



Maddock's Wood, Cotton Lane, Wheelock, Sandbach, CW11 4RB

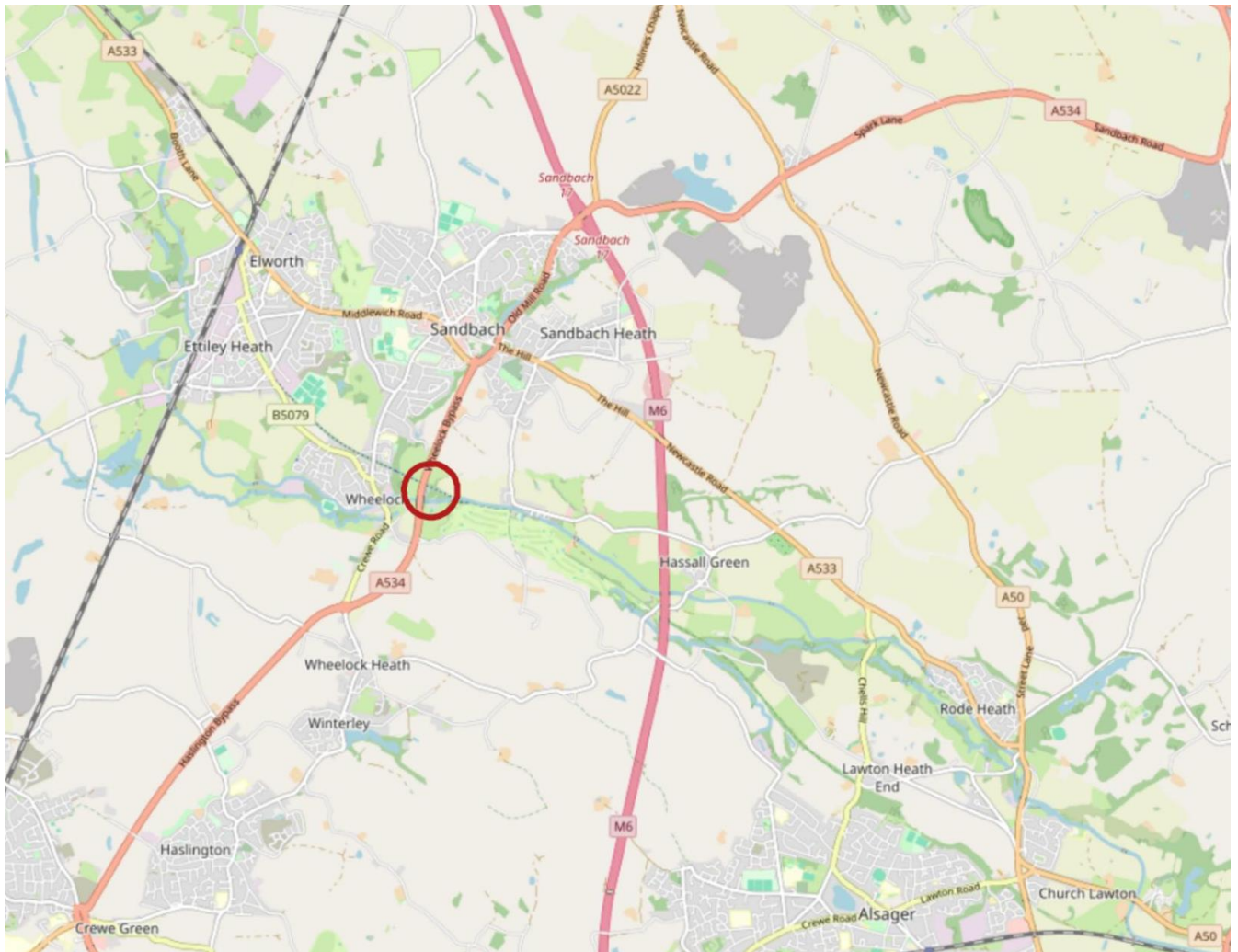
Whittaker and Biggs are delighted to offer for sale, a rare opportunity to acquire a small 'piece of England' extending to approximately 2.13 acres. Maddock's wood has been lovingly planted, providing a haven for an abundance of wildlife within the peaceful locality of Wheelock. Bordering the Trent and Mersey Canal, the land is expected to be of strong interest to those with nature & environmental interests.

