



## Development Gritstone Cottage Buxton New Road, Macclesfield, SK11

0ΔN1  
£225,000

- Set on a generous plot of approximately 0.25 acres
- Gated driveway access
- Viewing highly recommended
- Planning permission was granted in 2025 for a single storey side extension and a new detached single garage
- Near Macclesfield town centre and close to Teggs Nose Park, with spectacular Peak District Views

# Gritstone Cottage, Buxton New Road, Macclesfield

## SKILLMAN

Nestled on Buxton New Road in Macclesfield, Gritstone Cottage presents a unique opportunity for those seeking a rural retreat with stunning views of the Peak District National Park. Set on a generous plot of approximately 0.25 acres, the stone and block-built building with pitched slate roof was originally built as a double garage/outhouse. Planning permission was granted in 2025 for a single storey side extension and a new detached single garage (ref 24/4565/HOUS)

The building, with its traditional stone and block construction and pitched slate roof, offers a blank canvas for buyers eager to create a bespoke home. Accessed via a gated driveway, the property boasts a lush garden that adjoins open fields, providing a serene backdrop for outdoor living. The location is ideal for nature enthusiasts, with Teggs Nose Country Park, Macclesfield Forest, and Lamaload Reservoir all within easy reach, as well as the picturesque villages of Rainow, Langley, and Sutton nearby.

This property is particularly suited for buyers who are prepared to undertake the necessary renovations and extensions to realise its full potential. Given the scope of work required, we are seeking buyers who do not need a mortgage. We encourage interested parties to review the planning permissions available on the Cheshire East planning portal and to visit the property for a firsthand experience of its surroundings.

Please note that buyers should consult their solicitors regarding the legal status of any services currently supplied to the cottage and the implications of future services. The property currently holds a Council Tax Assessment of Band A, making it an attractive option for those looking to invest in a rural lifestyle.







**Cheshire East Council**  
*Working for a brighter future together*

**Development Management**  
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Delamere Street, Crewe  
CW1 2LL  
Telephone: 0300 123 5014  
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## DECISION NOTICE

Application No: **24/4565/HOUS**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Particulars of Development

**Single storey side extension and new detached single garage**

Location

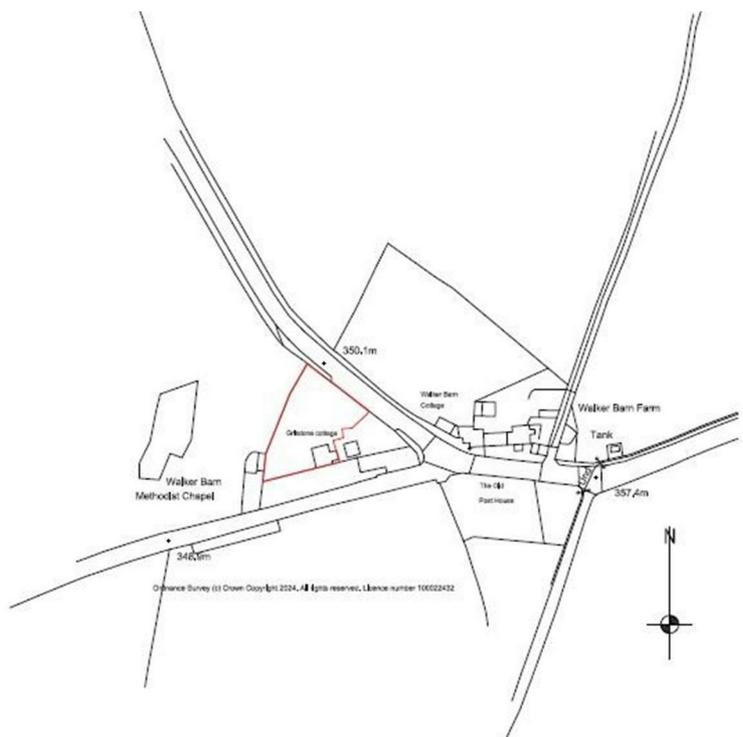
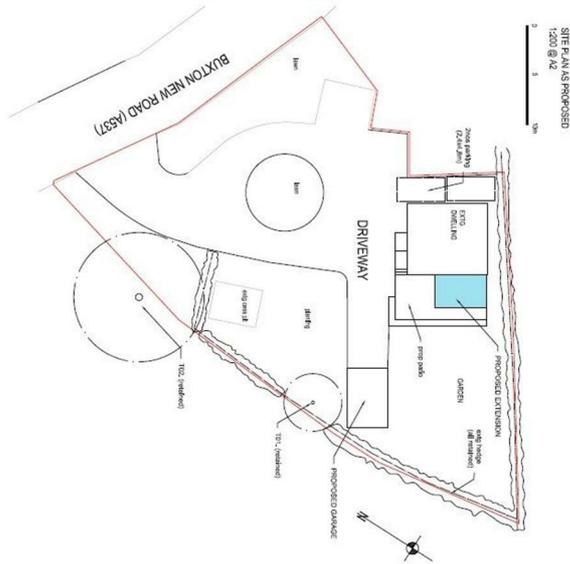
**Gritstone Cottage Buxton New Road, Macclesfield, Cheshire East, SK11 0AN**

for **Mr A Bowers**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

**1. The development hereby approved shall commence within three years of the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990**

**2. The development hereby approved shall be carried out in total accordance with the approved plans: Drawing No. GC-LP (Location Plan) received by the Local Planning Authority on 28th January 2025 and: Drawing No. GC-04 (Proposed Plans and Elevations) received by the Local Planning Authority on 11th November 2024 except where varied by other conditions of this permission. Reason: For the avoidance of doubt and to specify**



## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.