



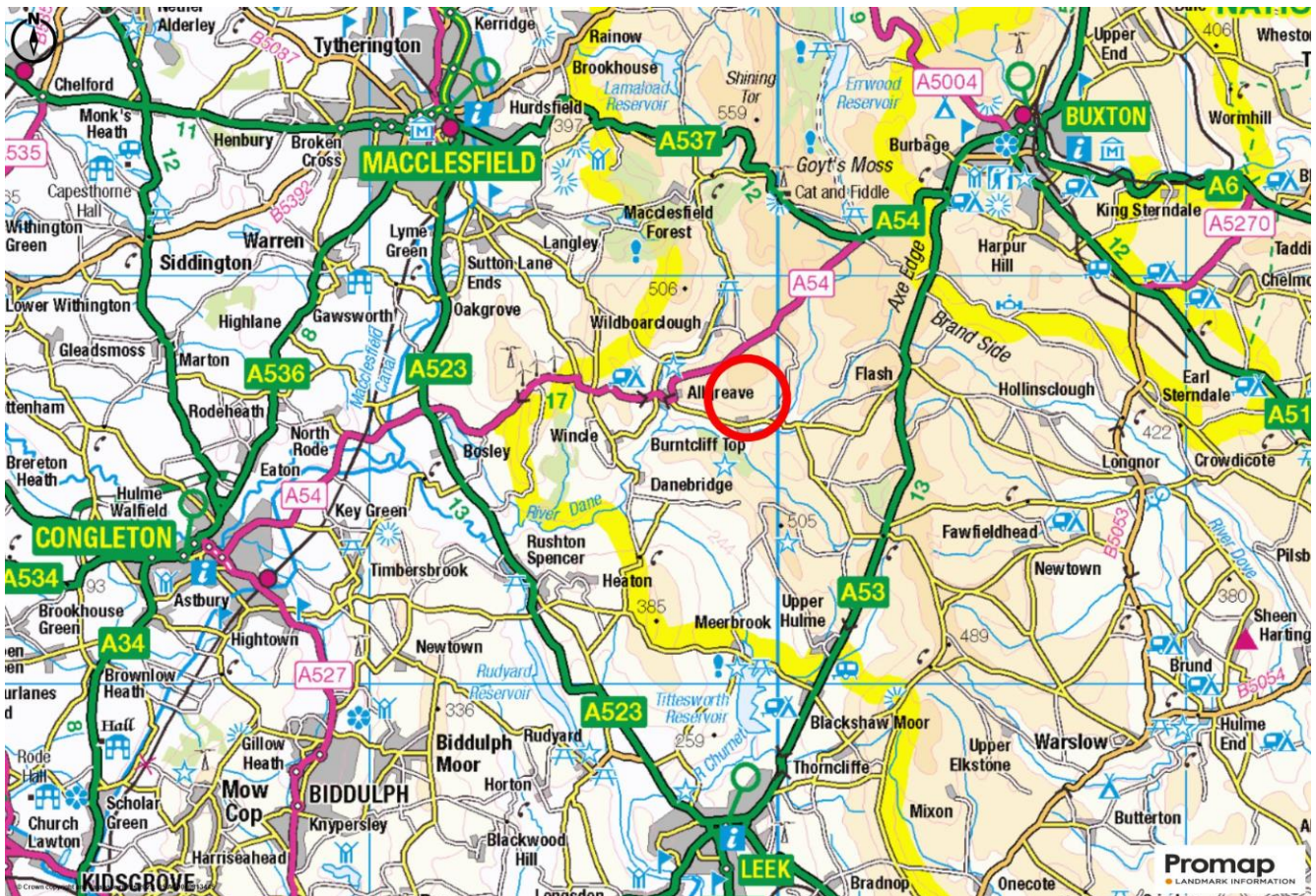
Land Off Midgley Lane, Wildboardclough, Macclesfield, Cheshire, SK11 0BH

A rare opportunity to acquire a substantial ring fenced block of upland grassland on the moorland edge, highly suited for sheep grazing and with the benefit of a natural water supply, good roadside access and extending to approximately 57.40 acres (23.23 hectares). Situated in an elevated position within the Peak District National Park, yet convenient for the towns of Macclesfield, Buxton, Congleton & Leek and from the rocky outcrop known as 'Helmesley Rocks' a fine vantage point from which to enjoy far reaching panoramic views across the Cheshire Plain and the hills of the Staffordshire Moorlands.