In all approximately 2.13 acres (0.86 hectares)

For Sale by Informal Tender

Guide Price: £15,000 - £25,000

Closing Date for offers: Wednesday 30th July at 12 noon



LOCATION

Maddock's Wood is tucked away in the peaceful village of Wheelock, bordering the Trent and Mersey Canal. The town of Sandbach is approximately 1.4 miles to the northeast, and the town of Crewe is approximately 4.4 miles to the southwest. Stoke on Trent is also easily accessible, less than 20 miles to the southeast. The M6 is handily located a short distance to the east, offering transport links to the wider county and country.

DIRECTIONS

From the centre of Sandbach, travel southeast out of the town on Crewe Road. Shortly after passing HJ Lea Oakes on your right-hand side, take the second left turn onto Mill Lane. Take an immediate left turn onto Cotton Lane and continue down the narrow lane until you reach the canal. On foot proceed over the canal bridge and turn right. After approximately 100 yards, you will reach the land identified by a 6-bar metal gate, a pedestrian footpath gate and a Whittaker and Biggs 'for sale' sign.

What3Words:///craftsman.trustees.reckons (gravel parking area)

What3Words:///braved.herbs.grad (entrance to the gateway)

VIEWINGS

In order to completely appreciate the land, interested parties are welcome to inspect the land at their leisure from the public footpath that runs through the land at a time that suits them. Should interested parties want to further view the land, they must contact Whittaker and Biggs to arrange an appointment. 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 2.13 Acres (0.86 hectares).

The land comprises of two areas of purposefully planted woodland, separated by a grassy track through the middle. The external boundaries are a mix of mature hedgerow and post and wire fencing.

The southern boundary slopes up to the Canal and Weir, offering a fantastic viewpoint down the canal. The northwest boundary borders a small stream, offering the opportunity for your own piece of tranquility to escape from the pressures of modern life.

The woodland has been planted over the past 30 years by the current owners, turning it from an agricultural field to the beautiful area of woodland that it is today. The owners have travelled up and down the British Isles collecting numerous tree species including Korean Fir, Tibetan Cherry, Swamp Cypress and Hemerijk Oak. The large variety of tree species and close locality to various waterways has attracted numerous species of wildlife over the years including rabbits, herons and at least one resident owl!



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

A public footpath (Sandbach FP40) which links the villages Wheelock and Cold Moss Heath, runs through the centre of the woodland.

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.

TENURE AND POSSESSION

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

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for offers to be received is **12 noon on Wednesday 30th July 2025**. A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr. J. Robinson, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD and marked 'Maddock's Wood – JR'. The vendor reserves the right to accept the highest offer, or any offer.



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

Shannon Fairey / John Robinson FRICS FAAV FNAEA MARLA
Whittaker & Biggs
16 High Street,
Congleton,
Cheshire,
CW12 1BD

Shannon Fairey

Email: shannon.fairey@whittakerandbiggs.co.uk

Telephone: 01538 372006

John Robinson

Email: john.robinson@whittakerandbiggs.co.uk

Telephone: 01260 273241

PARTICULARS

Particulars written June 2025

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.

