



Blakeley, Building Plot Reacliffe Road
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Blakeley, Building Plot Reacliffe Road

Leek
Staffordshire
ST13 8RS

- * A fabulous opportunity to purchase a building plot consisting of land of approximately 0.36 of an acre, which is nestled on the lake side of Rudyard Lake, with full permission for development of a detached dwelling, application number (SMD/2024/0023).
- * A further 2.38 acres or thereabouts of woodland is located adjacent to the building plot and is also being offered with the sale. The approval is for a two level detached dwelling, with the ground floor consisting of a Living Room, Two Bedrooms, one with En-Suite, Study, Bathroom and Utility. To the first floor is an open plan Kitchen/Dining Area, with balcony, providing spectacular views of the lake.
- * The planning approval incorporates the use of the dwelling as a permanent residence, so is ideal for residential or holiday accommodation.
- * Rudyard is a lakeside village in Staffordshire, to the west of the popular market town of Leek. The village is situated some 10 miles South of Macclesfield which has a busy train station offering commuting into Manchester and London. The property is located near the Cheshire border and ideally placed for an easy commute to Leek, Congleton, Macclesfield or Buxton. Leek is a thriving historic market town of Leek which benefits from both independent local traders and supermarkets including Morrisons and Sainsbury's. Rudyard is also well placed for good local schools and, in the private sector, for Kings School and Beech Hall School, Macclesfield.

Offers Over £350,000



null



null



null



Leek - 01538 383344



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General Information

Services

It is understood that the property currently has a septic tank, and other main services are located within close proximity, but potential buyers are recommended to make their own enquiries regarding the connection to the site.

Tenure

Freehold

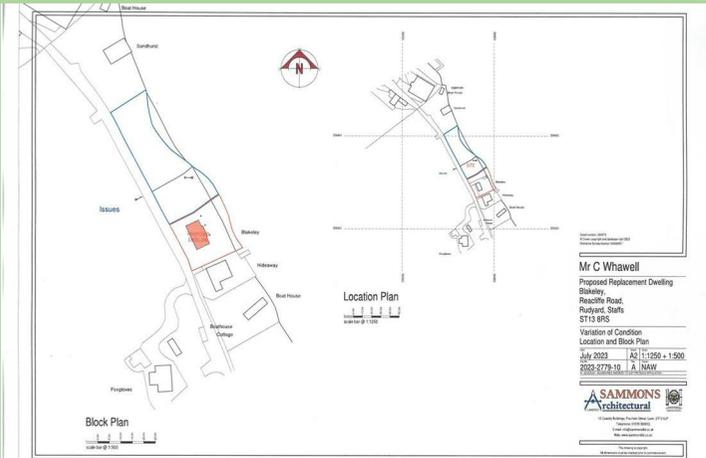
Method of Sale

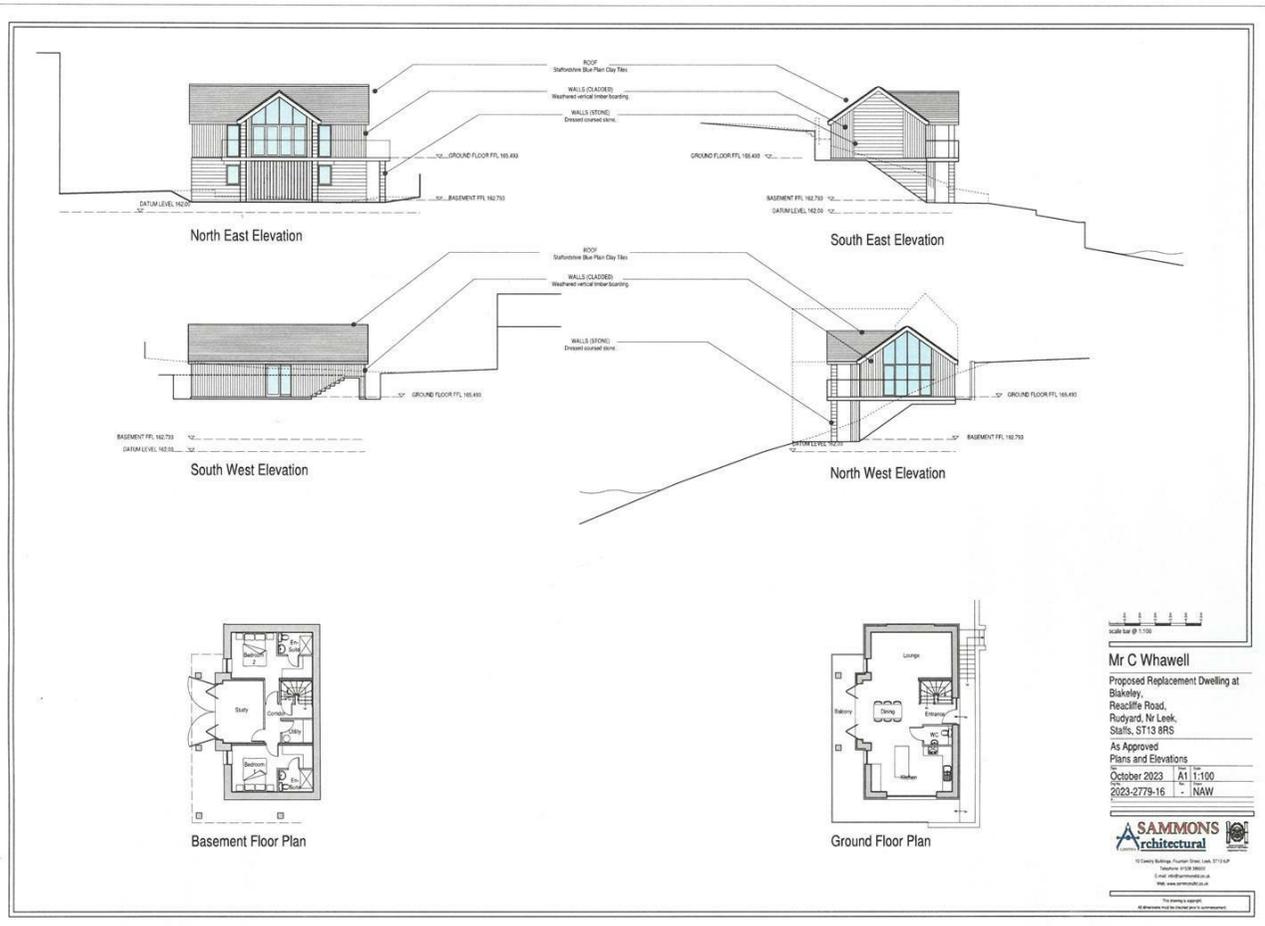
The property is offered for sale by private treaty.

Viewing

Strictly by appointment with the office. Viewers must exercise caution when visiting the site.

WHAT3WORDS: PRINCELY/CLOUDS/TILTS





Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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