



For Sale by Private Treaty

Land Off Congleton Lane, Chelford, Macclesfield, Cheshire, SK11 9AG

SUMMARY

The land extends in total to approximately 6.68 acres (2.71 hectares) and has gated access off Congleton Lane to which it has long frontage. The parcel of land is rectangular in shape, level and resown to grass last year, following a crop of potatoes. The boundaries comprise of mature hedgerows and post and wire fencing. Beyond the main field there is a triangular section of grassland.

Expected to be of interest to local and neighbouring landowners as well as those from further afield seeking a parcel for equestrian or small holding use and investors.

DIRECTIONS

Leave Macclesfield on the A537 towards Knutsford. At Monks Heath Crossroads, continue straight until you reach the roundabout where you should take the first exit onto Holmes Chapel Road. Take the first right onto Congleton Lane and the land is situated on the right-hand side and the entrance gateway identified by a Whittaker and Biggs 'For Sale' board.

What3Words: ///exhaling.spines.take

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

TENURE & TITLE

The land is sold freehold and with vacant possession.

Guide Price: £175,000

SERVICES

There are no mains services connected to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soils of England & Wales), the soil is classed as "Soilscape 15" described as naturally wet, very acid, sandy and loamy soils. The majority of the land is Grade 2 with a small strip by the roadside been classed as Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 - worst).

SITUATION

The land is situated just a short distance from the A537 meaning it is easily reached from Chelford (1 mile), Macclesfield (7 miles) and Knutsford (6 miles).

ACCESS

The land has gated access off Congleton Lane.

PLANNING

Full planning for a 'proposed manege and change of use of land to combined agricultural and equestrian' was granted in 2017, subject to conditions under application number 16/0884M. The proposed equestrian manege measures 60m x 20m, surrounded by a fence, together with a new access from the public highway and a parking and turning hardstanding installed. This consent has not been implemented by the current owners and has now lapsed due to the expiry of the 3-year time limit within which development is to commence.

SELLING AGENTS

Peter Kirton-Darling / Shannon Fairey

Whittaker and Biggs

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TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Whittaker & Biggs for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property