



Dye House  
Rushton Spencer





**Dye House**  
Dye House Lane  
Rushton Spencer  
Macclesfield  
SK11 0RS



**1.37 ac**



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A truly rare opportunity to acquire a former cottage with planning permission to construct a replacement dwelling. The property boasts a peaceful, rural location on the outskirts of a sought-after village, with great accessibility, and picturesque views across the adjoining field parcel, all totalling approx. 1.37 acres (0.55 hectares). The sale of this property offers a unique development opportunity and inspection is thoroughly recommended.

**Guide Price: £350,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Directions:**

Head northwest out of Leek on the A523 Macclesfield Road, following the road for approx. 4 miles into the village of Rushton Spencer. Pass through the village, continuing along the A523, approx. 0.5 miles out of the village turn left and continue under the bridge. The property can be found on the left hand side, indicated by our 'For Sale' board. What3Words: ///profiled.waitress.obeyed

**Location:**

The property is situated in a charming rural location, on the edge of the sought-after village of Rushton Spencer which offers a friendly village community with amenities including a well-regarded primary school, a church, and various popular country pubs. Despite its peaceful setting, the property enjoys excellent access to the nearby towns of Macclesfield, Leek, Congleton, and Buxton, all offering a broad range of shops, services, and transport links. The surrounding area is renowned for its scenic walks, cycle routes, and local beauty spots. The cities of Manchester and Stoke-on-Trent are also within convenient commuting distance, making it an ideal rural retreat with urban connections.





# Description

Dye House offers a fantastic opportunity to acquire a three-storey stone-built former cottage, boasting planning permission to construct a replacement dwelling, together with a useful out-building in need of renovation, and an adjoining parcel of land extending to approx. 1.37 acres, in a popular rural, yet accessible location.

The approved accommodation for a new dwelling spreads across two floors and briefly comprises; on the ground floor an open-plan kitchen dining living space, a lounge, a versatile study, a useful utility space, and a spacious hallway with access to a cloakroom and w/c. The first floor provides two large double bedrooms, each with an ensuite and dressing rooms/built-in storage, two further double bedrooms, and a family bathroom.

