



LAND TO THE WEST OF THE HARRINGTON ARMS MACCLESFIELD, SK11 9RJ

£410,000
FREEHOLD

An excellent opportunity to purchase a versatile block of agricultural land extending to approximately 27.09 Acres (10.96 Hectares). The land benefits from direct road access points off the A536 and lends itself to a variety of agricultural uses. The land lies in the rural, yet accessible village of Gawsworth on Congleton Road, approximately 4.2 Miles from Macclesfield Town Centre. The land benefits from three access points directly off the A536, secured by traditional steel field gates.

The Agricultural Land Classification details the land as Grade 3, good to moderate quality. The land is classified as Soilscape 10, freely draining slightly acid sandy soils.



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EPC Rating: **Council Tax Band: Exempt**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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