



## For Sale by Private Treaty

### Barn & Land off Hooleyhey Lane, Saltersford, Rainow, Macclesfield, Cheshire, SK10 5XL

#### SUMMARY

Whittaker and Biggs are delighted to offer for sale a block of sound upland grazing land situated within The Peak District National Park extending in total to approximately 58.17 acres (23.54 hectares). The land is subdivided into a number of fields and divided in two by Todd Brook, which provides a supply of natural water for grazing livestock. Immediately either side of the brook, the land is relatively level and then slopes to the west and to the east.

Sitting central to the land, and on the western side of Todd Brook, there is a field barn of stone construction under a stone flagged roof in need of attention measuring approximately 83m<sup>2</sup> (893 ft<sup>2</sup>) and a later addition lean-to of concrete block wall construction with a collapsed cement fibre sheeted roof measuring approximately 45m<sup>2</sup> (484 ft<sup>2</sup>). The barn may have potential for alternative uses such as conversion for holiday letting purposes or as a camping barn, subject to the purchaser obtaining any necessary planning consents required.

#### DIRECTIONS

From Macclesfield follow the B5470 signposted to 'Whaley Bridge' for approximately 3.25 miles, passing through the village of Rainow, past Ginchlough Farm and then take the righthand turn onto Smith Lane. Continue along Smith Lane which then merges with Erwin Lane for approximately 1.5 miles and then turn left at the junction with Hooleyhey Lane. Proceed along Hooleyhey Lane for approximately 0.5 of a mile and the entrance gate is on the left hand side just before the bridge crossing Todd Brook and as identified by a 'For Sale' board. Continuing along Hooleyhey Lane there are further entrance gateways on the lefthand side following the eastern boundary. There is also an entrance gateway on the northern boundary off Bank Lane and which is identified by a second 'For Sale' board.

**What3Words: ///tadpole.speak.steer – Access off Hooleyhey Lane**

**What3Words: ///quail.loom.jaunts – Access off Bank Lane**

**Guide Price: £350,000 plus**



## SITUATION

The land is situated in an elevated position, having far reaching views of the surrounding Peak District landscape. The land is located approximately 2 miles to the west of the village of Rainow, 5 miles to the northeast of the town of Macclesfield and 6.7 miles to the west of the town of Buxton.

## VIEWINGS

Interested parties are welcome to inspect the land at their leisure during daylight hours on foot, 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. **Due to the land being currently grazed by livestock, no dogs are permitted to accompany interested parties when inspecting the land.**

## TENURE, TITLE & POSSESSION

The land is held Freehold under Title Number CH724484 and vacant possession will be granted upon completion.

## SERVICES

The land is not connected to any mains services.

## 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.

## LOCAL AUTHORITY

Cheshire East Council

## LOCAL PLANNING AUTHORITY

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

## 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.

## 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.

Public footpaths cross the land in a north to south direction and an east to west direction and converge a short distance to the south of the barn.

An overhead electricity pole line crosses the land on the eastern boundary.

## SELLING AGENTS

Shannon Fairey / Peter Kirton-Darling MRICS FIAAV

Whittaker and Biggs

47-49 Derby Street

Leek

Staffordshire

ST13 6HU

Tel: 01538 372006

Email: [Shannon.fairey@whittakerandbiggs.co.uk](mailto:Shannon.fairey@whittakerandbiggs.co.uk)



Rostons 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 Rostons has any authority to make or give any representation or warranty whatever in relation to this property



Whittaker and Biggs, 47-49 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 372006 | Email: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

**Whittaker & Biggs**  
Est. 1930  
Rostons Group



PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



Whittaker and Biggs, 47-49 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 372006 | Email: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

**Whittaker & Biggs** Est. 1930  
Rostons Group