



For Sale by Private Treaty Woodland off Bollington Lane, Nether Alderley, Macclesfield, SK10 4TB

SUMMARY

A unique opportunity to purchase 0.62 acres of woodland in the locality of Nether Alderley, Macclesfield. The woodland can be accessed by 2 separate points off Bollington Lane which is a quiet country lane. The property is sold with no overage.

DIRECTIONS

Travelling from Macclesfield, proceed on the A537 towards Monk's Heath. Shortly after passing the fuel station on the right-hand side, take the next right onto Bollington Lane. Take the next left to continue on Bollington Lane. After approximately ¼ of a mile, the land is situated on the left, identified by a Whittaker and Biggs 'For Sale' board.

What3Words: ///impulsive.passports.coining

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. The land is registered under title number CH350815.

Guide Price: £15,000 - £25,000

OVERAGE

The land is to be sold with no overage.

SERVICES

There are no services to the property.

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 sandy and loamy, highly productive where not stony. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

ACCESS

The land is accessed off Bollington Lane.

SITUATION

Located in Nether Alderley and just north of Monks Heath crossroads, the land is easily accessible from Macclesfield, Wilmslow and Chelford among other localities.

SELLING AGENTS

John Robinson & Shannon Fairey

Whittaker and Biggs

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Leek

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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

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons 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.

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 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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