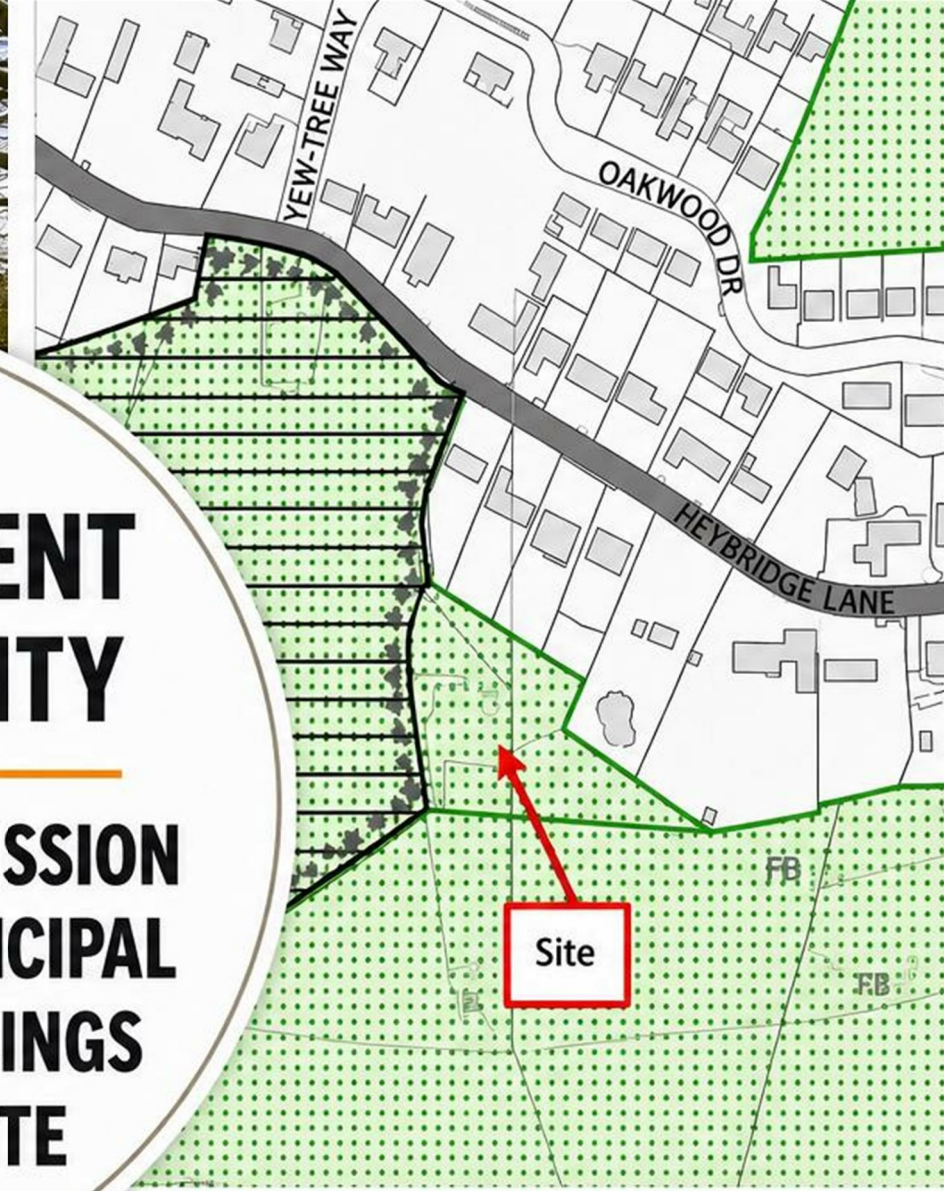
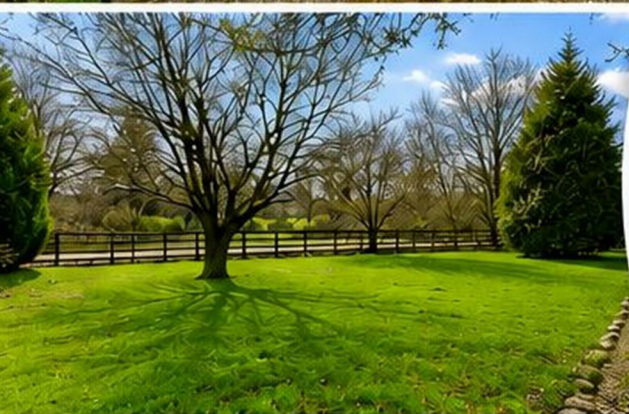


