

THE OLD  
**SCHOOL HOUSE**  
KINGS PARK



The Old School House, Fence Avenue,  
Macclesfield, Cheshire, SK10 1LT

An Exclusive Private Sales Development





Welcome to The Old School House,  
a unique Edwardian redevelopment of  
beautiful 1, 2 & 3 bedroom apartments





# THE OLD SCHOOL HOUSE

## A RARE CHANCE TO BE A PART OF CHESHIRE'S HERITAGE

Torus Homes Private Sales are proud to bring the one-of-a-kind development of The Old School House to the market. Built in 1902 and formerly the King's School for Girls, this beautiful building has been restored and thoughtfully re-imagined as an exquisite collection of bespoke contemporary apartments retaining the authentic ambience of its history.

Whilst maintaining all the original Edwardian design elements of the exterior, the interiors have been designed to appeal to all tastes and budgets. No two apartments are alike and cater to all preferences and lifestyles- whether you opt for open plan living or a separate kitchen and living room, a duplex with the main living accommodation above the bedrooms or vice versa, The Old School House offers a large selection of architectural configurations designed for a whole range of modern lifestyles.







# URBAN LIVING AT THE PEAK DISTRICT BORDER

With style and elegance at the heart of their design, each apartment is built to be as energy efficient as possible, with allocated parking spaces for every apartment and a ten year warranty to put your mind at ease.

Buying into The Old School House means becoming an integral part of a new, eclectic community. The range of accommodation offered will suit first time buyers, professional couples, growing families and anyone looking to relocate from the maelstrom of city centre living to a more relaxed lifestyle.





# A LOCATION WITH SOMETHING FOR EVERYONE

Neighbouring the exclusive Kings Park Development, The Old School House occupies an enviable position in Macclesfield, overlooking Victoria Park. A ten minute stroll across park provides easy access to Macclesfield town centre and its shops, bars and restaurants.

Bordering the Peak District with excellent transport links to Stockport and Manchester City Centre, The Old School House offers luxury accommodation with a full range of urban and rural amenities on its doorstep.

Macclesfield, a beautiful historic market town dating back to 1261 when the town was granted a charter by Edward the First, occupies an enviable position along the River Bolin, the edge of the rolling Cheshire Plain to the west and the Peak District National Park to the east. Living here is opportunity to explore breathtaking countryside, rivers, canals, reservoirs and woodland, all within easy reach via scenic country drives.

Complementing its beautiful rural setting, the history of the town is prominent in its cobbled streets and architecture, including Macclesfield Castle, the Town Hall and the Heritage Centre. Macclesfield became a silk-manufacturing centre from the mid-18th century and was also home to Hovis breadmakers at Publicity Works Mill (commonly referred to as “the Hovis Mill”) on the canal close to Buxton Road.





# HISTORY WITH COMMUNITY AT ITS HEART

Today, Macclesfield draws visitors from surrounding areas for its wealth of festivals and cultural events such as Macclesfield Festival, Macc Pride, Rewind North, Macclesfield Beer Festival.

Every last Sunday of the month the cobbled streets of Macclesfield Marketplace play host to the artisan Treacle Market, named after an incident in Medieval times when a horse-drawn wagon overturned and spilt its load of treacle onto the street, providing fabled respite to the poor, who joyously scooped the treacle off the road.

The Treacle Market is one of the largest Artisan Markets in the North West, celebrating its 14th year in Summer 2024. It offers over 140 stalls of exceptional quirky unique artworks, antiques, books, vintage finds, delicious food & drink and stalls hosted by many local community groups.



As well as the expected choice of pubs, bars and restaurants in the town centre, there is also a wide selection of traditional country pubs located around the rural outskirts of the town.

In Macclesfield you'll be spoilt for choice regarding sports and culture, with many special interest groups thriving in the community, including Chess, Running, Cycling, Hockey and Football, with Macclesfield Town FC gaining league status in 1997.

The Heritage Centre houses a small-scale cinema and art-house, and there is a thriving amateur dramatics scene, with productions at the Heritage Centre, the Evans Theatre in Wilmslow and the MADS Theatre on Lord Street. Gawsworth Hall hosts an annual Shakespeare festival as well as many arts and music events throughout the year.





# AMENITIES & ATTRACTIONS

The Old School House is well-placed for local amenities such as Macclesfield Leisure Centre (8 min drive) and Macclesfield Golf Club (1 mile, 4 min drive)

For walking, cycling and hiking, there is a vast choice of places to explore with younger children and grandchildren, all within easy, spectacular country drives:

- Macclesfield Forest  
12 mins, 5 miles
- Trentabank Reservoir  
13 mins, 4.5 miles
- Tegg's Nose & Ridgeway Reservoir  
5 mins, 2 miles
- Alderly Edge National Trust  
10 mins, 5 miles
- Lyme Park  
25 mins, 12 miles
- Quarry Bank Mill  
10 miles, 22 mins
- Poole's Cavern and Country park  
11 miles, 21 mins
- Jodrell Bank  
10 miles, 20 mins



The Old School House is well-situated for both primary and secondary schools. All of the schools listed below are within a half hour walk of the development:

