

Land, East of Elbourne Drive,
Scholar Green, ST7 3GA

Guide Price £1,100,000



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ELLINGS

FORM MASTERPLAN
DEVELOPMENT
R GREEN

DRAWING NO: HG2564/011/G

DATE: JANUARY 2017

SCALE: 1:1250 @ A4



WYG Group...
creative minds safe hands

WYG

Rowe House, 10 East Parade, Harrogate
Tel: +44 (0)1423 857 510
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Guide Price £1,100,000



Stephenson Browne are pleased to present this exciting substantial DEVELOPMENT OPPORTUNITY. 1.4 HECTARES OF LAND WITH OUTLINE PLANNING for up to 30 properties. The land has an idyllic position siding onto the Macclesfield Canal, enjoying established and mature surroundings along with views over to Mow Cop. The stunning location forms phase 2 to the East of Elbourne Drive, Scholar Green - a development which was completed in recent years. The popular location has local amenities and excellent road links to the A50, A34, A500 and M6, providing quick access to Stoke On Trent, Manchester and Crewe Railway Station along with nearby Towns and Villages. WE ARE INVITING BEST AND FINAL OFFERS BY NOON ON SATURDAY 28th JUNE. The vendor is not obliged to accept the best or any offer and acceptance of an offer will be subject to contract. The purchaser will also be expected to pay the vendors reasonable legal fees. The full planning application can be viewed through Cheshire East Planning website with reference 16/0285C. Associated section 106 agreement can be obtained through the agent or via the local council.



- **OUTLINE PLANNING APPROVAL**
- **1.4 HECTARES**
- **EXCELLENT LOCATION**
- **CANAL SIDE VIEW**
- **PLANNING REFERENCE16/0285C**

- **UP TO 30 DWELLINGS**
- **BEST AND FINAL OFFERS**
- **BY 28th JUNE 2018**
- **DEVELOPMENT OPPORTUNITY**
- **CALL FOR MORE INFORMATION**

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NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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