



BUILDING PLOT - LOT 1

LOT 2

LOT 3

WOODS HOUSE STABLES
CARTER LANE, CHELFORD

JACKSON-STOPS 

WOODS HOUSE STABLES, CARTER LANE, CHELFORD

A RARE AND EXCITING OPPORTUNITY TO BUILD A CONTEMPORARY 4,058 SQ FT FIVE BEDROOM, FOUR BATHROOM FAMILY HOUSE, WITH GARAGING, SET IN JUST UNDER 4 ACRES. FURTHER LAND AVAILABLE IN TWO SEPARATE LOTS.



DISTANCES

CHELFORD 2 MILES
ALDERLEY EDGE 3 MILES
M6 (J19) 9 MILES
M56 (J6) 8 MILES
WILMSLOW 5 MILES
KNUTSFORD 6 MILES
MANCHESTER INTERNATIONAL
AIRPORT 9 MILES

PROPOSED ACCOMMODATION IN BRIEF

- Galleried entrance hall
- WC
- Drawing room
- Dining room
- Garden room
- Playroom
- Kitchen/breakfast room open-plan to family room
- Pantry
- Wine store
- Laundry/utility room
- Master bedroom with en suite bathroom and dressing room
- Four further bedrooms (two en suite, two sharing a Jack and Jill bathroom)
- In all just under 4 acres
- Lot 2 - just under 12 acres
- Lot 3 - about 3.35 acres



DESCRIPTION - LOT 1

Woods House Stables presents a very rare opportunity to build a 4,058 sq ft, contemporary, two-storey family house, situated down a no-through road with stunning, far-reaching, rural views. The plot is not overlooked and enjoys views over its own land, providing a high degree of privacy - combine this with it being located almost at the end of a private, no-through lane, the additional opportunity to acquire more acreage, and the fact that the plot only lies some 3 miles from central Alderley Edge, makes this a true rarity to the marketplace. This plot would be of great interest to the equestrian buyer, with the extensive paddock land available and with Somerford Park Farm only 11 miles away.

At present an American style barn houses a first floor apartment with two sitting rooms (both with kitchenettes), three bedrooms (one en suite) and a family bathroom, with numerous stables attached. Planning permission was granted for a replacement dwelling, application number 20/0705M, on 9 June 2020, to create a cutting edge family house with extensive use of glass to create light, airy and modern accommodation with great ceiling height. There is a more traditional main part of the house, which can be built in either brick or stone, with a contemporary wing off. These plans are just a guide as to what is possible to create. Should you wish to further individualize the plans, then it is just a case of putting in a further planning application.

A large galleried entrance hall with glazed elevation leads to the enormous kitchen/breakfast room, situated in the contemporary wing, with views and access to the gardens. The kitchen will have a central island unit with room for a dining table, and is open-plan to the family room, with sliding doors opening onto the terrace, creating a wonderful, modern entertaining space. A wine store and pantry are situated off the kitchen, providing further storage space. This space forms one wing of the house. To the other side of the galleried entrance hall lies two generously proportioned reception rooms – the dining room and drawing room, with a lovely garden room off. All three rooms are generous in nature and have large picture windows, allowing for full enjoyment of the gardens and views.





The first floor has a huge master suite with good-sized dressing room and en suite bathroom off. There are four further double bedrooms, all served by a bath/shower room, with bedrooms three and four sharing a bathroom.

Planning permission also exists for a detached single garage and attached car port.

GARDENS & GROUNDS

The gardens will be extensive, with the provision of a wide stone terrace accessed off the kitchen/breakfast room providing a lovely al fresco dining area, with wide flower borders creating a stunning garden. The gardens will enjoy the far-reaching, rural views of the agricultural land and views beyond.

LOCATION

Chelford village, only 2 miles distant, provides local amenities with post office, shop, public house and petrol station, whilst Chelford Railway Station is on the main Manchester to Crewe line. The popular village of Alderley Edge, with train station, is only 3 miles distant, providing a wide range of shops and restaurants. A further wide range of shopping and other facilities are available at Knutsford, Wilmslow and Macclesfield – all within convenient motoring distance. There is easy access to the M6 and M56 motorways, Stockport, Manchester and other commercial centres. An hourly InterCity rail service to London is available from Macclesfield with a commute of less than 2 hours. Manchester International Airport is very conveniently located, being only 9 ½ miles from Woods House Stables.

DIRECTIONS (SK11 9BD)

From the centre of Alderley Edge, take the A535 (signposted 'Holmes Chapel'). Proceed for 3 miles and just before the large railway bridge turn right down Carter Lane. Proceed for approximately ¼ of a mile, where the driveway to Woods House Stables will be found on your right hand side.