It offers an exciting opportunity for continued agricultural use, those looking to promote and enhance existing wildlife habitats and opportunities to capitalise on its environmental & woodland creation potential, Biodiversity Net Gain and Carbon Offsetting. Expected to be of interest to local and neighbouring landowners, farmers, investors and those with environmental interests.

In all approximately 57.40 Acres (23.23 hectares)

For Sale by private treaty – Offers Invited in Excess of £150,000



LOCATION

Having an elevated position with far reaching views of the River Dane Valley and the surrounding Peak District National Park landscape, the land has frontage to and access off Midgley Lane, which links to the A54 Buxton to Congleton Road at Allgreave. The Spa Town of Buxton is approximately 8.6 miles to the northeast, Macclesfield is 7.8 miles to the northwest and Congleton is 10.9 miles to the west.

DIRECTIONS

From the Rose & Crown Inn at Allgreave on the A54 Buxton to Congleton road, take the sharp turn onto Midgley Lane and follow for approximately 1 mile and the land is on the lefthand side with the double entrance gateway identified by a Whittaker & Biggs 'For Sale' board.

What3Words:///dumps.directly.commands

VIEWINGS

Interested parties are welcome to inspect the land at their leisure during daylight hours, whilst in possession of a copy of these particulars which will constitute authority to view. Please ensure that all gates are left as found 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 howsoever caused.

DESCRIPTION

The land is as shown edged red on the attached plan and extends in total to approximately 57.40 Acres (23.23 hectares).

The primary access is directly off Midgley Lane on the southern boundary through a set of double gates and there is also a second gated access off a stone track on the northern boundary. The land comprises of a block of sound upland grazing pasture, previously subdivided by stone walls but now farmed and grazed by sheep as one. The external boundaries are a mix of stone walls and post and wire fencing.

The land slopes from its highest point on the northern boundary at approximately 390 meters above sea level down to the southern boundary at approximately 300 meters above sea level where there is a sheep handling pen next to the entrance gateway. Towards the Southern Boundary, there is a rocky outcrop known as 'Helmesley Rocks' perched upon the hillside.

From the southern access point, a track suitable for use on foot or with an ATV, leads up the hill and provides access to the generally level northern section and from which the views of the surrounding hills can be enjoyed.

ACCESS

Access to the land is primarily off Midgley Lane on the southern boundary, but the land can also be accessed via an unclassified adopted highway which leads from the A54, past Heild End Farm to a gateway on the northern boundary following the route shaded yellow on the plan. It should be noted that this track is only suitable for tractors, on foot and ATV's and is **NOT** passable by car and there is no provision for parking.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

Near to the southern and eastern boundary, there is a holding tank and a pipe laid at the bottom of a shallow trench in the approximate position as marked on the plan by the blue line. This serves as the natural water supply for agricultural land and Helmesley Farm which are to the south of Midgley Lane. In advance of the sale completing an Easement will be put in place and rights granted to the Third Parties for the future renewal and maintenance of the supply pipe, as well as an obligation on the purchaser not to interfere with the supply.

The property is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.



SERVICES

The land is not connected to any mains services, however we understand that it does benefit from a natural spring fed supply of water.

Prospective purchasers should satisfy themselves concerning the adequacy of such supply to meet the needs of their intended use.

ENVIRONMENTAL

The land is not currently entered into any Sustainable Farming (SFI) or Countryside Stewardship Schemes (CSS) but is considered to have potential for inclusion into such schemes that may be available to enter. It has a good mixture of diverse habitats ranging from upland grassland, wet areas, rushes and Bracken on the southern slope and areas of self-seeded Hawthorne. The land may also offer the potential for biodiversity and environmental opportunities inclusive of Carbon Offsetting or Biodiversity Net Gain.

AGRICULTURAL CLASSIFICATION & SOIL TYPE

The land is classified as grade 4 according to the DEFRA Agricultural Classification map.

According to the Landis Soils map, the southern part bordering Midgley Lane the soil is described as Slowly permeable seasonally wet acid loamy and clayey soils (Soilscape 17), with the northern part forming the majority of the land parcel being described as very acid loamy upland soils with a wet peaty surface (Soilscape 16).

TENURE AND POSSESSION

The property is sold freehold and with vacant possession granted upon completion.

BASIC PAYMENT SCHEME

No delinking monies relating to the Basic Payment Scheme are included with the sale of the land.

METHOD OF SALE

The property is offered for sale by Private Treaty.

MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

LOCAL AUTHORITY

Cheshire East Council

ADDITIONAL INFORMATION CONTACT

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PARTICULARS

Particulars written May 2025

Photographs taken April 2025



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