

# LAND AT ASH FARM - FOR SALE BY ONLINE AUCTION



Land at Ash Farm, Holmes Chapel Road, Knutsford  
Approximately 30 acres of productive arable land  
Guide Price of £410,000



**MELLER SPEAKMAN**  
SINCE 1836



## A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE 30 ACRES OF ARABLE LAND

### DESCRIPTION

A unique opportunity to purchase 30 acres of arable land on the urban fringe with future development potential (subject to planning), situated in an accessible location, close to Knutsford, Cheshire. The land has been in an arable rotation and is currently in stubble following a wheat crop and is bound predominately by hedges. The successful purchaser is required to construct a fence to the west boundary, as marked A to B on the plan. The land can be accessed from Holmes Chapel Road via a private track (Sandy Lane). The land is circa 2 miles south of Knutsford town centre and close to the M6 Motorway.

The Agricultural Land Classification details the Land as Grade 2 & 3.

### DIRECTIONS AND ACCESS

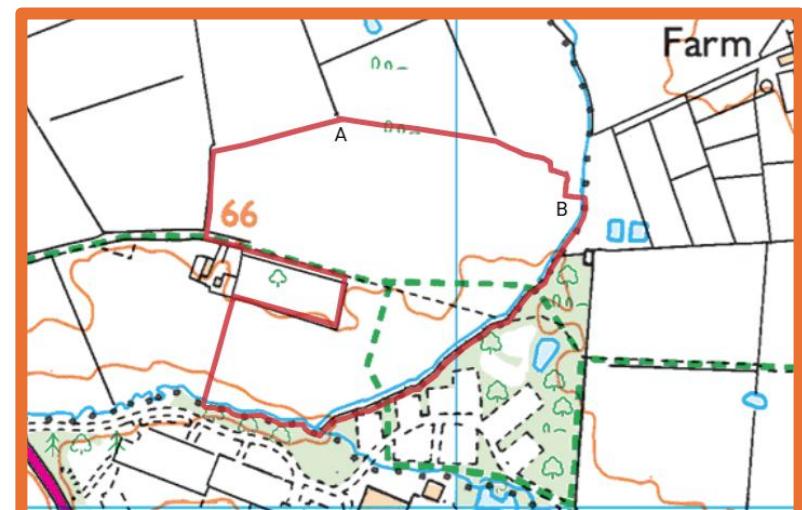
From Knutsford Town centre, head south on Toft Road (A50) which merges into Holmes Chapel Road, carry on this road for circa 2 miles, the land is located on the left as indicated by Meller Speakman sale boards. WhatThreeWords: writing.outbursts.remake. Follow Sandy Lane until the end, and the land will be straight ahead to the left. WhatThreeWords: pranced.bolts.prosper

### METHOD OF SALE

The Land is for sale as a whole and is to be sold by Auction on Tuesday 11<sup>th</sup> February 2026.

### TENURE

The Land is held on a freehold basis with vacant possession





## WAYLEAVES, EASMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

## BASIC PAYMENT SCHEME (BPS)

No BPS entitlements are included in the sale.

## NITRATE VULNERABLE ZONE (NVZ)

The land is located within a Nitrate Vulnerable Zone (NVZ).

## LOCAL PLANNING AUTHORITY

The land is within the Unitary Authority Area of Cheshire East Council.

## SERVICES

There are no services currently connected to the land.

## MINERAL AND SPORTING RIGHTS

Mineral and sporting rights are to be included within the sale, so far as they are held by the Vendor.

## TOWN AND COUNTRY PLANNING ACT

The Land, 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.

## OVERAGE

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 30% of the increase in value.

## MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## 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.

## VIEWINGS

Accompanied viewings are available through prior appointment via the Vendors agent.

WhatThreeWords: pranced.bolts.prosper

## VENDORS AGENT

Simon Middleton

Tel: 01625 468789

Mob: 07375 701196

Email: [simon.middleton@mellerspeakman.com](mailto:simon.middleton@mellerspeakman.com)



MELLER SPEAKMAN

SINCE 1836