Timothy a brown

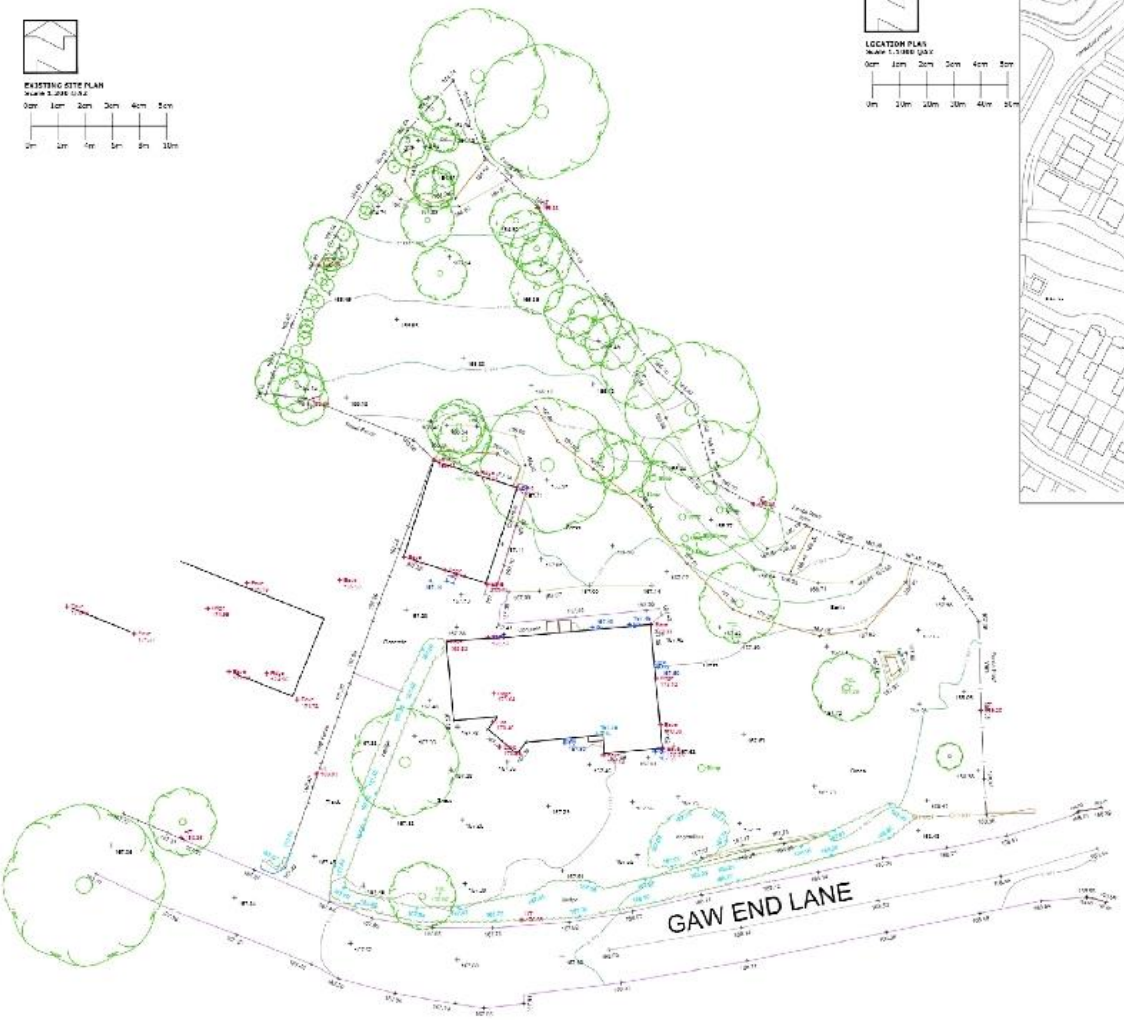
BRITISH PROPERTY AWARDS 2024 - 2025 ★★★★★ GOLD WINNER LETTING AGENT IN CONGLETON

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bayon architecture technology
BESPOKE ARCHITECTURAL SERVICES

LOCATION PLAN & EXISTING SITE PLAN

The Bungalow

Gaw End Lane, Lyme Green, Macclesfield,
Cheshire SK11 0JZ

Selling Price: Offers Over £500,000

- OUTLINE PLANNING CONSENT
- FOUR PLUS-PLOT DEVELOPMENT OPPORTUNITY
- ESTABLISHED RESIDENTIAL SITE
- DEMOLITION & REDEVELOPMENT POTENTIAL
- INDICATIVE LAYOUT PREPARED
- ALTERNATIVE SCHEMES MAY BE POSSIBLE (STP)
- DEVELOPER/INVESTOR OPPORTUNITY
- ASSOCIATED WORKS INCLUDED WITHIN CONSENT

FOR SALE BY PRIVATE TREATY (Subject to contract)

An exciting opportunity to acquire an established residential site with an outline application for demolition and redevelopment with dwelling houses and associated works.

An indicative layout illustrates four homes, with scope to explore alternative configurations subject to planning and technical requirements.

INDICATIVE RESIDENTAL SCHEME : Four plots are illustrated, with three towards Gaw End Lane and one further within the landscaped site. The layout is indicative and does not constitute an approved development scheme.

THE OPPORTUNITY : Development potential The current illustrative arrangement identifies four residential plots. The applicant advises that the application description is being amended to refer to dwelling houses rather than a fixed number. This may allow consideration of a different density at reserved matters stage, subject to the scope of any permission and all relevant design, highways, arboricultural and other requirements.

LOACTION AND SETTING : The site fronts Gaw End Lane in Macclesfield and includes an existing dwelling, associated grounds and mature trees. Its established residential setting makes it of potential interest to local and regional house builders.

PLANNING POSITION : Outline application pending determination as at 13th November 2026 under Planning Application No: 26/2918/OUT. Purchasers must independently verify the application, approved parameters and any conditions with Cheshire East Council.

FURTHER INFORMAITON AND VIEWINGS : For plans, planning information and to arrange an inspection, contact Timothy A Brown Estate Agents, Congleton.

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: SK11 0JZ



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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