

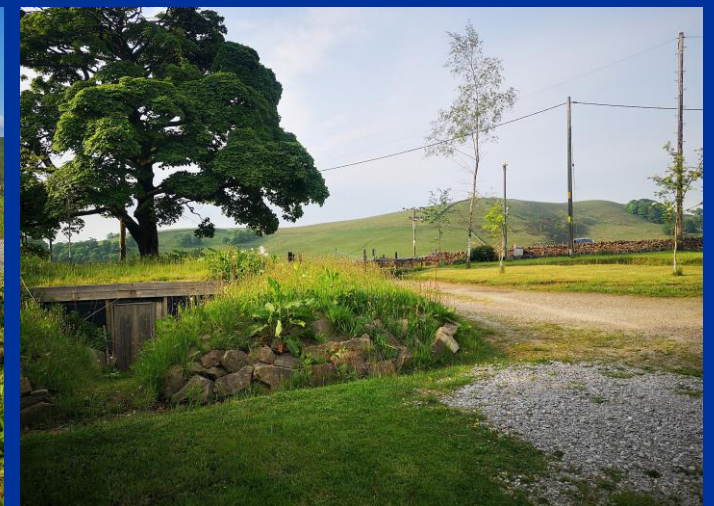
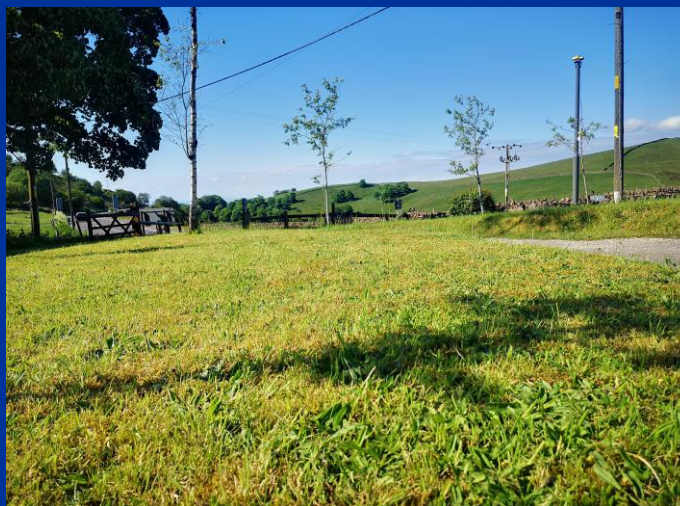
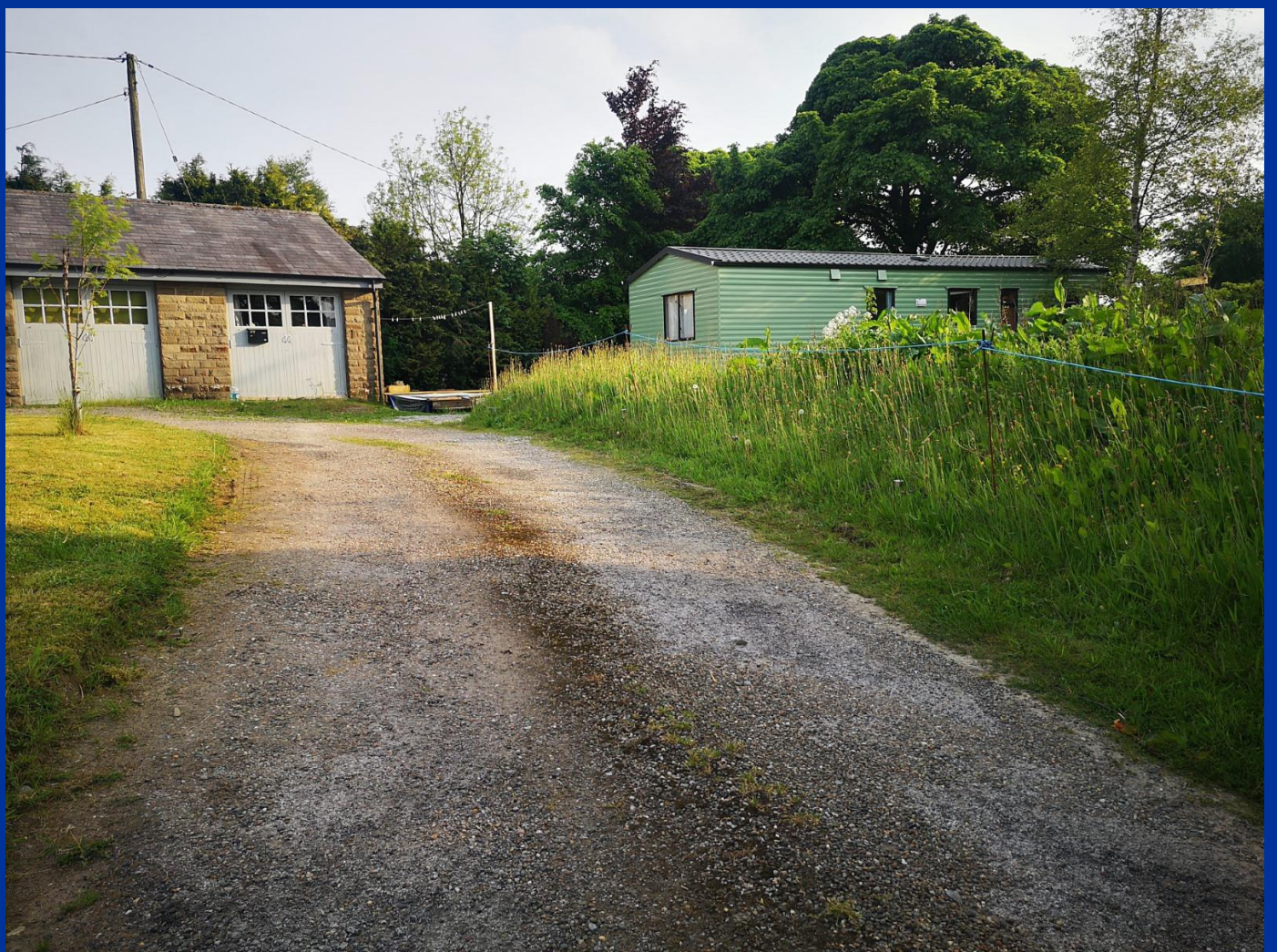


