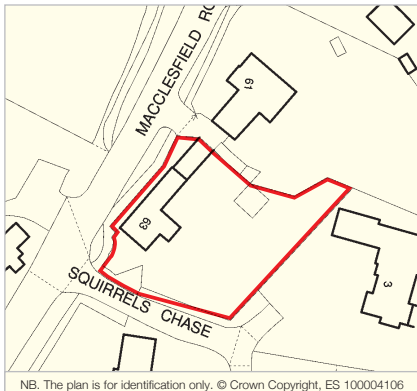


## Prestbury Dale Brow Cottage, 63 Macclesfield Road, Greater Manchester SK10 4BH

- **A Well Located Freehold Detached Cottage**
- Providing Four Bedroom Accommodation
- Occupying a Site extending to Approximately 0.139 Hectares (0.343 Acres)
- Close to Peak District National Park
- Previously the subject of Planning Permission for Demolition of Existing and Erection of a Detached House extending to Approximately 716.9 sq m (7,717 sq ft). Now Lapsed

### Vacant Possession



#### Seller's Solicitor

Messrs Eversheds (Ref: LM).  
Tel: 0207 919 4500.  
Email: lemimcauley@eversheds.com



#### Tenure

Freehold.

#### Location

The property is situated on the south-east side of Macclesfield Road, north of its junction with Squirrels Close. A range of shops and local amenities is available in Prestbury and more extensively in Manchester to the north. Both Alderley Edge and Wilmslow are close by. Rail services run from Prestbury Station approximately 0.9 miles away. Road communications are afforded by the A523 and the M6 Motorway. Manchester Airport is approximately 10 miles to the north-west. Tytherington and Prestbury Golf Clubs are nearby, situated to the east and west respectively. The Peak District National Park is also to the east.

#### Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The building occupies a site which extends to approximately 0.139 hectares (0.343 acres).

#### Accommodation

The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:

##### Four Bedroom Accommodation

**Site Area: Approximately 0.139 Hectares (0.343 Acres)**

#### Planning

Local Planning Authority: Cheshire East Council.

Tel: 0300 123 5500.

Email: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

The property was formerly the subject of planning permission (Ref: 08/2276P) dated 12th December 2008 for demolition of existing and erection of a detached house extending to approximately 716.9 sq m (7,717 sq ft). Now lapsed. The property may afford potential for development, subject to all necessary consents being obtained.

**VACANT – Freehold House**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allso.co.uk](http://www.allso.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.