



For Sale by Private Treaty

Wildforest Wood, Station Road, North Rode, Congleton, Cheshire, CW12 2PD

SUMMARY

A unique opportunity to purchase 3.36 acres (1.36 hectares) of woodland, located in the North Rode area and approximately 4.6 miles to the northeast of Congleton. The woodland has frontage to and direct gated access off Station Road and comprises of an 'L' shaped block of undulating deciduous woodland with a stream running through the middle. The sale of this woodland is expected to be of interest to those with wildlife and amenity interests, as well as investors.

DIRECTIONS

Proceed out of Congleton on the A54 Buxton Road for approximately 4.3 miles and then take the left hand turning onto Station Road. Follow Station Road for approximately 200 metres and the gateway entrance to the woodland will be on the left-hand side as identified by a Whittaker & Biggs 'For Sale' Board.

What3Words:///cowboys.cashew.beauty

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. Extreme caution is advised due to the uneven ground and potential trip hazards. Neither the sellers nor the sellers' agents accept any liability for any resulting loss, damage or injury sustained whilst viewing the land.

TENURE & TITLE

Vacant possession will be granted on completion, and the title is held Freehold under Title Number CH381330.

Guide Price: Offers in excess of £40,000

OVERAGE

The land is not sold subject to any overage provision.

SERVICES

There are no mains services connected to the property.

SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscape of England & Wales), the soil is classed as "Soilscape 18." described as slowly permeable seasonally wet slightly acid but base rich ;loamy and clayey soils. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – least productive).

FENCING

The external boundaries will be the responsibility of the purchaser.

ACCESS

The land is accessed off Station Road.

SELLING AGENTS

Peter Kirton-Darling & Shannon Fairey
Whittaker and Biggs

16 High Street

Congleton

Cheshire

CW12 1BD

Tel: 01260 273241 (Press Option 3)

Email: rural@whittakerandbiggs.co.uk

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

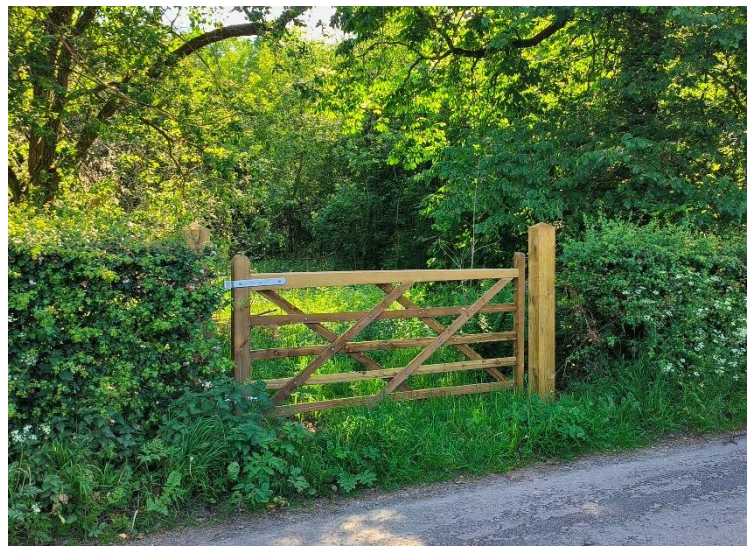
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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



Whittaker and Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD

Tel: 01260 273241 | Email: rural@whittakerandbiggs.co.uk

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Rostons Group