



For Sale by Private Treaty

Land off Chelford Road & Bollington Lane, Nether Alderley, Cheshire, SK10 4UL

SUMMARY

The land extends to approximately 0.64 of an acre (0.26 of a hectare) and comprises of a single level parcel of grassland which is broadly triangular. It sits in a prominent and highly accessible location, being on the junction of the A537 Chelford Road and Bollington Lane and enjoys long road frontage and gated access off both roads. The land is considered well suited to continuing agricultural use, smallholding, equestrian or alternative uses (subject to planning).

DIRECTIONS

From the centre of Macclesfield, head out of town on the A537 towards Chelford. Continue on this road for approximately 5 miles until you reach The Monks Heath Crossroads with the A34. Continue straight ahead for 200 metres to the next set of traffic lights and turn right onto Bollington Lane and the land is situated immediately on the right-hand side, with the entrance gateway identified by a Whittaker and Biggs 'For Sale' sign.

VIEWINGS

The land may be viewed strictly on foot only during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left closed and latched or tied correctly. Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss how so ever caused.

TENURE & TITLE

The land is sold Freehold and with vacant possession granted upon completion.

The Land Registry Title Number is CH509584

Guide Price: £40,000 plus

SITUATION

The land is situated in a prominent position, directly off the A537 Macclesfield to Chelford/Knutsford Road and near to The Monks Heath Crossroads with the A34 Wilmslow to Congleton Road.

ACCESS

The land is best accessed via the gateway on Bollington Lane, however there is a secondary access directly off the A537.

SERVICES

The land is not connected to any mains services.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 15" described as highly productive where not stony and suitable for cereals, roots, potatoes and vegetables. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

DEVELOPMENT CLAW-BACK PROVISION

In 2003 the land was purchased by our client subject to a Development Claw-back Provision for a term of 25 years and at a rate of 35%. This provision expires soon in May 2028 and a copy of the document relating to this provision can be provided to interested parties upon request.

SELLING AGENTS

Shannon Fairey
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Leek
Staffordshire
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Not to scale

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

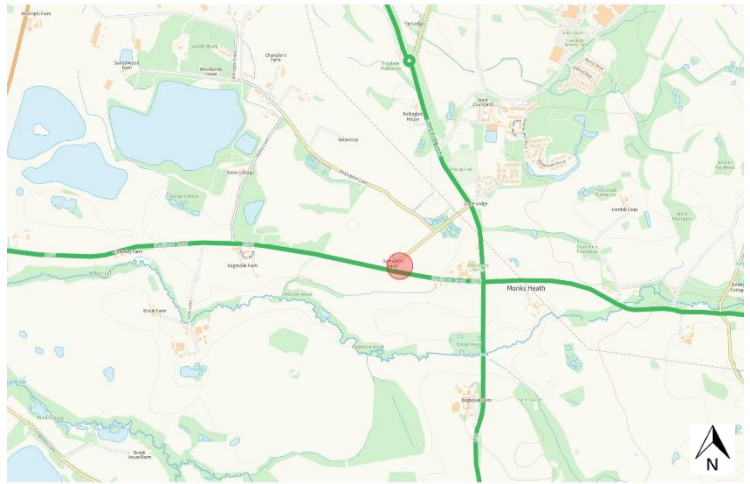
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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

MONEY LAUNDERING LEGISLATION

Whittaker & Biggs must comply with Anti Money Laundering legislation. As part of the requirements, Whittaker & Biggs must obtain evidence of the identity & proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence upon request.

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.



Rostons 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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