



**10-12 Mill Lane**

Macclesfield, SK11 7NW

## **Prime Town Centre Residential Development Opportunity - With Planning Permission**

**0.20 Acres**  
(0.08 Hectares)

- PLANNING GRANTED FOR 13 APARTMENTS WITH 13 OFF ROAD PARKING SPACES
- EACH APARTMENT BENEFITS FROM A PRIVATE BALCONY
- THIRD FLOOR COMMUNAL ROOF TERRACE
- CYCLE STORE WITHIN THE GROUND FLOOR
- GROUND FLOOR COMMERCIAL UNIT
- GREAT TOWN CENTRE LOCATION

# 10-12 Mill Lane, Macclesfield, SK11 7NW

## Summary

Available Size	0.20 Acres
Price	Price on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Due for demolition

## Location

The site is located on the corner of Mill Lane and the Silk Road (A523), town centre bypass. The residential development site is ideally located to benefit from all the town centre amenities and transport connections, with Macclesfield Railway station which is on the West Coast Main line providing direct links to Manchester and London being only a five-minute walk away.

The town centre has an abundance of amenity including supermarkets, convenience stores and Food and Beverage offers across the whole spectrum from restaurants and popular food halls to grab and go take-aways establishments. The site is also well located in relation to the town centre doctors surgeries located on Sunderland Street only a 5-minute walk from the site. There are numerous quality primary and Secondary schools in Macclesfield, making the larger apartments suitable for town centre family living.

## Description

The site measures approximately 0.2 acres, planning permission has been granted for a scheme comprising of 13 apartments arranged over three upper floors, the ground floor providing an entrance foyer, cycle store and commercial unit. The scheme benefits from 13 off road parking spaces, gated vehicular entrance to internal car park. The apartments will benefit from private balconies, a third floor communal roof terrace and ground floor cycle store. Further information can be found on the Cheshire East Planning portal under planning reference 24/2406M.

## Terms

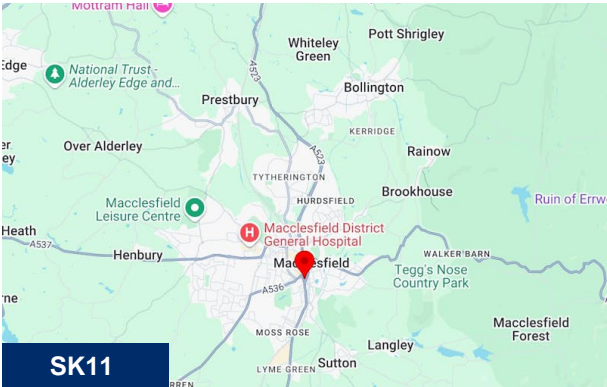
The site is available by way of a freehold disposal with the benefit of planning permission.

## Reports Carried Out To Date

The following reports are available to the purchaser.  
ACOUSTIC SURVEY (Results have been taken into account in design), HERITAGE STATEMENT (Listed building nearby but development will NOT impact), FLOOD RISK ASSESSMENT, PRELIMINARY ECOLOGICAL REPORT, UNITED UTILITIES INFRASTRUCTURE SURVEY, PHASE I GROUND SURVEY, TOPOGRAPHICAL SURVEY – Completed and taken into account in design.

## Viewings and Further Information

For viewings and further information, please contact sole selling agents, Hallams Property Consultants.



## Viewing & Further Information



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