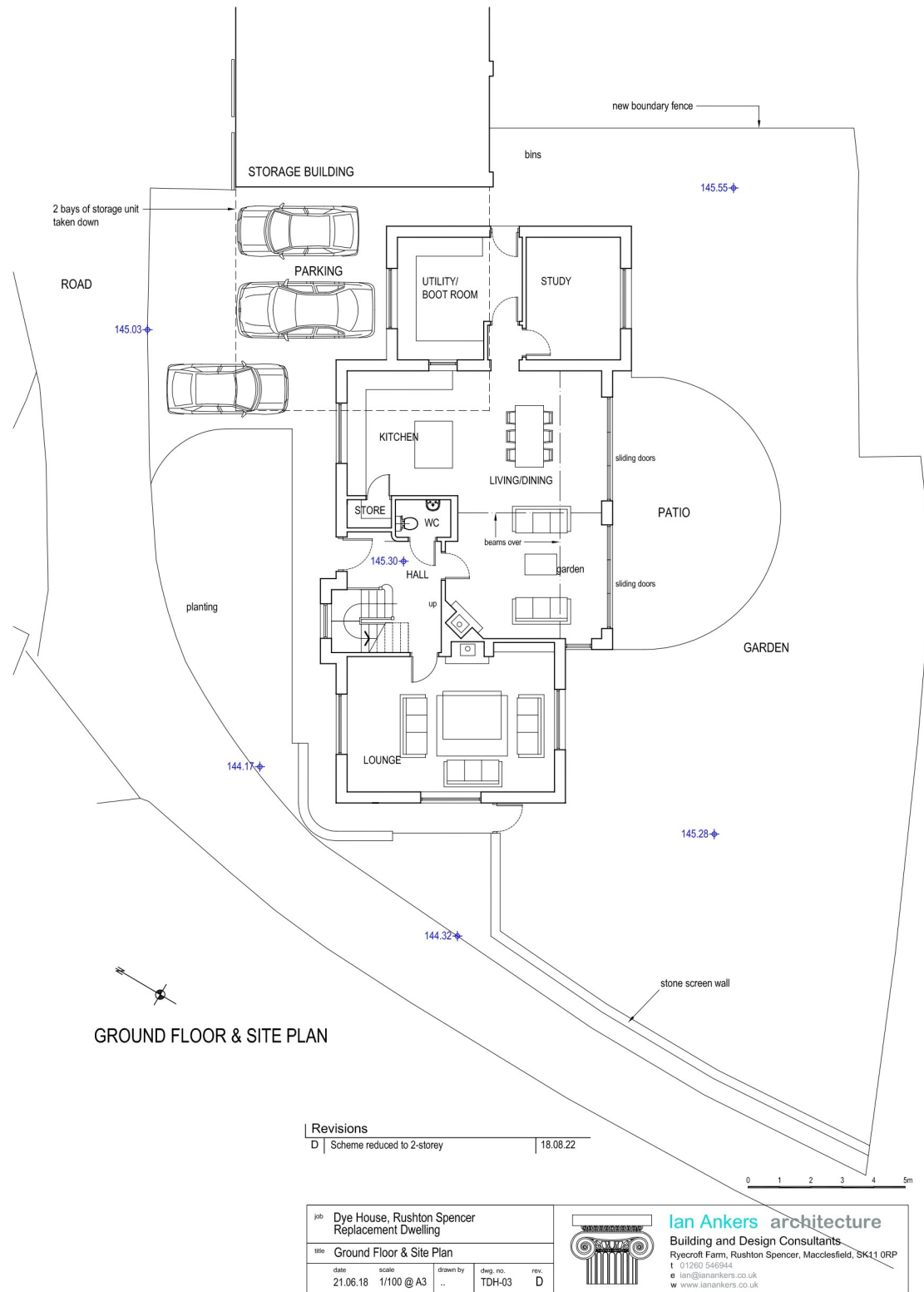
To the rear of the cottage, a brick-built building currently situates with commercial status, in need of repairs but with great potential. Two bays of this building are included within the planning permission for the erection of a new dwelling, whilst the remaining four bays offer huge opportunity whether that be for a workshop, home office, garage, or converted into ancillary accommodation (subject to planning consent). The building currently overlooks a courtyard area, hosting a small brick-built garden store in need of restoration.

Together with the cottage and buildings, a field parcel situates adjacent extending to approx. 1.37 acres (0.55 hectares) offering grassland in good heart suitable for both mowing and grazing of livestock and/horses. The parcel of land offers a delightful, private outlook from the cottage and will suit those seeking the ‘country lifestyle’, or with equestrian, hobby farming or amenity interests. The land is bounded mature hedgerow and post and wire fencing, with good roadside access. Currently, the south-eastern boundary is by way of electric fencing and the purchaser will be responsible for erecting a permanent boundary.

Inspection is highly recommended to appreciate the location and potential on offer to create a unique new-build family home.









# General Description

## Planning Permission:

The house has full planning permission, granted by Staffordshire Moorlands District Council with all matters reserved and listed below;

'Demolition of existing house and construction of replacement dwelling.' Planning consent was granted in February 2023 (Ref; SMD/2018/0770 ).

All copies are available upon request, or via the Local Planning Authority website.

## Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

## Services:

The property currently benefits from mains water and electricity.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

## Vendor's Solicitors:

Bowcock & Pursaill Solicitors, 54 St Edward St, Leek, Staffordshire ST13 5DJ

## Local Authority:

Staffordshire Moorlands District Council,  
Moorlands House, Stockwell St, Leek ST13 6HQ

## Method of Sale:

This property is to be sold by private treaty.

**Council Tax Band:** B

**EPC:** G

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The vendors may retain a right of way to access their retained land to the south.