PROPERTY INFORMATION

Services: Mains electricity, water and septic tank are already on site.

EPC Rating (Apartment): D

Agents' Notes

- A right of way exists over the private access (no-through) lane, shared with a few other properties.
- Woods House Stables owns part of the lane which the neighbours having a right of access over.
- Lot 3 has a gated entrance off the private lane.

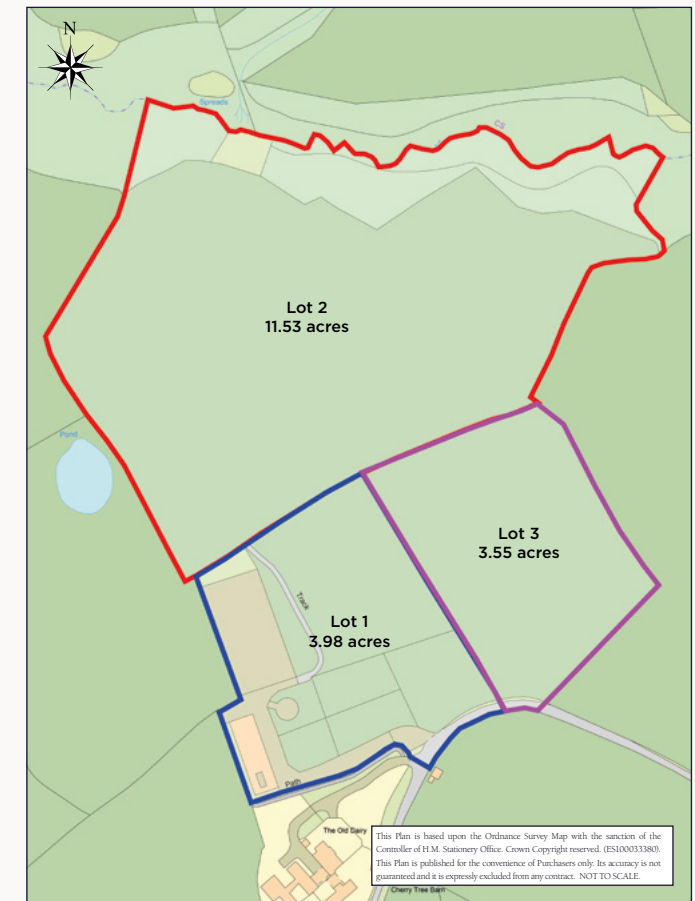
- Lot 2 will not be sold before a sale has been secured on Lots 1 & 3.
- Access to Lot 2 will be given via a right of way over Lot 3, should this be required.

Local Authority: Cheshire East Council.
Telephone: 0300 123 5500.

