



For Sale by Private Treaty

Land off Buxton Road, Congleton, Cheshire, CW12 2PN

SUMMARY

Whittaker & Biggs are delighted to offer for sale a rare and exciting opportunity, which seldom arises in this locality to purchase approximately 20.83 acres (8.44 hectares) of chiefly highly productive and level grassland, situated directly off the A54 Buxton Road. The land comprises of a single parcel currently down to grass but also suitable for arable production. Bordering the land to the north and south are areas of sloping mature woodland. In recent years, the land has been reseeded and now has a good coverage of clover and benefits from a natural supply of water from the River Dane for grazing livestock.

The sale of this land is expected to be of interest to local & neighbouring farmers and investors. An inspection comes highly recommended.

DIRECTIONS

From the centre of Congleton, head out of town on the A54 signposted to Buxton. After approximately 3.5 miles and shortly after passing Peover Lane on your right, the land is situated on the left with the recently improved entrance gateway, identified by a Whittaker & Biggs 'For Sale' board.

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VIEWINGS

The land can be viewed on foot at any reasonable time during daylight hours 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 comprises parts of the Freehold Title Numbers CH302682 & CH180646. Vacant possession will be granted upon completion.

Guide Price: £300,000 plus

SITUATION

The land is situated directly off and has long frontage to the A54, making it highly accessible. The land is approximately 3.5 miles to the northeast of Congleton and 6.7 miles to the southwest of Macclesfield.

ACCESS

The land is accessed directly off the A54 via a newly erected gateway set back from the road.

SERVICES

There are no mains services connected to the land, but there is access to a natural water supply from the River Dane in the northeastern corner of the land. Prospective purchasers should make their own inspection/enquires to ascertain the adequacy of the supply for their intended use.

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 and suitable for cereals, roots, potatoes and vegetables. The land is Grade 3 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 - least productive).

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.

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.

SELLING AGENTS

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Plan Not to scale – For Identification Purposes Only

Whittaker & Biggs 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 Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property