

BENSON BUNCH

PROPERTY

SPRING EDITION

NEWS

**LYMM
RUGBY
CLUB**
SEE PAGE 4

**WES
BROWN**
SEE PAGE 5

**THE
KEATON
TRUST**
SEE PAGE 6

MAKING NEW PLANS FOR SPRING?
CAN WE TEMPT YOU WITH OUR DREAM HOMES FOR SALE AND TO LET..

DREAM HOME THIS SPRING

Benson Bunch



Bespoke Property Consultancy
Residential Letting and Sales

Helping you find the perfect home

Your round up of the best local properties
and stories from the community

FOR SALE



Prestbury Road
Wilmslow
5 Beds

£2,950,000
EPC Rating - C



Brook Lane
Alderley Edge
3 Beds

£699,000
EPC Rating - B



Mereside Road,
Mere - Knutsford
4 Beds

£2,500,000
EPC Rating - C



Glenside Drive
Wilmslow
4 Beds

£515,000
EPC Rating - C



Kilpeacon House, Grey Road,
Altrincham
2 Beds

£544,000
EPC Rating - New Build



Chester Road
Woodford
3 Beds

£675,000
EPC Rating - C



Greenway
Wilmslow
5 bedrooms

POA
EPC Rating TBC



Berkeley House, Chapel Lane
Wilmslow
3 Beds

£695,000
EPC Rating - B



Pownall Court,
Wilmslow
2 beds

£265,000
EPC Rating - D



Valley Road
Bramhall
4 Beds

£510,000
EPC Rating - E



Kilpeacon House,
Grey Road
Altrincham

£895,000
New Build



Bletchley Park Way
Wilmslow
5 Beds

£1,100,000
EPC Rating - B



Fletsand Road
Wilmslow
3 Beds

£1,195,000
EPC Rating - D



Sand Lane
Nether Alderley
4 Beds

£1,795,000
EPC Rating - C



Newton Hall Lane
Mobberley
4 Beds

£1,875,000
EPC Rating - C



Hough Lane
Wilmslow
5 Beds

£2,200,000
EPC Rating - C



Lindow Court, Kings
Road Wilmslow
2 Beds

£299,000
EPC Rating - E



Tempest Road
Alderley Edge
5 Beds

£2,795,000
EPC Rating - B



Turing Drive
Wilmslow
4 beds

£405,000
EPC Rating - C

WELCOME

HELEN BUNCH DIRECTOR, BENSON BUNCH

THE daffodils are in bloom and the days are getting longer – it's certainly beginning to feel like spring! A huge relief to all after this long, rainy winter we've had...

The Benson Bunch team and I are delighted to bring you this latest edition of our local property news magazine – filled with more exciting and inspiring stories from in and around Cheshire.

This time our magazine features more local events, organisations and businesses than ever before, as we have increased its length from eight pages to 12 vibrant and informative pages!

Not only has the length of our magazine grown but so has our distribution, as we are now providing 34,000 copies door to door.

In this issue we highlight: Lymm Rugby Club as it celebrates its 60th year as a vital part of our local community; the remarkable work of the Keaton Emery

Memorial Foundation; the technological advancements now being used by brilliant orthopaedic surgeon Alun Wall; former pro footballer Wes Brown's popular football camps for tomorrow's shooting stars, and much more.

On page 10, you can also read about the 24/7 portal which is making property management a clear and simple process for landlords – one of the tech-friendly solutions available as part of the lettings and property management services provided by Benson Bunch.

At Benson Bunch, people are at the heart of what we do. We love to share your stories and your achievements, so if you're involved with an event or organisation you think we should cover, please don't hesitate to get in touch. You can contact us on 01625 523 605 or email info@bensonbunch.co.uk – we look forward to hearing from you.

**Thanks as always for reading,
Helen x**



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- Householder
- Education & Healthcare
- Commercial
- Listed Buildings & Conservation
- Leisure & Tourism
- Green Belt & Countryside

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FORMER PRO FOOTBALLER WES BROWN TRAINS UP THE NEXT GENERATION

THE SUPERSTAR DEFENDER'S NEW WILMSLOW-BASED FOOTBALL CAMPS DELIVER A FANTASTIC EXPERIENCE FOR CHILDREN AGED FIVE TO 13...

A new series of football camps headed by former Manchester United and England player Wes Brown is delivering a football camp experience with real star power.