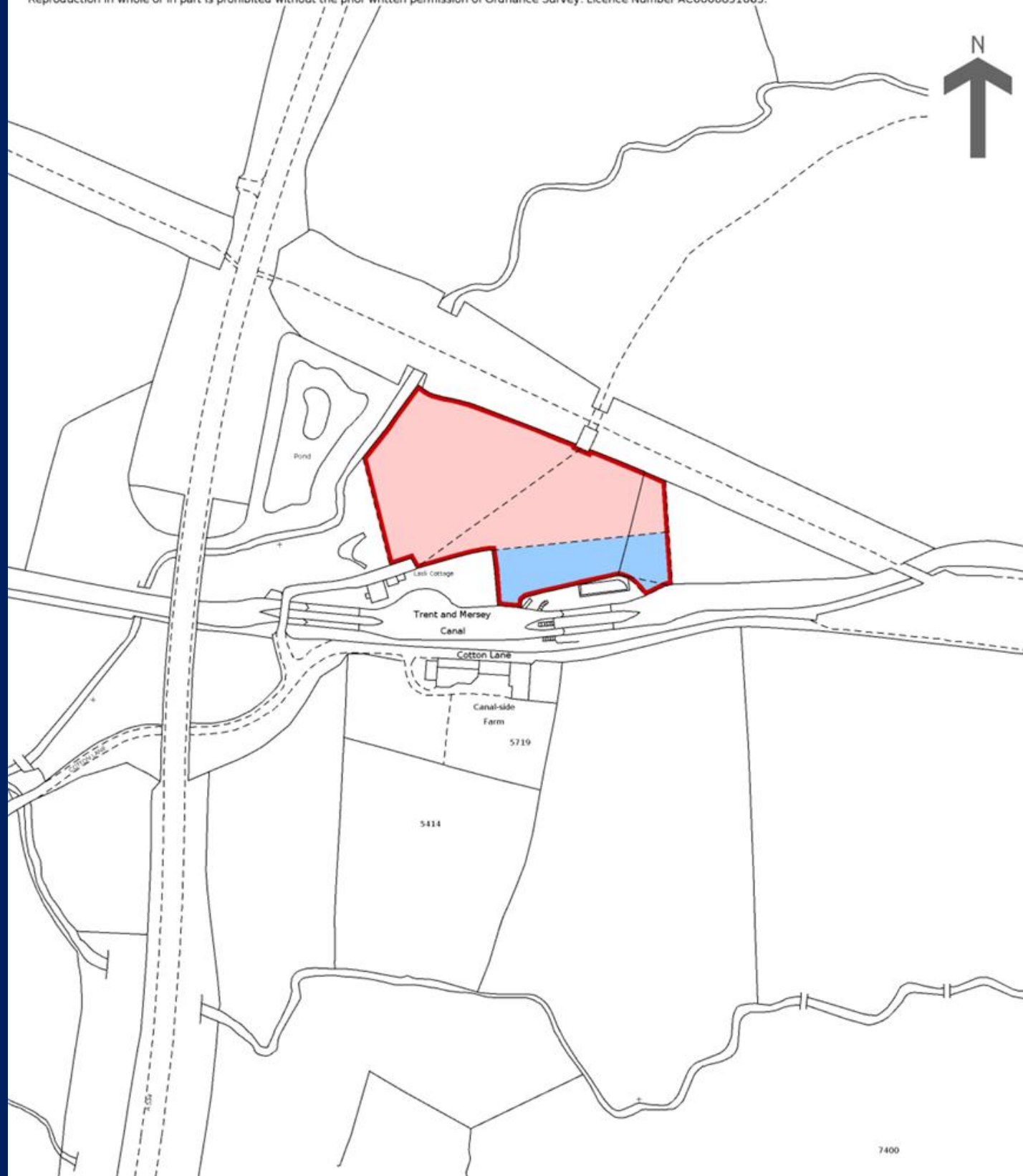
HM Land Registry

Official copy of title plan

Title number **CH474492**
Ordnance Survey map reference **SJ7559SE**
Scale **1:2500**
Administrative area **Cheshire East**



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Maddock's Wood, Cotton Lane,
Wheelock, Sandbach, CW11 4RB

TENDER FORM

I/We Name
Of Address
.....
.....
Telephone
Number:
Email:

I/We wish to offer the following sum of money:

Offer
£
Words

In the event of my/our offer being successful my/our Solicitor is as follows:

Name
Firm
Address
.....
.....
Telephone No
Email:

That in order to complete the purchase:

Cash funds are available: YES / NO

Mortgage funding will be required: YES / NO

That our mortgage offer is subject to the following conditions:

.....

Subject to the sale of existing property: YES / NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD by 12 noon on Wednesday 30th July 2025 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: "MADDOCK'S WOOD - JR" and marked for the attention of Mr. J Robinson, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.

If offers are submitted on behalf of a third party, the identity and address of the party must be given.