



Sanderson  
Weatherall

**For Sale by Private Treaty**

**Best and Finals Bid Deadline  
12:00pm Friday 5<sup>th</sup> July**

Land at Dairy House Lane, Woodford, Cheshire, Stockport SK7 1RA



[sw.co.uk](http://sw.co.uk)



- Land extending to 34.30 acres (13.88 ha)
  - Versatile Grade 3 agricultural land available as a whole
- Located within South Manchester village of Woodford
- Suitable for a range of uses to include grazing, equestrian and paddocks
- Potential to generate income from habitat enhancement and sale of BNG Credits
  - Available via a new 250 year lease
    - To be sold subject to restrictive covenants against residential, office, retail or industrial uses

## Summary

Rare opportunity to purchase a block of agricultural land within the affluent South Manchester village of Woodford. The Site is broadly level and provides versatile agricultural land being separated into three parcels. Field boundaries are traditional hawthorn hedges and post and wire fences incorporating sheep netting. There is a pond located close to the centre of the site. There are no buildings on site.

## Location

The Site is located on the western side of Woodford, a semi-rural village in the Metropolitan Borough of Stockport, Greater Manchester, on Dairy House Lane. To locate the site, leave Woodford on Moor Lane traveling north, continue on Moor Lane on to Hall Moss Lane. Turn left off Hall Moss Lane onto Dairy House Lane shortly before the crossing of the Manchester Airport Eastern Link Road (A555).

## Access

The Site is accessed from Dairy House Lane close to the junction with the unnamed road which leads to the nearby Total Fitness Wilmslow, The Padel Club and DBS Cheadle Hulme.

## Tenancies

The Site will be sold with vacant possession.

## Soil Type Land Grade

The land is classified as being Grade 3 (Land Classification Series for England & Wales). According to the Camfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as base-rich loamy and clayey soils.

## Services

We are not aware of the Site having a connection to mains water and electricity. Interested parties should make their own investigations.

## Site Area

The Site extends to 34.30 acres (13.88 Hectares).

## Tenure

The vendor is offering the Site under a new 250 year lease a Long Leasehold. The use will be restricted to agricultural, equestrian and (if different) the successful bidder's proposed use for the Site.



### **Easements, Wayleaves and Rights Of Way**

The Site 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.

### **Town and Country Planning Act**

The Site is sold notwithstanding any description contained in these particulars subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement Resolution or Agreement, or Notice which may be or may come to be in force subject to any statutory powers or bye-laws without obligation on behalf of the vendors to specify the same.

### **Overage Provision**

The Site will be sold subject to overage payable in event that planning permission is implemented for any use other than the successful bidder's proposed use or agricultural use or equestrian use. The overage payable will be 50% of the uplift in the market value of the Site as a result of the new planning permission. The overage sum will be payable on implementation of each and every planning permission during an 80 year overage period. The overage will bind successors in title via direct deeds of covenant and mortgagees will not be permitted to over-reach the overage deed.

### **Restrictive Covenant**

The Site will be sold subject to restrictive covenants not to use the Site for residential, office, retail or industrial uses.

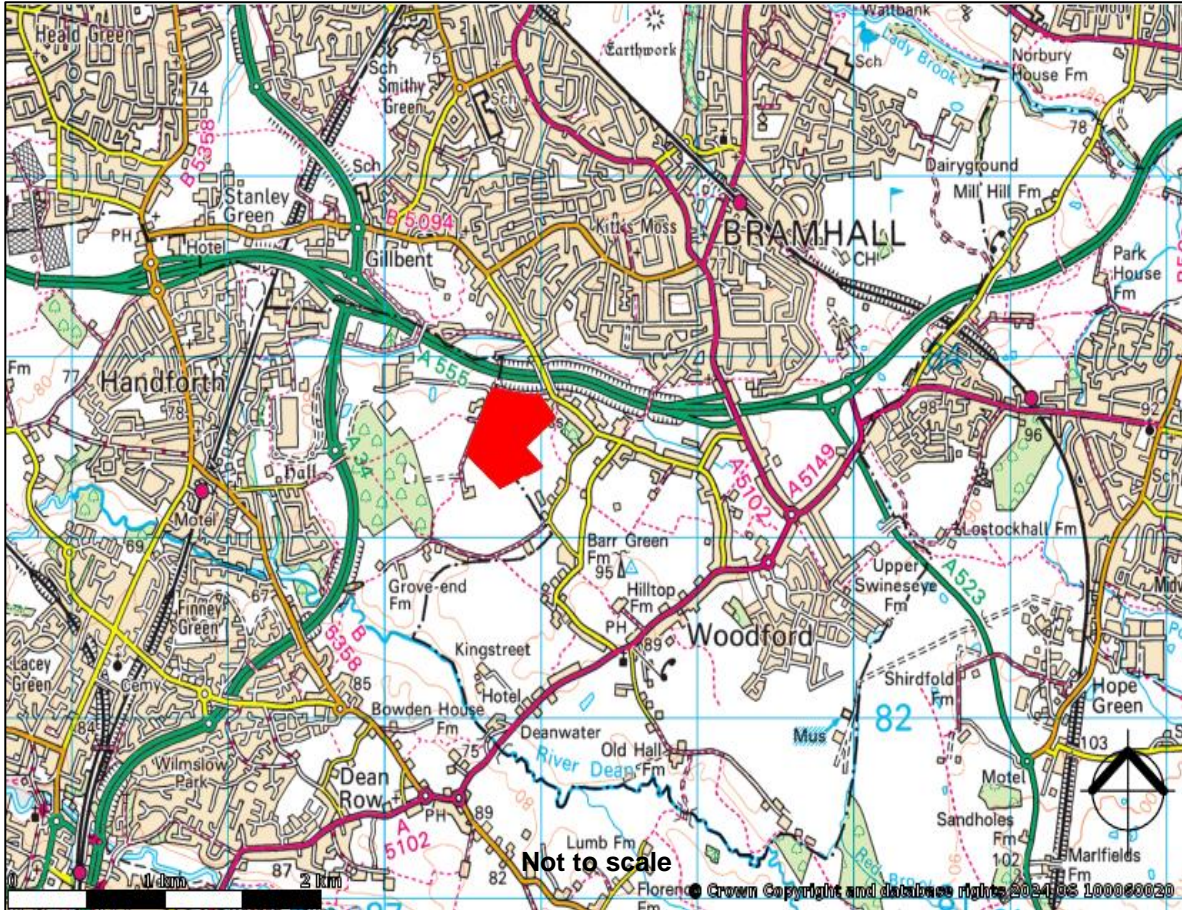
### **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### **Vendors Costs**

The purchaser is to contribute towards the vendors costs for a sum equal to 3% of the price offered, subject to a minimum of £4,000 plus VAT. This is payable on completion in addition to the agreed purchase price.





Strictly by prior appointment with the agents:

**Daniel Lever**

0161 259 7022  
07395 886 267

[Daniel.lever@sw.co.uk](mailto:Daniel.lever@sw.co.uk)

**John Goodchild**

0161 259 7023  
07921 232 209

[John.goodchild@sw.co.uk](mailto:John.goodchild@sw.co.uk)

**Sanderson Weatherall**  
The Chancery, 58 Spring Gardens  
Manchester, M2 1EW

[sw.co.uk](http://sw.co.uk)

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

May 2024



**Sanderson  
Weatherall**

[sw.co.uk](http://sw.co.uk)