"I've wanted to set up a coaching academy since I got my badges," explained the former defender, whose coaching approach is to deliver a fun-filled day built on mastering football basics.

Wes Brown Football Coaching (WBFC) welcomes children of all abilities aged five to 13 years – and with all-weather and 3G pitches, as well as indoor sports facilities, training can continue no matter the weather.

Despite the rain pouring down throughout the recent half-term holiday camp, the children and coaches still had a great time. Wes, who's been enjoying the camps as much as the youngsters, said: "Coaching goes all day, which makes it a long day for the littlest ones. That's why we build in a lot of play, taking lots of breaks. In the morning we get small matches going, do skills games and break them up into teams. We look at each child individually and gear activities to them."

Since the camps began in summer 2019, they have been a big hit with the kids – not least because a number of football heroes past and present have popped down to meet them, including Jesse Lingard of Manchester United as well as premierships stars from Everton and Leicester City.

With a small coach to pupil ratio, the OFSTED and FA-regulated camps are delivered in association with Holiday Zone Ltd, and overseen by head of football Ben Elston – an FA-trained coach and a PE teacher at Wilmslow High School. All staff are advanced DBS checked, and a trained child safeguarding officer is present at each session. All children are welcome, no matter their playing skills.

"There's been varying talent: some of the children don't usually play sport, some are already in clubs," explained Wes. "A few have been really good and have gone into the Man United development side. With kids, you just let them get in there and have fun."

"It's all about practice – but doing it in a fun way, so without knowing it they're learning skills as well. Of course, they didn't have

this sort of programme when I was young, we just all went outside and played, there were no drills or individual coaching. Things changed completely when I joined a team, because when you play with better players, that has an effect on you. Focus improves because you know what you have to do – and you acquire a mature mentality from a young age.

"With the coaching, I want to make good players – the mentality, the focus and the basic skills are all part of that, showing young players how it works, and helping them to develop.

"We've got a lot of girls playing, and many are playing really well. The women's game is getting huge, and these girls are listening, they're

focused, and they're absorbing everything."

But it's not all about shooting stardom, added Wes: "Parents are giving us feedback that after meeting other kids and making friends, their kids are become more confident."

"Hearing the kids telling me they've had a great day, saying 'we'll be back tomorrow', that's the rewarding part. Watching the kids improving, and knowing we've helped – that's what I love to see."

A full day at WBFC from 9am to 5pm costs £28; an extended day from 8am to 6pm costs £32 (not available at Macclesfield). Places are limited to 30 children per camp per day. Learn more at wesbrownfc.com or email info@wesbrownfc.com.

This Easter, WBFC will be running camps at the following locations:

Wilmslow 1: 5-9yrs Wilmslow Prep School Sports Hall & 3G pitch, Grove Ave, Wilmslow, SK9 5EG.

Wilmslow 2: 9-13yrs Ashdene Primary School, 11 Thoresway Rd, Wilmslow SK9 6LJ.

Knutsford: Manor Park Primary School, Manor Park N, Knutsford WA16 8DD.

Macclesfield: Macclesfield RUFC (Next to Fallibroome School) Priory Park, Priory Lane, Macclesfield SK10 4AF.

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FOUNDATION RAISES MUCH-NEEDED FUNDS FOR YOUTH MENTAL HEALTH SERVICES

THE KEATON EMERY MEMORIAL FOUNDATION IS CHANGING THE LIVES OF YOUNG PEOPLE FOR THE BETTER...

A foundation set up in memory of a charismatic young man from Adlington is making a lasting difference for young people battling mental health issues leading to homelessness.

The Keaton Emery Memorial Foundation (KEMF) provides ongoing funding for mental health services and facilities – a source of hope for young people facing a wait as long as 10 months for mental health services via the NHS.

ABOUT KEATON

Described by loved ones to be an exceptional individual who cared deeply about others, Keaton felt uneasy with the privilege his affluent upbringing afforded and was keen to prove to himself that he was self-sustaining. Setting out to cycle his way across Europe, he aimed to travel as far as Australia without setting foot on a single flight.

While traveling, Keaton resolved that he would apply his energies and talents to helping those in need

by initiating innovative programmes and outreach. This was the decision he enthusiastically shared with his parents shortly before the tragic accident which resulted in his death.

In September 2017, Keaton suffered a fall while hiking up Mount Legnoncino in the Italian Alps and died just days before his 24th birthday. In the wake of the tragedy, Keaton's parents, Denise and Peter Emery, established the foundation.

