



Prime development opportunity in nearly 4 acres

Withinlee Hollow, Withinlee Road, Prestbury, Macclesfield, Cheshire SK10 4AT

Freehold



Proposed: Leisure suite with swimming pool • 6 full bedroom suites • Games Room/Office • 3 reception rooms • Living dining kitchen • Two storey hall • Utility & double garage • Gardens & grounds to 3.86 acres

Local information

Withinlee Hollow lies on the fringe of Prestbury village and countryside set discretely down a long private driveway off arguably the village's premier road, hosting some of Cheshire's most valuable homes.

Set on the border of Prestbury and Mottram St Andrew Withinlee Road is well placed for access to not only the picturesque village of Prestbury but the restaurants, services and leisure facilities of nearby Alderley Edge and Wilmslow.

The main West Coast line stations in both Macclesfield and Wilmslow will suit commuters to London and Manchester who prefer to travel by rail (London from 1hr 48 mins, Manchester from 22 mins), while Manchester Airport is about a 20 minute drive away for those travelling further afield.

Schooling is well provided for, notably at Kings School Macclesfield in Prestbury, the local primary schools in Prestbury and Mottram St Andrew, The Ryleys Preparatory School in Alderley Edge, Alderley Edge School for Girls or Terra Nova in Holmes Chapel and Wilmslow Preparatory School.

There are golf courses throughout the area including nearby Mottram Hall with its recently opened Champneys Spa, livery is available close by and there are an amazing number of clubs for all sports within easy reach. Sailing is available at both

Redesmere and Rudyard Lakes.

About this property

Withinlee Hollow presents a unique opportunity to create a magnificent contemporary dwelling positioned in an elevated and mature plot approaching 3.86 acres set at the head of a long private gated drive.

Planning permission has been granted (application number 20/5288M) to replace the existing sizeable bungalow with an impressive contemporary residence extending over four storeys to 9,705 sq. ft.

This stylish modern home is architect designed to be constructed of ashlar stone with white rendered and timber-clad elevations with aluminium double-glazed windows, all surmounted by a slate roof. This house has been designed to offer stylish, spacious and versatile accommodation with the use of glass at the rear to capitalise on the south-facing gardens and views.

The ground floor has been intelligently planned with family flexibility in mind with four reception rooms and a galleried entrance hall. The vast open-plan living dining kitchen has direct access to the gardens. A utility room lies off with a door to the gardens.

There are three reception rooms in total including the drawing room, dining room and the





Computer generated image of the proposed development

study/family room and internal access to the integral double garage.

The lower ground floor leisure suite includes an indoor swimming pool, Jacuzzi, sauna, WC, changing facilities, gymnasium, comms. room and a store room. Windows to the rear will provide natural light.

The staircase leads up to the first floor which holds generously proportioned family-sized accommodation with five full bedroom suites with the principal suite having a dressing room.

A further generous bedroom suite lies on the second floor with a large games room/teenage sitting room. This large flexible space is extremely versatile to suit the needs of the discerning family.

This layout is only an example of what can be created in the space and can be changed to suit the buyer's specific requirements, subject to the necessary consents being obtained

The long gated private driveway sweeps down to the property which stands on a level site and has great southerly facing views over the undulating paddock land and valley to the rear.

PROPERTY INFORMATION

Agents Note: A right of way in favour of Withinlee Hollow exists over the first part of the drive. EPC Rating (existing house): E Services to the Site: Mains water, electricity, gas and drainage. Council Tax (existing house): Band H. £3,841.52 payable for 2021/22.

Tenure

Freehold

Local Authority

Cheshire East 0300 123 5500.

Viewing

Strictly by appointment with Savills







Computer generated image of proposed development

Withinlee Hollow, Withinlee Road, Prestbury, Macclesfield, Cheshire SK10 4AT
Gross internal area (approx) 860.92 sq m / 9266.86 sq ft
Outbuildings 39.35 sq m / 423.55 sq ft
Total 900.27 sq m / 9690.42 sq ft



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Lower Ground Floor

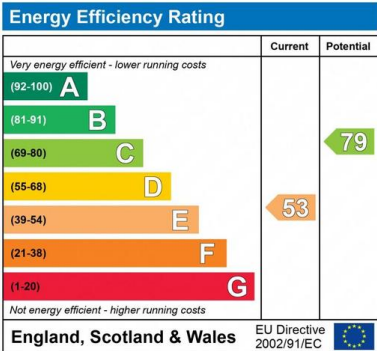
Ground Floor

First Floor



Second Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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