## Broadband Connectivity:

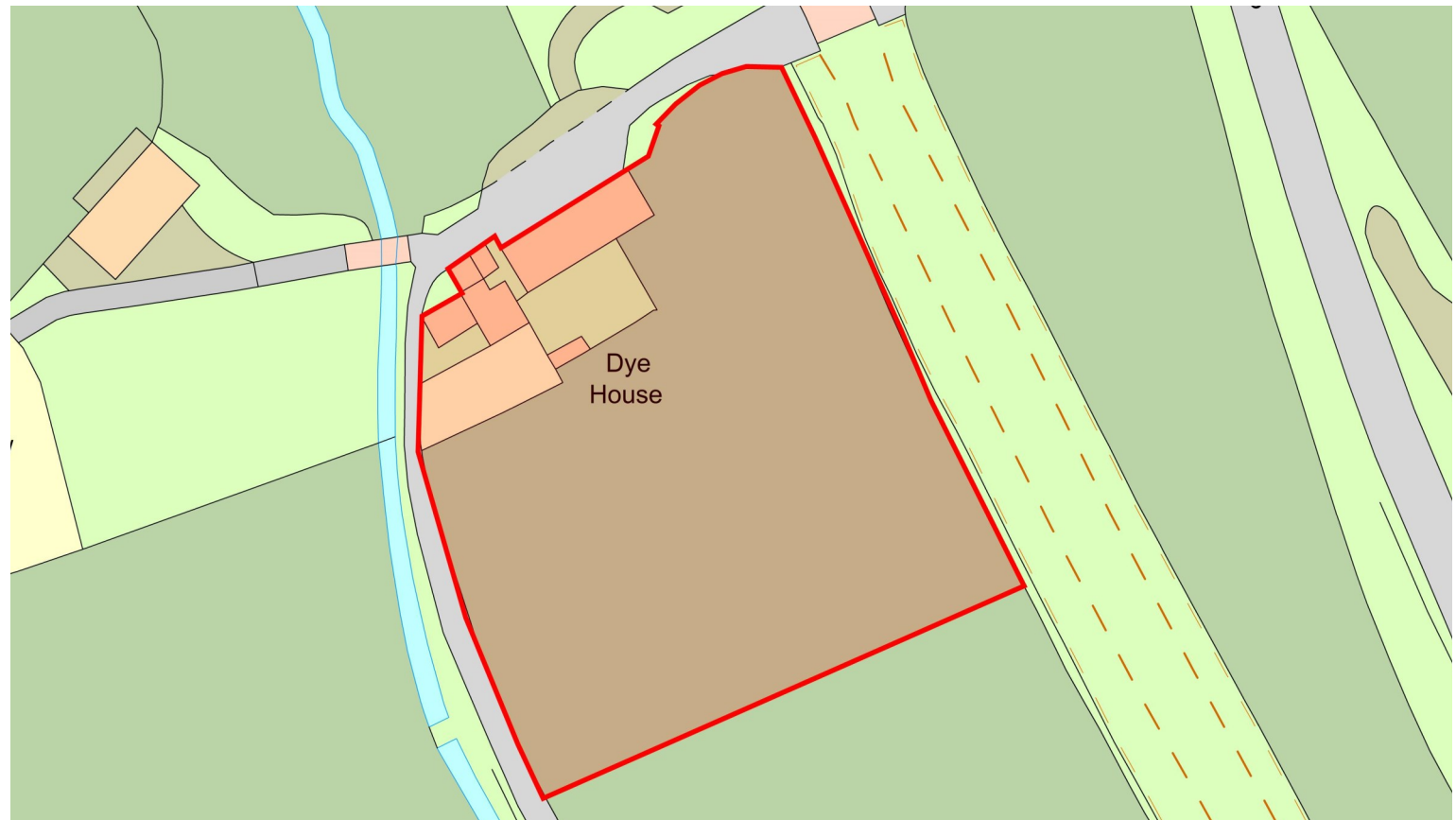
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.







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