WORKING WITH CENTREPOINT

Centrepoint, a nationwide charity, has a dedicated staff and a holistic offering of housing, health and learning programmes.

In early 2018, Centrepoint was in need of funding for a new mental health unit at its Oldham Street premises in Manchester – a specific objective that the KEMF could help to realise.

Denise Emery said: "Keaton was a

great believer in giving individuals the means to get on for themselves, that simply handing out charity was not a solution. Centrepoint really tuned in with what Keaton believed."

That year, the KEMF made a donation of £85,000 to Centrepoint in support of the Oldham Street mental health unit, with this and other fundraising helping the unit to open in July 2018.

Funding from the KEMF also enabled the unit to recruit more staff, and the foundation now funds two out of four mental health workers at the facility. With a team of mental health professionals in place, Centrepoint is now able to provide mental health care within two weeks for the worst affected, helping 187 youngsters per year.

Alongside significant donations from key supporters of the KEMF, members of the community have helped to boost donations through fundraising events and challenges. In 2020, the foundation aims to reach the £2million mark.

Seeing the benefit to young people has helped Keaton's parents to live with the grief of losing their only child. Having retired just before Christmas from her role as director at Macclesfield-based town planning consultancy Emery Planning, this year Denise hopes to become a volunteer with Centrepoint.

"From day one I refused to be a victim of grief, and we feel we can do something positive," said Denise. "His loss is bringing benefit to young people, many of them coming from care, having sadly been brought up without a loving family and lacking the life skills they need.

"People have been very generous, and we will continue our focus on funding Centrepoint. Our objective is to generate enough funding so the project can keep running – we want to help as many young people as possible, for years to come."

To get involved or to make a donation to the Keaton Emery Memorial Foundation, visit keatonemeryfoundation.com.

The logo for jmw, featuring a red dot above the 'j' and the letters 'jmw' in a white, lowercase, sans-serif font.A graphic with the text 'in your corner' in a white, lowercase, sans-serif font, enclosed in a white rectangular border. The background is a blurred image of a red house model and a pen.

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e. Andrew.garvie@jmw.co.uk
t. 0161 828 1964

THE GROUNDBREAKING ROBOTICS IMPROVING HIP SURGERY OUTCOMES

ORTHOPAEDIC SURGEON ALUN WALL EXPLAINS HOW TECHNOLOGICAL ADVANCEMENTS ARE CHANGING THE FACE OF HIP REPLACEMENT SURGERY...

For those enduring the pain of hip arthritis, the impact of this condition on their quality of life can be severe. In addition to physical limitations, disturbed sleep, stiffness, unsteadiness and the risk of falls, those with hip arthritis may find they withdraw from social events and experience undue stress.

Consultant orthopaedic surgeon Alun Wall specialises in the treatment of hip osteoarthritis, providing help to those in significant discomfort.

"Typically patients have already tried non-operative means to solve their problem so that when they come to see me they are in quite a lot of trouble with their pain," said Alun. "Fortunately, there are very effective treatments that can help to significantly reduce pain and help them to achieve a better quality of life."

Fascinated from a young age by the body's workings of muscle and bone, Shropshire-born Alun studied medicine at the University of Leicester before undertaking 12 years of specialist training to become one of the region's top orthopaedic surgeons. Today, he provides hip

replacement and revision hip replacement, with practices in Bolton and Manchester.

Robot-assisted surgery

Recent technological advances such as robot-assisted surgical procedures are helping to achieve improved outcomes for patients.

"Robotics allow us to accurately place the components, which need to be exactly right for a positive outcome," said Alun. "The operation is essentially done in the same way, just with a robot and computer program assisting for accuracy. Although this type of surgery is new, results are showing that the outcome is improved."

Rather than trepidation around the use of robots in the operating theatre, patients tend to be quite interested. "Once it's explained that robot-assisted surgery will deliver a better quality result patients are keen to find out more," said Alun. "The robotics do not allow us to place the component in any place other than exactly where it was previously planned. My mission is to ensure the outcome is the best it can be and robot-assisted surgery helps me to deliver that."

From chronic pain to moving freely

Usually, the overall journey – from the initial consultation to the final outcome – takes around three months. Following surgery, a stay in hospital of one or two nights is typical, after which the patient will most often leave the hospital themselves with the aid of walking sticks. A recovery period follows, and at the six-week follow-up in the clinic the patients are walking well and completely independently.

