



CH569273

28 Ivy Lane, **Macclesfield, Cheshire, SK11 8NR**

**FOR SALE** Upon instructions of the Joint Fixed Charge Receivers

FREEHOLD FORMER CHILDREN'S CARE FACILITY WITH PLANNING FOR 6 ASSISTED LIVING APARTMENTS

## CONTACTS

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## KEY CONSIDERATIONS

- Located in Macclesfield a Cheshire market town
- Residential area 1 mile from town centre
- Popular residential area comprising mainly larger detached housing
- Planning granted on appeal for 6 apartments as supported living accommodation for adults with learning difficulties (granted April 2023)
- Potential for Alternative Uses STPP
- Accommodation approximately 200 sq. m (2,153 sq. ft)
- Site approximately 0.12 hectares (0.29 acres).
- Freehold
- Offers invited
- Best offers target date Friday 30th May 2025



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## LOCATION

Macclesfield is strategically located 16 miles south of Manchester and 38 miles east of Chester, making it well-connected to major urban centers. Historically, it was a significant silk manufacturing hub from the 17th century and the town's economy is currently bolstered by the pharmaceutical sector, particularly AstraZeneca who are continuing to invest in the town.

The property is situated in a popular residential area, comprising of predominantly detached private estate housing, the property is approximately 1 mile southwest of Macclesfield town centre. The property occupies a corner position, on the junction of Ivy Lane and Sycamore Crescent, with vehicular access off Sycamore Crescent. Local bus routes are easily accessible on Congleton Road (A536) and the train station is located in the town centre (22 minutes to Manchester).

## DESCRIPTION

The property is a former house that had previously been converted for use as a children's care facility, comprising a part single, part two storey building constructed on a split level site, extending to approximately 200 sq. m (2,153 sq. ft) on a site of 0.12 hectares (0.29 acres).

Planning consent was granted on 14th April 2023 for extension and internal alterations to the existing building, and demolition of the existing garage, to provide 6 no. supported living apartments for adults with learning difficulties (Use Class C3) with associated parking and facilities (Application: Application No: 22/4661M). It appears that strip out works have commenced internally. The property may be suitable for alternative uses subject to obtaining the necessary consents. We understand planning was granted on appeal.

## PLANNING

Interested parties can view the current planning permission here: <https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=261895>

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://pa.cheshireeast.gov.uk/planning/index.html>

E: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)

T: 0300 123 5014



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### TENURE

The property is held freehold on Title CH135212.

### EPC

Energy Asset Rating is TBC.

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers invited.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on 30th May 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



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