Oaklands Heybridge Lane

Macclesfield, SK10 4ER



**DEVELOPMENT
OPPORTUNITY**

**PLANNING PERMISSION
GRANTED IN PRINCIPAL
FOR TWO DWELLINGS
IN 1.8 ACRE SITE**



Oaklands Heybridge Lane, Prestbury, Macclesfield, SK10 4ER

Guide Price £1,950,000

A rare and exciting opportunity to acquire a substantial residential development plot extending to approximately 1.8 acres in one of Cheshire's most sought-after villages. Oaklands, 44 Heybridge Lane, Prestbury benefits from Planning in Principle consent for the erection of two dwellings under Cheshire East Council Application No. 25/4613/PIP, presenting purchasers with the chance to create two exceptional homes in an outstanding semi-rural setting.

The site occupies a highly desirable position on the edge of Prestbury, enjoying an attractive aspect across neighbouring golf course land and far-reaching views over the surrounding Cheshire countryside. The generous plot size offers significant scope for the design and creation of two substantial detached residences, subject to the necessary Technical Details Consent and any other required approvals.

Development opportunities of this nature within Prestbury are increasingly scarce. The combination of planning consent, mature surroundings and a picturesque outlook creates a compelling proposition for developers, investors and private individuals seeking to build bespoke homes in a prime location.

Despite its tranquil setting, the site remains conveniently positioned within easy reach of Prestbury village centre, renowned for its excellent selection of restaurants, cafés, boutiques and everyday amenities. Prestbury railway station, highly regarded local schools and the wider commercial centres of Wilmslow and Manchester are all readily accessible, further enhancing the appeal of this unique development opportunity.

Oaklands represents an exceptional chance to secure a prime residential site in one of Cheshire's most prestigious locations, offering the perfect balance of countryside living, village convenience and outstanding development potential.



- A PRIME DEVELOPMENT PURCHASE OPPORTUNITY
- GLORIOUS VIEWS TOWARDS TYTHERINGTON GOLF COURSE
- CHESHIRE EAST PLANNING REF: 25/4613/PIP
- LAND INCLUDES PADDOCKS, MANEGE AND FORMAL GARDENS
- PLANNING IN PRINCIPAL FOR TWO DWELLINGS
- MINUTES FROM THE PICTURESQUE PRESTBURY VILLAGE
- COMPRISING CURRENTLY OF SUBSTANTIAL OUTBUILDINGS AND STABLES
- TUCKED AWAY IN A MOST SECLUDED SETTING



GROUNDS & GARDENS

Approached over a long access road off Heybridge Lane, the Farm has a pleasant calming approach, passing neighbouring farmland and then on entrance to the grounds, a sense of space, seclusion and tranquility is greatly apparent. The house sits within extensive grounds of around 1.8 acres, made up of formal gardens, paddocks and a manège. Additionally, there are substantial outbuildings adjacent to the house in a courtyard setting, opening up a variety of possible usages.

THE LOCATION

Oakland's Farm, located on Heybridge Lane in Prestbury, enjoys a highly desirable setting just a short distance from the heart of the picturesque village. Residents benefit from easy access to Prestbury's charming shops, cafes, and local amenities, as well as the nearby train station, offering convenient connections to surrounding towns and cities. The property is also ideally positioned for those who appreciate the outdoors, with a variety of scenic countryside walks right on the doorstep, providing beautiful routes through rolling landscapes and peaceful rural surroundings.

IMPORTANT INFORMATION

Council Tax Band: G
EPC: E

Heating - Gas central heating (radiators)

Mains - Electric, water, oil for heating and septic tank.

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband^{**}: TBC

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers*.

Parking: Off road parking to the front and side of the property.

Tenure: Freehold

Rights of way/covenants: You have a right of way over service road to the property. You may have to pay maintenance costs for upkeep.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK10 4ER**

What 3 Words:

Council Tax Band: **G**

EPC Rating: **E**

Tenure: **Freehold**

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mosley jarman The logo for Mosley Jarman, featuring the company name in a white, elegant script font. To the right of the text is a stylized orange graphic element consisting of a thick, flowing line that loops and curves, resembling a ribbon or a signature flourish.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.