



Billy's Croft, Leek Old Road, Rushton Spencer, Macclesfield, SK11 0RN.
Set in 0.37 acres with Development Potential
Offers in the Region of £400,000

Whittaker & Biggs Est. 1930

Billy's Croft,

Leek Old Road, Rushton Spencer,
Macclesfield, SK11 0RN.

This property comprises a detached bungalow on a site extending to 0.37 acres (0.15 ha) and is considered to have development potential for refurbishment and extension or possibly for demolition for the construction of 1 or 2 properties on the site subject to obtaining appropriate planning and other approvals.

The bungalow, which is in need of modernisation briefly comprises: - Entrance hall, living room, breakfast kitchen, conservatory, utility room, boiler room, two bedrooms and shower room.

There are extensive gardens mostly laid to lawn with mature shrubs and trees and a driveway providing off road parking for several cars.

Externally there is a detached double garage with a loft above and also a greenhouse and garden shed.

Rushton Spencer is a popular village approximately 7 miles south of Macclesfield and 5 miles north of Leek.



Entrance Hall

Radiator.

Living Room 14' 10" x 12' 10" into recess (4.52m x 3.90m)

Bay window to the front and second window to the side, radiator.

Breakfast Kitchen 14' 10" x 10' 10" (4.51m x 3.30m)

Having fitted wall cupboard and base units with work surfaces over, incorporating a stainless-steel sink with mixer tap over, gas hob and electric oven. Tiled splash backs.

Bedroom One 12' 9" x 11' 9" into wardrobes (3.88m x 3.59m)

Bay window to front, two radiators, fitted wardrobes and dressing table.

Bedroom Two 12' 11" x 11' 9" (3.93m x 3.59m)

Window to side, radiator.

Shower Room 7' 8" x 5' 11" (2.33m x 1.8m)

Shower enclosure, vanity sink unit, WC. Tiled walls, heated towel rail, window to rear, loft access.

Conservatory 20' 1" x 5' 11" (6.13m x 1.80m)

Tiled floor. Radiator.

Utility Room 8' 8" x 5' 11" (2.63m x 1.8m)

Belfast sink unit. Plumbing for washing machine. Tiled floor. Window to rear.

Boiler Room 5' 11" x 3' 7" (1.8m x 1.08m)

Vaillant gas central heating boiler.

Externally

Extensive lawned grounds to front, side and rear with mature trees and planting providing a good degree of privacy.

Greenhouse, garden shed, central heating gas tank.

Garage 19' 6" x 19' 6" (5.95m x 5.95m)

Remote control up and over doors. Pedestrian side door, window to rear, loft ladder to part boarded loft area.

Services

Mains water and electricity. LPG for domestic hot water and central heating. Drainage is to a septic tank in the field to the north of the property.

NB

It is considered that the septic tank is unlikely to comply with current regulations and the system will probably require upgrading.

No tests have been carried out on any of the services and given that the property is in need of modernisation, prospective purchasers must make their own investigations as to the state of the services. The Deeds state that there is a right to use and maintain the septic tank in the adjoining field.

Council Tax Band

Band E payable to Staffordshire Moorlands District Council

Energy Performance Certificate (EPC)

Assessed as Energy Rating -TBC



Planning

The Local Plan identifies Rushton Spencer as a “small village”. Local Plan Policy SS9 allows limited new housing in accordance with Policy H1 “New Housing Developments”.

On the field to the north of this property, planning permission was granted in June 2022 for the construction of 4 dwellings – Application No. SMD/2021/0784.

This proposed development is potentially affected by the location of the septic tank serving Billy’s Croft. It is

possible that a resolution to this situation could be agreed. Further information is available upon request.

Tenure

Freehold

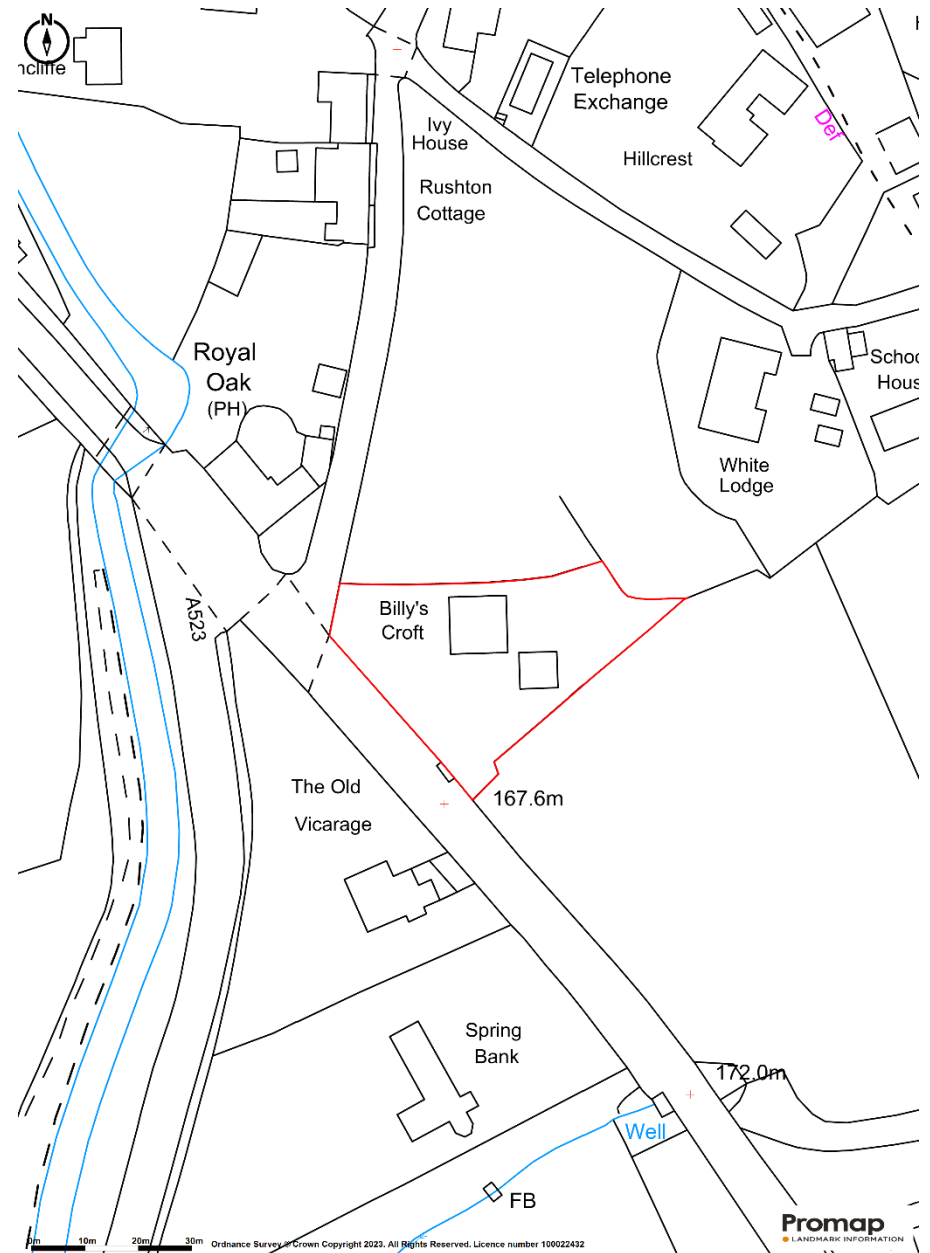
Viewing

Strictly by appointment through the agents Congleton Office (telephone 01260 273241)





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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