

**ALMA MILL, CROMPTON ROAD,  
MACCLESFIELD, SK11 8DS.**



A TRADITIONAL BRICK BUILT MILL PREMISES  
OF SOME 8,000 SQ. FT., AND WITH PLANNING PERMISSION  
FOR CONVERSION INTO TWELVE APARTMENTS

**FOR SALE BY AUCTION**  
**at the DE VERE DARESBURY PARK HOTEL, CHESTER ROAD, DARESBURY, WARRINGTON**  
**on THURSDAY, 30<sup>th</sup> JULY 2009 at 3.00 p.m.**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

Alma Mill is a traditionally built Victorian Mill located in what is a predominantly residential area, just to the west of the centre of Macclesfield. It dates from the town's famed silk manufacturing era, but in recent times has been divided into smaller units for leasing purposes, but now is vacant and has the benefit of planning permission for conversion into 12 apartments.

There is no doubt that this is a highly commendable scheme that will create splendid dwellings, with floor areas ranging from 521sq. ft. up to the largest, which will comprise some 976 sq. ft. of accommodation, and which will create a quite magnificent unit. There will be on site car parking.

The town centre with its thriving café bar society and comprehensive shopping, social and recreational facilities is close at hand, with the town's railway station providing almost hourly Inter-City services direct to both Manchester and London, on weekdays.

**DIRECTIONS:** From the roundabout at the northern end of Churchill Way, take the Cumberland Street exit and keep left at the next roundabout, by Sainsburys. Turn left at the second roundabout into Chester Road, and Crompton Road is then the second turning on the right hand side. Alma Mill will be found some 200 yards along, on the left hand side.

#### PLANNING

Planning permission was granted by Macclesfield Borough Council on the 13<sup>th</sup> June 2008 for the conversion of the property into twelve self-contained apartments, and associated garaging, under Application No 08/0788P. Copies of the Decision Notice are available from the Auctioneers Macclesfield office.

#### ACCOMMODATION

The scheme, when complete, will incorporate basement car parking, and above that, four floors of apartments, some of which will be fascinating duplexes, three of which utilise the roof void.

Floor plans of the proposed development can also be obtained from the Auctioneers Macclesfield office.

#### LOCAL AUTHORITY

Any queries as regards planning should be directed to the Local Planning Authority, the details of which are

as follows:

Planning Department  
Town Hall  
Market Place  
Macclesfield  
SK10 1DX

- Tel: 01625 500500

#### SERVICES

We understand that all mains services are available on site, or at least available in Crompton Road.

#### POSSESSION

Vacant possession will be granted upon Completion.

#### TENURE

Freehold and free from Chief Rent.

#### VIEWING

The property will be open for viewing between 2.30 p.m. and 4.30 p.m. on Wednesdays and Saturdays.

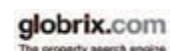
#### VENDOR'S SOLICITORS

Cooper Ford, Solicitors - Att. of Mr R Cooper  
Suite 69 – 70  
Atlantic Business Centre  
Atlantic Street  
Broadheath  
Altrincham  
WA14 5NQ - Tel: 0161 929 2414

KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162  
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181  
RURAL SERVICES DEPARTMENT: 01565 830395

[www.mellerbraggins.com](http://www.mellerbraggins.com)

INDEPENDENT PROFESSIONALS SINCE 1836



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