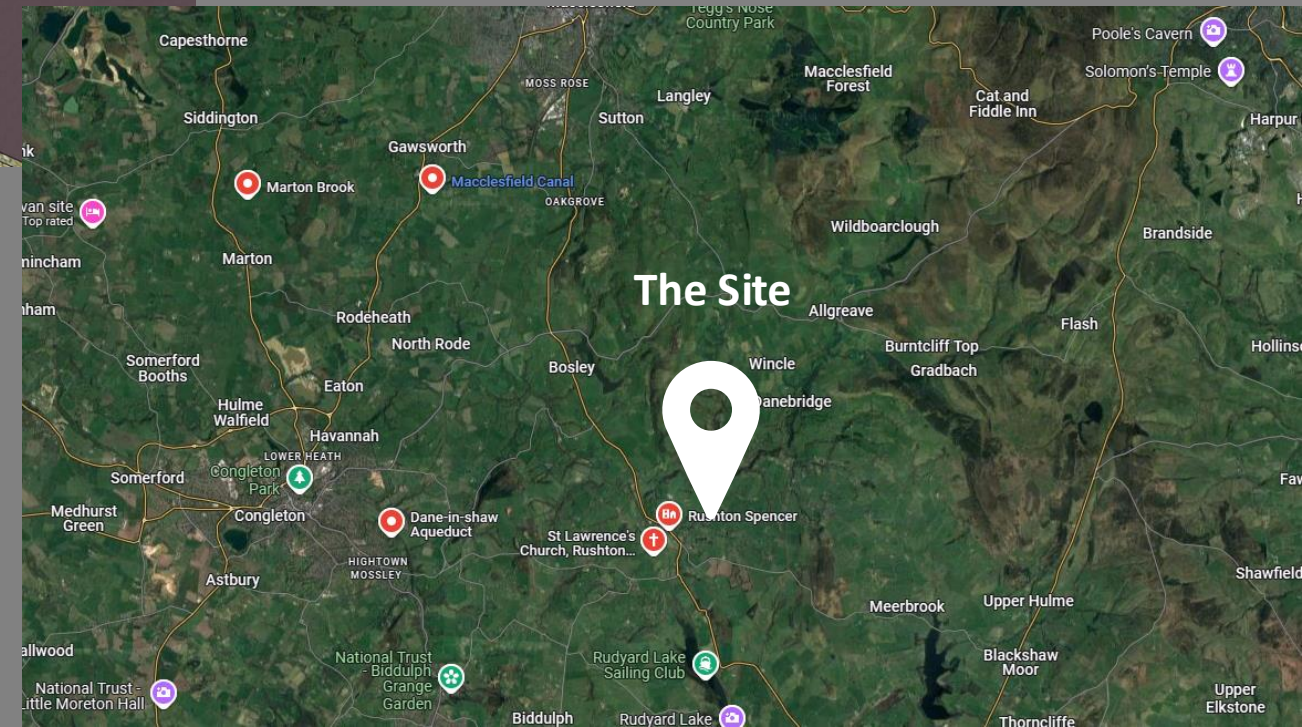
There are local pubs within a short walk including the Royal Oak and the Knot Inn and the site adjoins a local primary school highlighted as outstanding by Ofsted. There are also pockets of dwellings within this attractive village with some other commercial occupiers and main stream shopping within the towns of Macclesfield, Congleton and Leake. There are also various sites of interest, including the Gritstone Trail, the Staffordshire Way, Rudyard Reservoir and The Cloud National Trust property and canal walks towards Macclesfield. There is also within the town a local bakery.

The site is accessed off Sugar Street opposite Alley Lane within the centre of the village.

# Description

The land provides currently former Ivy House which is an end-terraced cottage on the entrance to the site and then a land area to build a pair of semi-detached dwellings and then a number of further dwellings largely complete totalling five detached dwellings, four semi-detached dwellings and one cottage.

We believe the gross development value of the entire site amounts to approximately £4.5 million







# Accommodation

The site has planning permission for the following Schedule Of Accommodation:

House Type	Quantity	Approx Area (sq.ft)
xxx	xxx	xxx

# Terms / Price

We are seeking a price in the region of 2.6m for this exciting part-complete development.

# Planning

The site has planning for five detached and four semi-detached and one conversion / refurbishment of an end-terraced cottage, totalling 10 dwellings.

The planning application number SMD/2016/0015 will provide further information or full details, plans etc available upon request.

# VAT

To be confirmed.

# Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.





## AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## IMAGES

Images have been created using CGI and are for illustrative purposes only.

## FURTHER INFORMATION

For more information, please contact the agent on the details below. Further details are also available confirming the commenced works.



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