Buxton New Road, Macclesfield, SK11 0AN.  
£250,000

Whittaker Est. 1930  
& Biggs

# Gritstone Cottage, Buxton New Road, Macclesfield

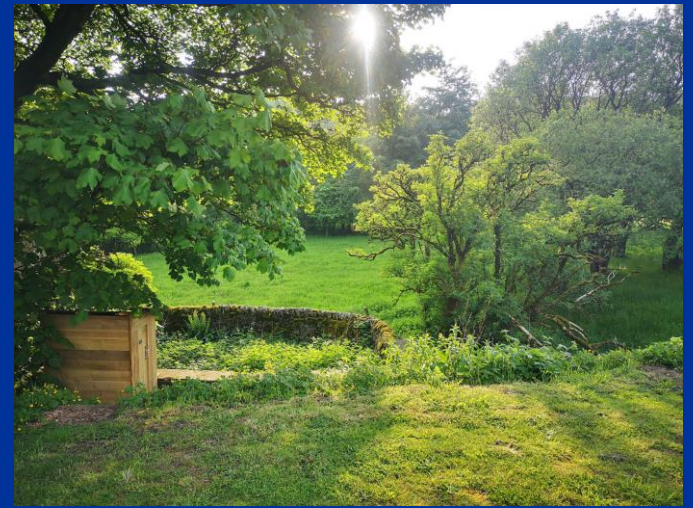
Enjoying spectacular views towards the Peak District National Park and nestled upon a glorious rural plot of approximately 0.25 of an acre (to be confirmed) stands Gritstone Cottage. The stone and block-built building with pitched slate roof, originally built as a double garage/outhouse, was granted planning permission in 2018 to be converted into a dwelling (ref 18/4766M) and just recently has also been granted planning permission to add a side extension to the building and to erect a detached garage (Ref 23/3344M). The property is accessed via a gated driveway and has lush green garden space, which adjoins open fields to one side and the garden area of the neighbouring property to the other. Gritstone Cottage is located directly off Buxton New Road, approximately three miles out of Macclesfield town centre and just over nine miles from Buxton. The area is literally a gateway to miles of open countryside, including; Teggs Nose Country Park, Macclesfield Forest and Lamaload Reservoir which are all within close proximity. The villages of Rainow, Langley and Sutton are also close-by. The property will suit those buyers looking to create something rather special in a rural area and who would be willing and able to take on the necessary works to transform and extend the current building into a bespoke dwelling. Given the nature of the works required we are seeking buyers without the requirement for a mortgage. Please take time to digest all of the information relating to the planning permissions (accessed via the planning portal of Cheshire East) and have a drive by the property before requesting a viewing. Buyers are advised to ask their solicitors to check the legal status of any services currently supplied to the cottage and/or the legal implications of supplying any in the future. The property has a current Council Tax Assessment of Band A. Please note the approximate square footage as shown on the floorplan refers to the external measurements.