- Hurdsfield Primary School  
(Ofsted Good)  
0.8 miles, 2 min drive
- Puss Bank School  
(Ofsted Good)  
0.4 miles, 11 min walk, 1 min drive
- Park Royal Community School  
(Ofsted Good)  
1.2 miles, 5 min drive

Macclesfield is served by four state-funded academies (previously state high schools):

- Tytherington School  
1 mile, 20 mins walk
- The Macclesfield Academy  
2 miles, 30 mins walk, 25 mins bus
- Fallibroome Academy  
2.6 miles, 35 mins bus
- All Hallows Catholic College.  
1.6 miles, 28 mins bus

There is also an independent school:

- Beech Hall School  
1.2 miles, 23 min walk

With an excellent public transport system on your doorstep, it's easy to give teenagers the freedom to explore and enjoy local areas and nearby cities. Macclesfield bus station, only a ten minute walk away, offers 15 bus routes within the town and further afield including Congleton, Wilmslow, Knutsford, Stockport, Crewe, Buxton, Altrincham, and Chatsworth House.

Alternately, Macclesfield train station is only half a mile away – a ten minute walk through the park from The Old School House, where regular services run to Stockport, Manchester, Stoke-on-Trent, Stafford, London and Birmingham.

Housing 27 bespoke apartments, in The Old School House no two dwellings are the same. Use the floorplates on the following pages to view the locations of 1, 2 and 3 bed apartments and maisonettes.

Please visit [theoldschoolhouse-kp.co.uk](http://theoldschoolhouse-kp.co.uk) to see detailed floorplans and information about each apartment, or email [sales@torus.co.uk](mailto:sales@torus.co.uk) to request individual information leaflets.



# LEVEL 0

## LOWER GROUND FLOOR





# LEVEL 1

## UPPER GROUND FLOOR





# LEVEL 2

## FIRST FLOOR





# LEVEL 3 MEZZANINE FLOOR





# FEATURED PENTHOUSE



Please click on the link below to view a penthouse virtual tour.



With 27 different apartments and layouts to choose from, please click below to view floorplans and details of all apartments.



# SPECIFICATIONS



## Kitchen & Utility

Each home includes a stylish fitted kitchen with integrated fridge freezer and washing machine.

- Magnet kitchens ranges are Tatton, Ascoli, Luna, Winchester
- Zanussi stainless steel oven & extractor
- Glass hob and splashback
- A mix of white and stainless steel light sockets and switches

## Internal finish

Each home fitted with a smoke/heat/carbon monoxide detector as per building regulations.

- Internal white panel door
- High ceiling feature windows in select apartments (all windows are double glazed aluminium)
- Juliette balconies/terraces in select apartments
- Internal plaster wall with a white paint finish
- Feature penthouse apartment
- Feature pendant lighting in select apartments



## Bathroom & En-suite

- Contemporary bathroom suite
- Porcelanosa wall tiles ranges: Image White, Indic, Ferroker
- Geberit sanitary wear
- Shower over bath where applicable
- Shower to ensuite
- Glass shower screens

## External finish

- Parking to each apartment
- EV parking available
- Three storey red brick historic building
- Double glazed windows
- Private entrances in select apartments
- Render to back of the building
- External fob access bicycle store





# TRAVEL



## Car

- Buxton historic spa town (23 mins, 12 miles drive through the countryside of Derbyshire)
- Stockport (14 miles, 35 mins)
- Manchester (20 miles, 50 mins)
- Stoke-on-Trent (26 miles, 53 mins)
- Chester (43 miles, 1hr 5mins)



## Rail:

Macclesfield station – (half a mile-10 min walk through the park from The Old School House) is on the Stafford to Manchester branch of the West Coast Main Line. Avanti West Coast operates regular services to:

- Manchester Piccadilly (20 mins)
- Stoke-on-Trent (15 minutes)
- London Euston (1 hour 47 minutes)



## Bus:

Macclesfield Bus station (0.7 miles – 15 min walk) Fifteen bus routes run within the town and to other locations including Congleton, Wilmslow, Knutsford, Stockport, Crewe, Buxton, Altrincham, Wythenshawe and Chatsworth House.



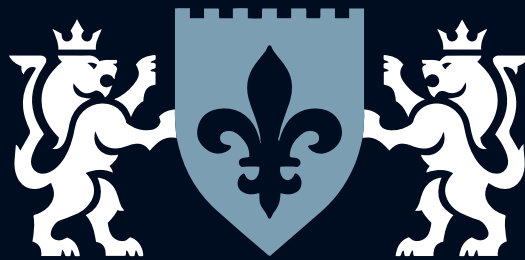
## Airports:

- Manchester (13 miles, 25 mins)
- Liverpool John Lennon (44 miles, 1 hour)



SCAN FOR DIRECTIONS





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FOR MORE INFORMATION OR TO  
ARRANGE A VIEWING PLEASE CONTACT

Email: [sales@torus.co.uk](mailto:sales@torus.co.uk)

[www.theoldschoolhouse-kp.co.uk](http://www.theoldschoolhouse-kp.co.uk)