



CGI

YARWOODS FARM
BOLLINGTON LANE, NETHER ALDERLEY

JACKSON-STOPS 

**YARWOODS FARM
BOLLINGTON LANE, NETHER ALDERLEY**

A RARE OPPORTUNITY TO BUILD A 7,000 SQ FT CONTEMPORARY COUNTRY HOUSE IN JUST UNDER 4 ACRES.

FURTHER LAND WITH PLANNING FOR A LARGE AGRICULTURAL BUILDING AVAILABLE BY SEPARATE NEGOTIATION.



DISTANCES

ALDERLEY EDGE 3½ MILES
WILMSLOW 6 MILES
MACCLESFIELD 6½ MILES
M6 (J18) 10 MILES
MANCHESTER AIRPORT 10½ MILES
MANCHESTER 18½ MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Planning permission to create a three storey 7,000 sq ft (650 sq m) house
- Gardens and grounds to just under 4 acres
- Available by separate negotiation - Substantial further acreage with planning for a large agricultural building of just under 4,900 sq ft

DESCRIPTION

Yarwoods Farm is truly a rarity to the market, giving the discerning buyer the opportunity to create a magnificent, breathtaking, modern masterpiece. This substantial house will be laid out over three floors, offering around 7,000 sq ft (650 sq m) of family-sized accommodation.

In April 2021 planning was granted (application number 20/3909M) for extensive extensions and alterations to the house, creating a country house of grand proportions with outstanding rural views. The facades are modern and crisp, with inventive and palatial use of glass flooding the house with natural light, creating bright and airy rooms, with numerous sets of bi-fold doors allowing access to the proposed rear and side terraces allowing for full enjoyment of the gardens and grounds.

The planning permission has purposely avoided fixing any prospective purchaser to a detailed and prescribed internal design and allows for the delivery of a unique scheme to cater for individual requirements and meet all planning objectives. A huge balcony has been created off what we imagine would be the master bedroom suite, providing a private area in which to enjoy the grounds.

There is the possibility for a basement level and detached garaging with additional living space above, potentially offering yet further extensive accommodation, subject to the necessary consents being obtained (contact the Agent for further information).

GARDENS AND GROUNDS

A new entrance is proposed off the private shared drive that Yarwoods Farm has access over. This will allow for the creation of a long, sweeping gravel driveway that will culminate in a large parking and turning area to the rear/westerly elevation of the newly created house. The majority of the grounds lie to the front façade and are east facing, with huge expanses of level grounds, two pretty ponds and some fruit trees. The grounds wrap round to the side/southerly elevation, where yet more level grounds exist ready for the purchaser to create magnificent gardens of their choice.

From the grounds breathtaking far-reaching views can be enjoyed of the rolling Cheshire countryside.

LOCATION

Yarwoods Farm is situated in a highly desirable and sought-after rural location, yet is only a few minutes' drive of Alderley Edge village centre. Alderley Edge offers an excellent range of shopping, educational and recreational facilities, with a wealth of quality restaurants. The motorway network system, Manchester Airport, local and commuter rails links are all close to hand.

DIRECTIONS (SK10 4TB)

WHAT3WORDS: LUXURY.CHOP.THICKENS

From Alderley Edge take Congleton Road towards Monks Heath crossroads and after approximately 2 miles at the traffic lights turn right into Bollington Lane. Follow the lane for quarter of a mile and turn right into the no-through road, also called Bollington Lane. Follow the road for approximately half a mile, where the driveway to Yarwoods Farm can be seen on your right hand side.

PROPERTY INFORMATION

EPC Rating (Existing House): G

Services: Mains water and electricity are on site.

Agents' Notes

- The CGI's are for illustrative purposes only and do not wholly accurately reflect the planning consent granted.
- The aerial image is for rough guidance only and does not represent an actual boundary plan. The title plans are available upon request.
- A right of way exists over the access drive.
- A footpath runs over the extreme north-westerly land but is a good distance from the house.

Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

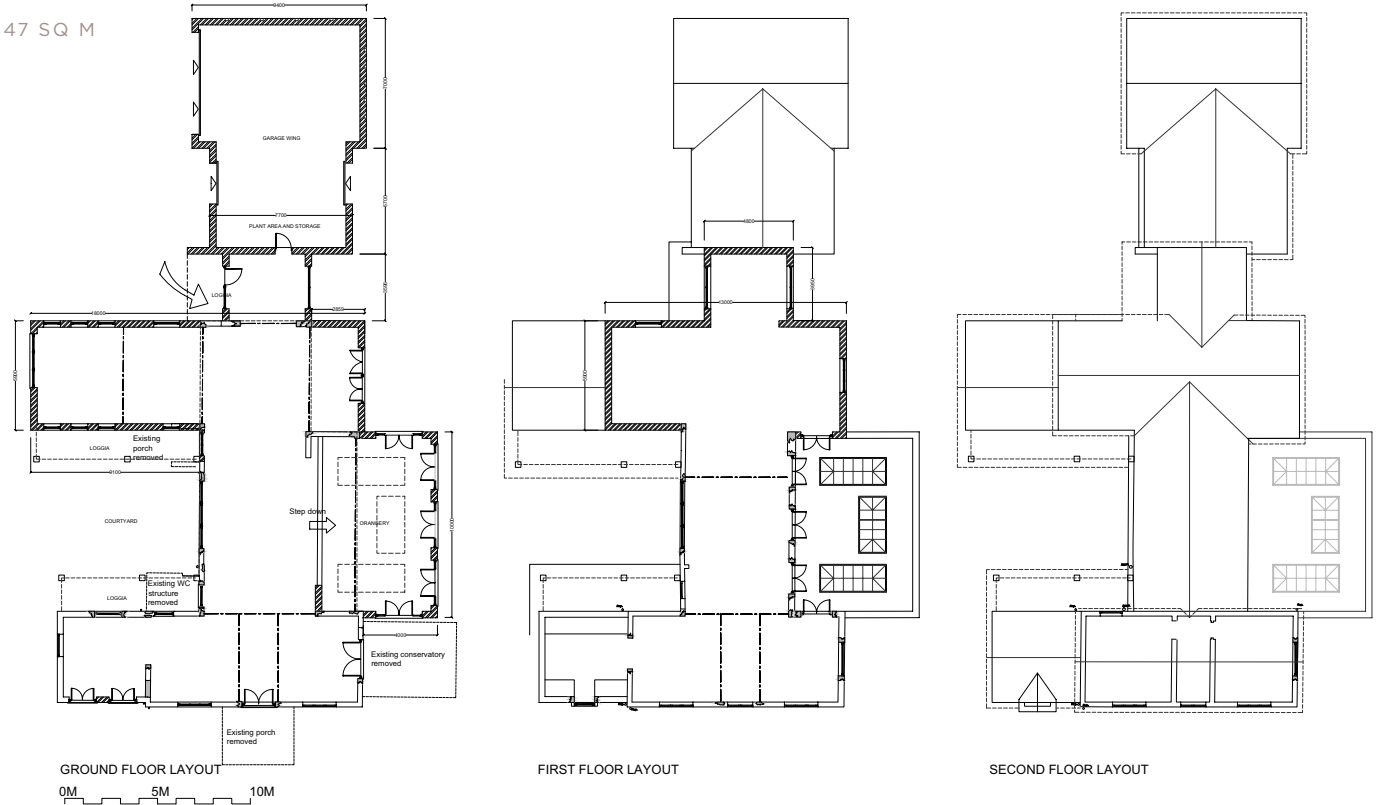
Council Tax (Existing House): Not banded.



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APPROX GROSS INTERNAL FLOOR AREA: 6,964 SQ FT / 647 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

ALDERLEY EDGE

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