



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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CHEADLE HULME

CHESHIRE

PARCEL OF LAND WITH RESIDENTIAL BUILDING POTENTIAL LOCATED TO THE REAR OF AN ESTABLISHED DEVELOPMENT OF SEMI-DETACHED HOUSES

LAND TO THE REAR OF 9 & 11 ADSWOOD OLD HALL ROAD, CHEADLE HULME

The availability of this parcel of land offers an interesting residential development opportunity, subject to planning consent, for the erection of properties in a little secluded site with private driveway access. The area is approximately 1,300 square yards (1,086 square metres) but there is the possibility of further land being available, subject to negotiation, to enlarge and perhaps facilitate an envisaged development.

SERVICES: All mains services are available.

TENURE: Freehold and free from Chief Rent.

VACANT POSSESSION ON COMPLETION

PRICE Offers invited around £150,000

VIEWING: By appointment with the AGENTS Michael Hart & Company.

*Please take note of these points*

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**DIRECTIONS:**

From the central part of Cheadle Hulme travel down Ladybridge Road in the direction of Stockport and after about three quarters of a mile turn right at the traffic lights by The Greyhound Public House into Adswold Road. Travel along this road and after passing under the railway bridge Adswold Old Hall Road will be found on the left hand side after about one hundred and fifty yards.



**Visit our website at [www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

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**SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).