Council Tax

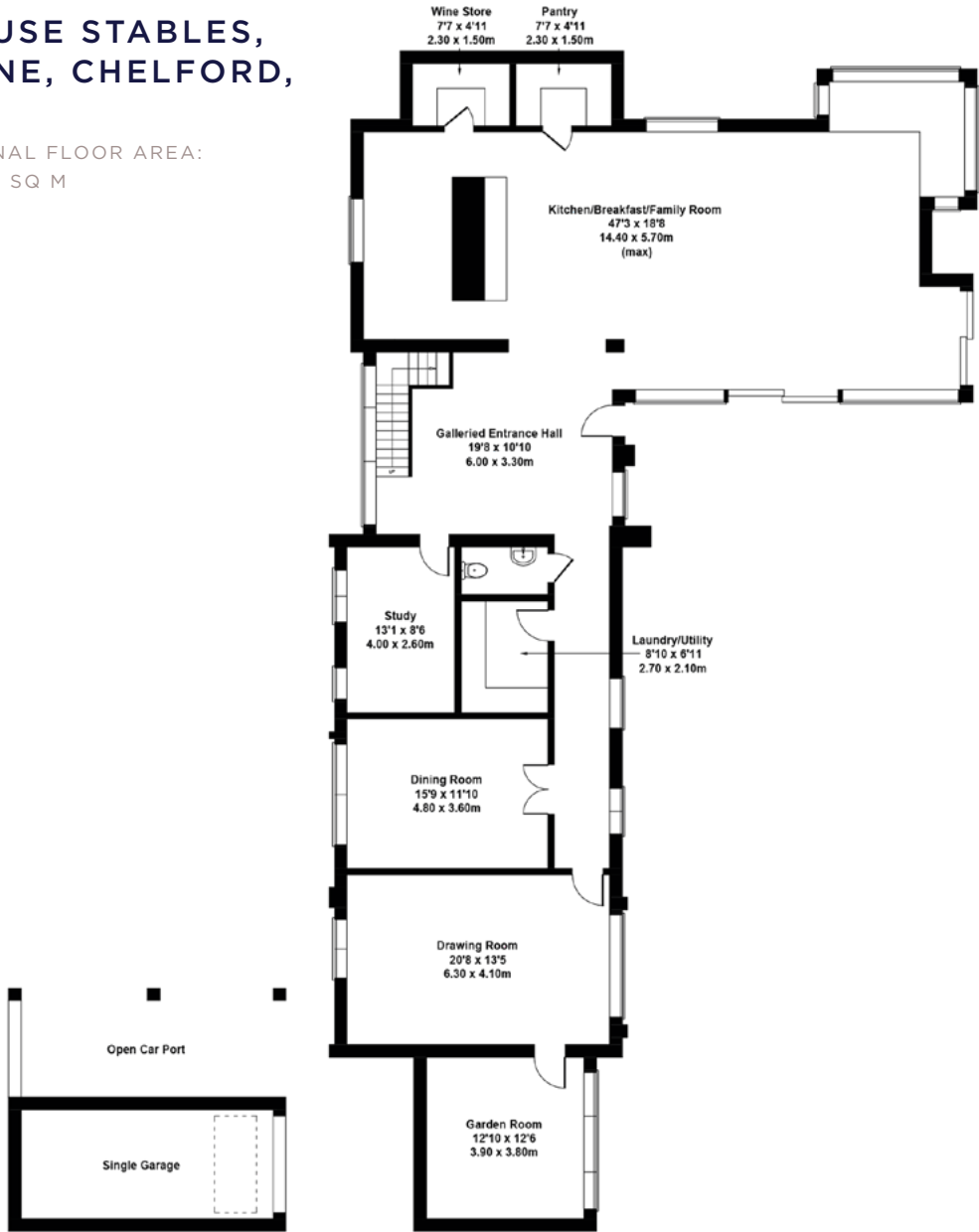
- Plot - yet to be assessed.
- Flat – Band A. £1,216.46 payable for 2020/21.

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

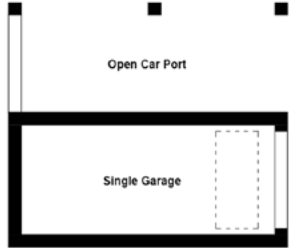


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CARTER LANE, CHELFORD,
SK11 9BD

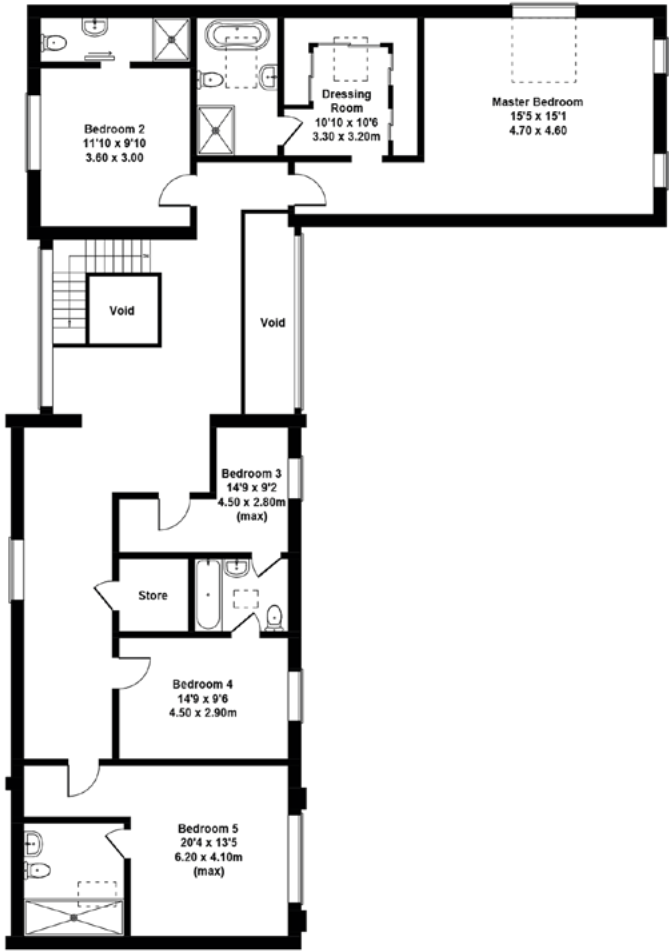
APPROX NET INTERNAL FLOOR AREA:
4058 SQ FT / 377.00 SQ M



Ground Floor



Garage



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



ALDERLEY EDGE

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JACKSON-STOPS 
PROPERTY EXPERTS SINCE 1910