



About 44 acres at Holmes Chapel Road, Sandbach, CW11 1SE
For Sale by Informal Tender

Whittaker Est. 1930
& Biggs

Holmes Chapel Road, Sandbach, CW11 1SE

Two useful, productive and well located fields, with good road frontage and access, for sale by informal tender. Available as a whole or in two lots. In total the land extends to 44 acres or thereabouts.

The deadline for submitting a tender is 12 noon on Thursday 6th July 2023.



The Land

Two useful parcels of arable land separated by the Holmes Chapel Road, with excellent access and potential for long term development, subject to planning. Lot 1 extends to 12.9 acres. Lot 2 extends to 31.1 acres. Potential purchasers are invited to consider a price for the whole, or for one of two lots. It is anticipated that the land will appeal to a wide variety of purchasers including local farmers, equestrian users, developers and investors.

Viewings

Viewing can take place at any time. Please note that the vendor and agent take no responsibility for any injuries incurred whilst on the land. There is a cereal crop to be harvested this summer. It is expected that those viewing will keep to the edges of the fields.

Soil Type and Grade

According to Soilscape, the land to the north is slowly permeable, seasonally wet, slightly acid but base rich loam and clay, and the land to the south is freely draining slightly acid and sand. All the land is Grade 3.

Land Registry

The land is registered with the Land Registry under title number CH652276. A copy is available on request.

Tenure and Possession

The Land is sold freehold and with vacant possession granted on completion.

Basic Payment Scheme and Stewardship Schemes

The land has previously been used in the Basic Payment Scheme, and the successful purchaser will comply with all cross compliance measured for the remainder of 2023 on behalf of the vendor. We are not aware of any Stewardship schemes on the land.

Wayleaves, Easements and Rights of Way, etc.

The Land 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. There is a public footpath running along the edge of the motorway, and both a gas pipe and fibre optic cable easement beneath Lot 1.

Mineral Rights

We understand that the mineral rights are owned. These are to be retained by the vendors.

Overage

There will be a clause placed upon the land which will be in place for a 30 year period and in the event of Planning Consent being obtained for a non-agricultural use, an overage will be payable on the sale of the land with planning consent or upon the commencement of development and which will be a 30% of the uplift from the value of the land with no prospect of development and the value of the land with the benefit of planning consent. The buyer will be required to enter into a deed on completion. Private equestrian use would not trigger the overage clause.

Sale Plan

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.



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.

Contact details

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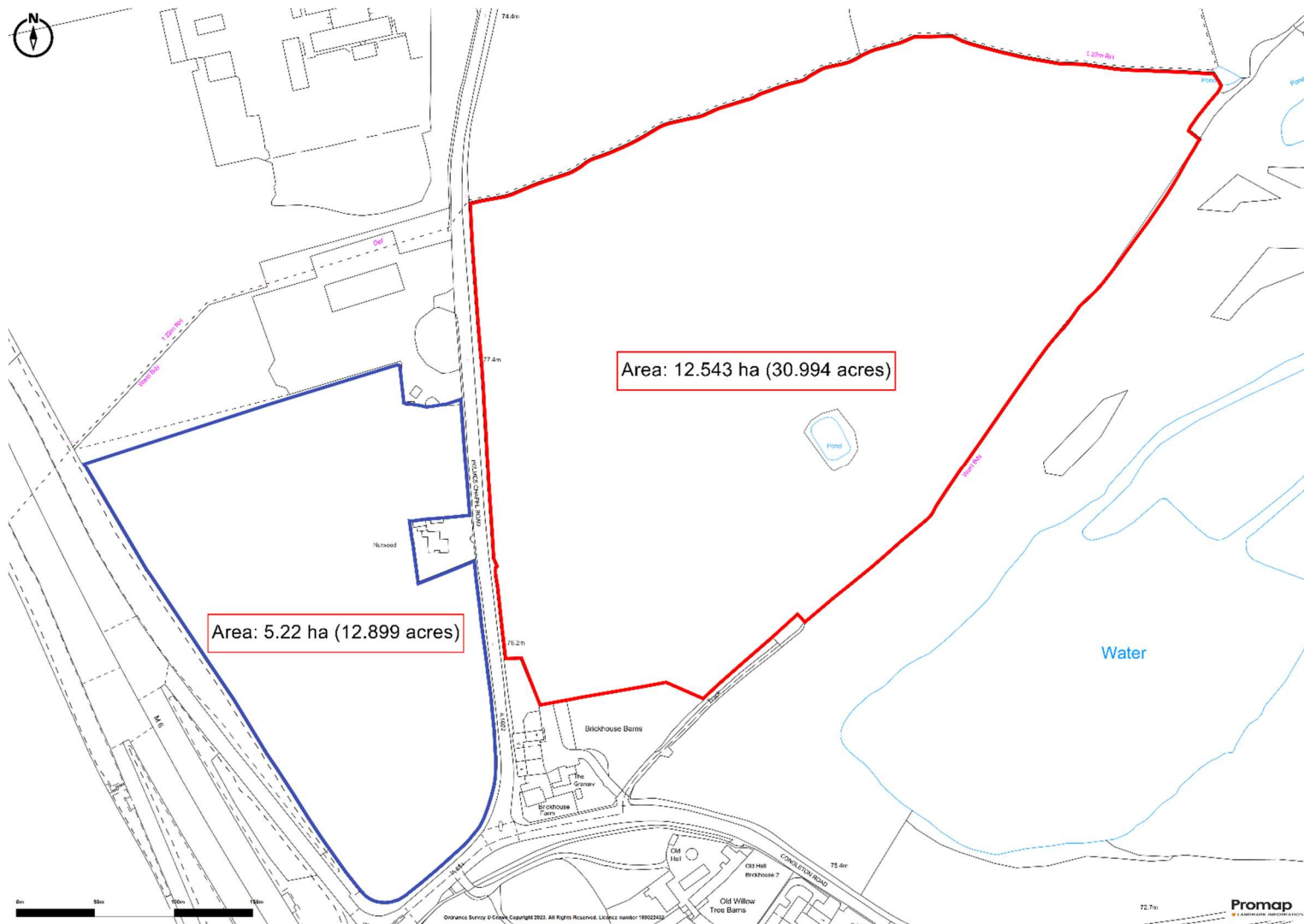
Method of sale

The land is being offered for sale by Informal Tender as a whole or in two lots. A tender form is available on request. All offers must be accompanied by a copy of the purchasers ID, solicitor details and proof of funding.

The deadline for submitting tenders is 12 noon on Thursday 6th July 2023.







Directions

From Sandbach head northeast along Old Mill Road towards Junction 17 of the M6 motorway and Congleton. As soon as you cross the motorway turn left towards Brereton and Holmes Chapel. Lot 1 is on your immediate left, and Lot 2 on your right.

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IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 estate agents 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.

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