Upon reaching the three month milestone most have seen a marked change: they are living without pain and enjoying significantly improved function. They are able to sleep without pain and find they can say goodbye to painkillers and their adverse side effects.

"Most people are totally delighted with the results," added Alun, whose affable manner sets patients at ease. "People feel relaxed and confident that I can deliver an excellent result for them."

For more information, visit hipservicemanchester.com

**HIP SERVICE
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**Mr Alun Wall,
FRCS (Tr & Orth)
Orthopaedic Surgeon.**

HIP SERVICE MANCHESTER

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BMI Beaumont Hospital
Old Hall Clough, Chorley New Road, Bolton, BL6 4LA
01204 404495 | info@hipservicemanchester.com

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- Access 24/7 for landlord to you property account, any ongoing maintenance and tenancy information.

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<https://www.bensonbunch.co.uk/reviews-articles>

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**For more information
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move contact us on:**

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hale@bensonbunch.co.uk

WILMSLOW OFFICE

Blackbox, Beech Ln,
Wilmslow SK9 5ER

01625 523605

info@bensonbunch.co.uk

THE BENEFITS OF PROPERTY MANAGEMENT

WE SPEAK WITH MARK, A CLIENT OF INDEPENDENT SALES AND LETTING AGENT BENSON BUNCH...

Personalised service and excellent accessibility have translated into satisfied landlord clients and a period of exciting growth for bespoke independent sales and lettings agent Benson Bunch.

The Wilmslow-based sales and lettings agent has seen the number of properties under its management grow from 70 per cent to over 85 per cent in the past three years – a testament to the high quality of the service it provides, which covers all aspects of residential sales, lettings, property management, land and new homes as well as financial services through Benson Bunch Financial Planning.

Offering unrivalled accessibility, the team are available for viewings seven days a week and in the evenings, and offer a dedicated 24/7, 365 days a year property management service.

To hear first hand about what it's like to let your property

with Benson Bunch, we chat to landlord Mark...

Hi Mark. How long have you been a landlord?

I've been a property landlord for about five years now.

What is your profession?

I'm a finance director for a national healthcare service provider.

What was the reason you chose Benson Bunch to let your properties?

I was recommended by a friend, and from the first contact I could tell that the team were dynamic and knowledgeable and I was put at ease that they had the expertise to deliver great service.

What aspect of the service delivers the greatest value?

I think it's the fact that the Benson Bunch team deal with any issues when they come up. They'll advise me of a solution

and if there are any costs involved they will discuss it with me before any action is taken, so there's a great level of transparency. I also like that I receive a statement every month that shows my rent and outgoings, and this simplicity and clarity give me confidence in what the team are doing.

How does Benson Bunch help you fit being a landlord into your day-to-day life?

The team are on hand when I need them, which means I can have a conversation with them and all the hassle is taken away from me. I can get on with my normal day job and my family life.

Benson Bunch provides landlords with their own dedicated property information portal 24/7. Do you find this useful?

Yes, as I can see live information whenever I choose, such as accounts, any ongoing

maintenance, property safety records, inspections and general tenancy information for my property portfolio in one place.

Is there anything else that you would like to add about the company's managed service?

I like that the rent is paid on the same day every month, which is good for cash flow – plus the fee is proportioned monthly from the rent, rather than at the start of the tenancy. Again this is good for cash flow.

Would you recommend Benson Bunch's property management service to other landlords?

Yes, absolutely.

For more information, visit benensonbunch.co.uk or call the team on 01625 523 605.

“The team deal with any issues as they come up, and inform me of costs up-front”