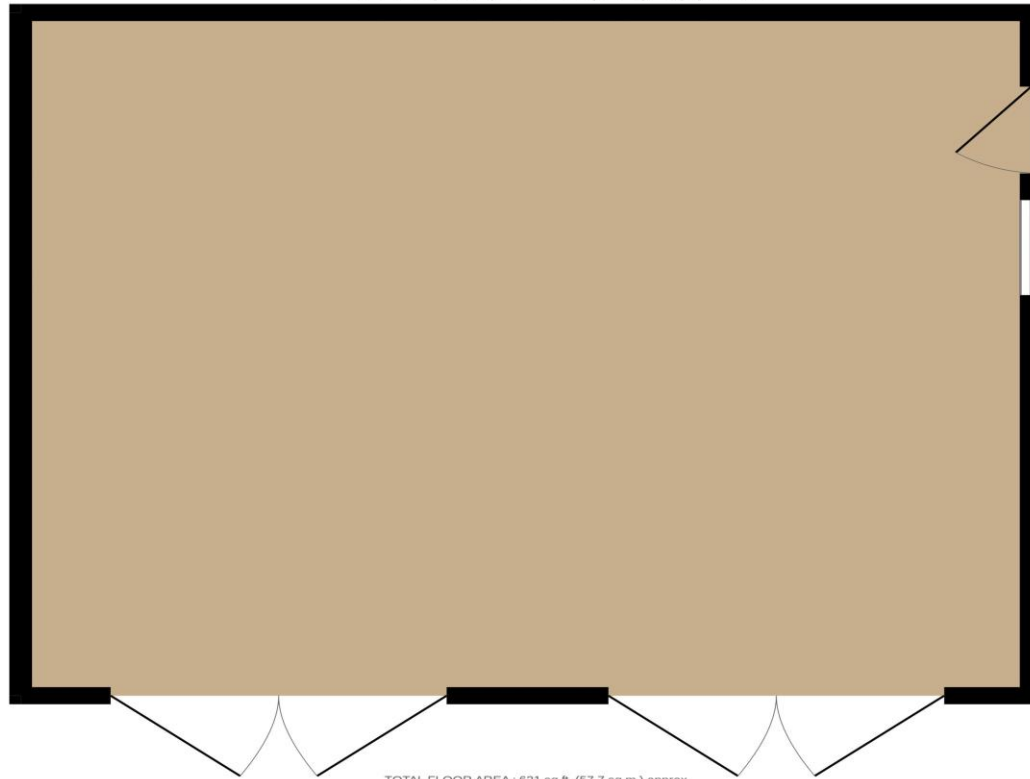
Note:  
Council Tax Band: A

EPC Rating: TBC

Tenure: Believed to be Freehold



621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.  
Whilst 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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### Directions

From our office turn left opposite the train station. At the traffic lights under the railway bridge proceed straight through onto Buxton Road. Continue onto Buxton New Road. Gritstone Cottage is located on the right, just before the right hand turn onto Buxton Old Road.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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