

## Lowndes Farm, Messuage Lane, Lower Withington



Andrew J Nowell  
& Company

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## Lowndes Farm, Messuage Lane, Lower Withington

AN EXCITING OPPORTUNITY TO ACQUIRE ONE OF THESE FOUR BESPOKE COUNTRY PROPERTIES BEING DEVELOPED IN PARTNERSHIP WITH CRANFORD ESTATES, SET AT THE END OF A LONG PRIVATE DRIVEWAY IN APPROXIMATELY 4.3 ACRES.

This unique development is set at the end of its long private driveway in extensive grounds enjoying wonderful open views across the surrounding countryside. Lower Withington is a charming rural community with local public houses, wonderful walks and within ten to fifteen minutes' drive of the centres of Alderley Edge, Wilmslow, Knutsford and Macclesfield.

These centres offer an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

The current owners of Lowndes Farm have obtained planning permission for four bespoke detached country properties, which in partnership with Cranford Estates, are being developed to a high standard and specification.

The first three properties will be approximately 2,200 sq ft, constructed out of Cheshire brick with oak detailing under natural slate roof. The sanitary ware will be Hansgrohe Duravit with high quality individual kitchens with integrated appliances. High specification electrical and heating installation with underfloor heating system to the ground floor. The prospective purchaser has the opportunity to acquire the site for £300,000 and enter into a construction

contract with Cranford Estates giving a purchaser the opportunity to tailor the internal finishes to their requirements.

Externally, the development is approached by a long private driveway which leads to the properties with each house having its formal grounds and adjoining paddock (Plot 2 total land size is approximately 0.75 acres and Plot 3 0.5 acres).

To fully appreciate this charming and idyllic rural setting and the appeal of this site a personal inspection is highly recommended.

### **DIRECTIONS SK11 9HT**

From our Alderley Edge office proceed out of the village towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane which becomes the Chelford Road to Chelford roundabout (approx 2 miles). At the Chelford roundabout proceed straight across towards Holmes Chapel and after approximately 2.5 miles turn left where the road bends sharply to the right into Long Shoot Road. At the end of Long Shoot Road turn left into Salters Lane and after approximately 0.5 miles turn right, which is signposted to Lower Withington/Swettenham.

Bear right again past The Red Lion and first left into Trap Street. Continue along Trap Street and after passing The Black Swan take

the next turning left into Messuage Lane. Lowndes Farm is the first property on the left hand side located at the end of its long private driveway.

### **PLOT ONE - Sold**

### **PLOT TWO - £895,000**

Approx .75 acre

### **PLOT THREE - £895,000**

Approx .5 acre

### **PLOT FOUR - Sold**

Farmhouse





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Client:

Cranford Estate

Project:

Lowndes Farm

Location:

Tide Road - ESTATE

For Information

Scale:

1:1250 @ A4

Drawn by:

3539 05

Check:

EP

Date:

OCT 17 -

