**FOR SALE**

Impressive Cheshire Country Estate, with Further Development Potential

GRAHAM SIBBALD



**Abbeywood Estate**

Abbey Lane, Delamere, Cheshire, CW8 2HS

Offers in excess of £4,000,000 - Freehold

Find out more at **www.g-s.co.uk**

Plot D - The existing Glasshouse and Cafe Building may be suitable for residential development and conversion, subject to planning and necessary consents.





Plot B - Existing Barn building (to be converted, subject to planning)



Plot C - Conversion of Manor House to individual apartment/dwellings, subject to planning.



Plot A - 5 new build plots and Woodside Lodge Planning Permission achieved for 5 new builds (Ref: 24/02403/FUL)

This drawing is provided for illustrative purposes only and is intended to demonstrate a potential residential conversion and/or development opportunity at the property. The illustration does not constitute planning advice, planning consent, architectural design, technical advice, or a development appraisal. The layout, scale, number of units, boundaries and other details shovm are indicative only and are subject to further investigation, survey and statutory approvals. Interested parties should undertake their own due diligence and seek independent professional advice in relation to planning, technical and legal matters. All enquiries should be directed to Graham + Sibbald.


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Runcorn
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Macclesfield
Ellesmere Port
Helsby
Flint
Queensferry
Mold
Chester
CHESHIRE WEST AND CHESTER
CHESHIRE EAST
Winsford
Middlewich
Congleton
Tarporley
Sandbach
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Audlem
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Blythe Bridge
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## KEY INVESTMENT HIGHLIGHTS

- **Attractive Cheshire Country Estate within approximately 9.135 acres of gardens and grounds**
- **Exceptional Cheshire location close to Delamere Forest**
- **The Abbeywood Estate includes an Edwardian Manor, guest accommodation, café and several outbuildings**
- **Planning permission (Ref: 24/02403/FUL) recently granted for 5 new build houses to the south-east of the site**
- **The various outbuildings, café and guest cottages may be suitable for residential conversion, subject to planning and necessary consents**

**For further information please contact:**




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