cushi  **foot**
DERMAL FILLER FOOT CUSHIONING

AA

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PATIENT TESTIMONIAL

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TO LET



**Prestbury Road
Wilmslow
6 Beds**

£10,000pcm
EPC Rating - C



**Farcroft Close
Lymm
1 Bed**

£625pcm
EPC Rating - C



**Berkeley House
Wilmslow
2 Beds**

£3500pcm
EPC Rating - B

**Torkington Road,
Wilmslow
4 beds**

£5500pcm
EPC Rating - D



**Ryleys Lane
Alderley Edge
3 Beds**

£2950pcm
EPC Rating - D



**Orchid Close
Wilmslow
4 Beds**

£3000pcm
New build -
not completed



**Ciceley Mill Lane
Knutsford
5 Beds**

£8000pcm
EPC Rating - E



**Chaise Meadow
Lymm
2 Beds**

£745pcm
EPC Rating - B



**Fletsand Road
Wilmslow
5 Beds**

£16,000pcm
EPC Rating - B



**Greenwood Drive
Wilmslow
4 Beds**

£1850pcm
EPC Rating - D



**Sandhurst Drive
Wilmslow
4 Beds**

£1850pcm
EPC Rating - D



**Sandhurst Drive
Wilmslow
4 Beds**

£1695pcm
EPC Rating - D



**Fieldhead Mews
Wilmslow
4 Beds**

£1100pcm
EPC Rating - D



**George Street
Alderley Edge
4 Beds**

£1450pcm
EPC Rating - D



**Fletsand Road
Wilmslow
5 Beds**

£15,000pcm
EPC Rating - D


Benson Bunch
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Residential Letting and Sales

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SOLD

Burford Close
Wilmslow - 2 Beds


£395,000
EPC Rating - D



SOLD

Carrwood Road
Wilmslow - 5 Beds


£1,050,000
EPC Rating - D



SOLD

Foden Lane
Woodford - Plot


£750,000
EPC Rating - non (plot)



SOLD

Hale Road
Hale Barns - 5 Beds


£1,595,000
EPC Rating - C



SOLD

Bramhall Lane South
Bramhall - 5 Beds


£830,000
EPC Rating - D



SOLD

Chapel Lane - Hale Barns
5 beds


£1,015,000
EPC Rating - B



SSTC

Park Lane SSTC
Hale - 5 beds


£2,650,000
EPC Rating - D



SOLD

The Stables, Ryleys Lane
Alderley Edge - 3 Beds


£695,000
EPC Rating - D



SOLD

Kilpeacon House - Grey road,
Altrincham - 3 beds


£645,000
EPC Rating - new build



SOLD

Kilpeacon House - Grey road,
Altrincham - Penthouse


£995,000
EPC Rating - new build



SOLD

Marsden Drive
Timperley - 3 beds

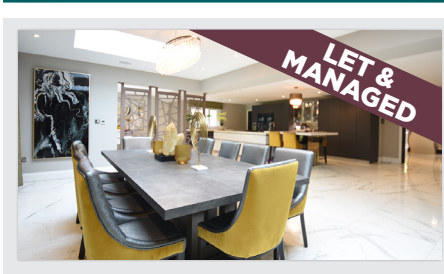
£490,000
EPC Rating - D



SOLD

Stockton Rd
Wilmslow - 4 beds


£580,000
EPC Rating - C



LET & MANAGED

Fletsand road,
Wilmslow - 5 beds


25,000pcm
EPC rating - C



LET & MANAGED

Bollin Hill -
Wilmslow - 5 Beds


£8500pcm
EPC Rating - D



LET & MANAGED

Carpenters Court - Alderley Edge
2 Beds


£700pcm
EPC Rating - C



LET & MANAGED

Kingswood Court
Wilmslow - 1 Bed


£700pcm
EPC Rating - C



LET & MANAGED

The granary, Harefield Farm
Wilmslow - 2 Beds

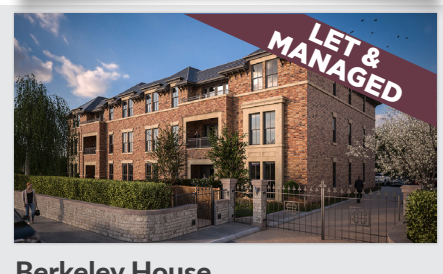
£2100pcm
EPC Rating - C



LET & MANAGED

Briarwood
Wilmslow - 4 Beds


£1650pcm
EPC Rating - C



LET & MANAGED

Berkeley House
Wilmslow - 2 Beds


£2250pcm
EPC Rating - B



LET & MANAGED

Cavendish Mews
Wilmslow - 2 Beds


£1100pcm
EPC Rating - C



LET & MANAGED

Sunnybank
Wilmslow - 2 Beds


£795pcm
EPC Rating - D



LET & MANAGED

Station Road
Styal - 3 Beds


£1100pcm
EPC Rating - C



LET & MANAGED

Wolverton House Alderley Edge
2 Beds

£1100pcm
EPC Rating - C



LET & MANAGED

Berkeley House
Wilmslow - 1 Bed

£2000pcm
EPC Rating - B