



# For Sale by Private Treaty

## Land off Buxton Road, Wildboarclough, Macclesfield, Cheshire, SK11 0BG

### SUMMARY

A block of upland grazing land totalling 18.64 acres (7.54 hectares) and comprising of five parcels of grassland. The land has been subject to a scheme of habit creation in recent years, with a number of small ponds created and areas of sphagnum moss and rush pasture which combine to create a haven for upland birds, insects, and fauna. The land occupies an elevated position within the Peak District National Park and has far reaching views of the surroundings hills inclusive of Shutlingsloe and is situated midway between the towns of Congleton and Buxton making it highly accessible. The land is considered to be of appeal to those with environmental & wildlife interests, those considering Biodiversity Net Gain and Carbon Offsetting opportunities, as well as local and neighbouring farmers and investors.

### DIRECTIONS

From Bosley Crossroads proceed in the direction of Buxton on the A54 and continue for approximately 5.60 miles passing the Rose & Crown Public House at Algreave and Blaze Farm and the land will be found on the right hand side of the road as identified by a Whittaker and Biggs 'For Sale' board.

What3Words: ///rejoins.smokers.market

### 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. Parking provision at the land is extremely limited please be courteous when parking and do not obstruct the access to Heild End Farm.

Guide Price: Offers in excess of £90,000

## TENURE & TITLE

Freehold with vacant possession upon completion. The land forms part of Registered Title Number CH490717

## RESTRICTIVE COVENANT

The planting of trees within the first two fields from the roadside boundary will be prohibited to protect and maintain the view enjoyed by the residential property at Heild End Farm.

## SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 16." described as very acid, loamy upland soils with a wet peaty surface. The land is Grade 5 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

## FENCING

The Seller will be responsible for the erection of a new stockproof fence between points 'A' to 'B' as marked on the plan.

## ACCESS

Via the gateway on the A54 northern boundary and also via the route marked yellow on the plan and which is an unclassified adopted lane which leads from the A54 past Hield End Farm and along the entire length of the eastern boundary. It should be noted that this track is only suitable for tractors, on foot and ATV's and is not passable by car.

## SELLING AGENTS

Peter Kirton-Darling / Shannon Fairey  
Whittaker and Biggs  
47-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
Tel: 01538 372006  
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## SERVICES

Natural water supply via a spring.

## TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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.





PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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



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