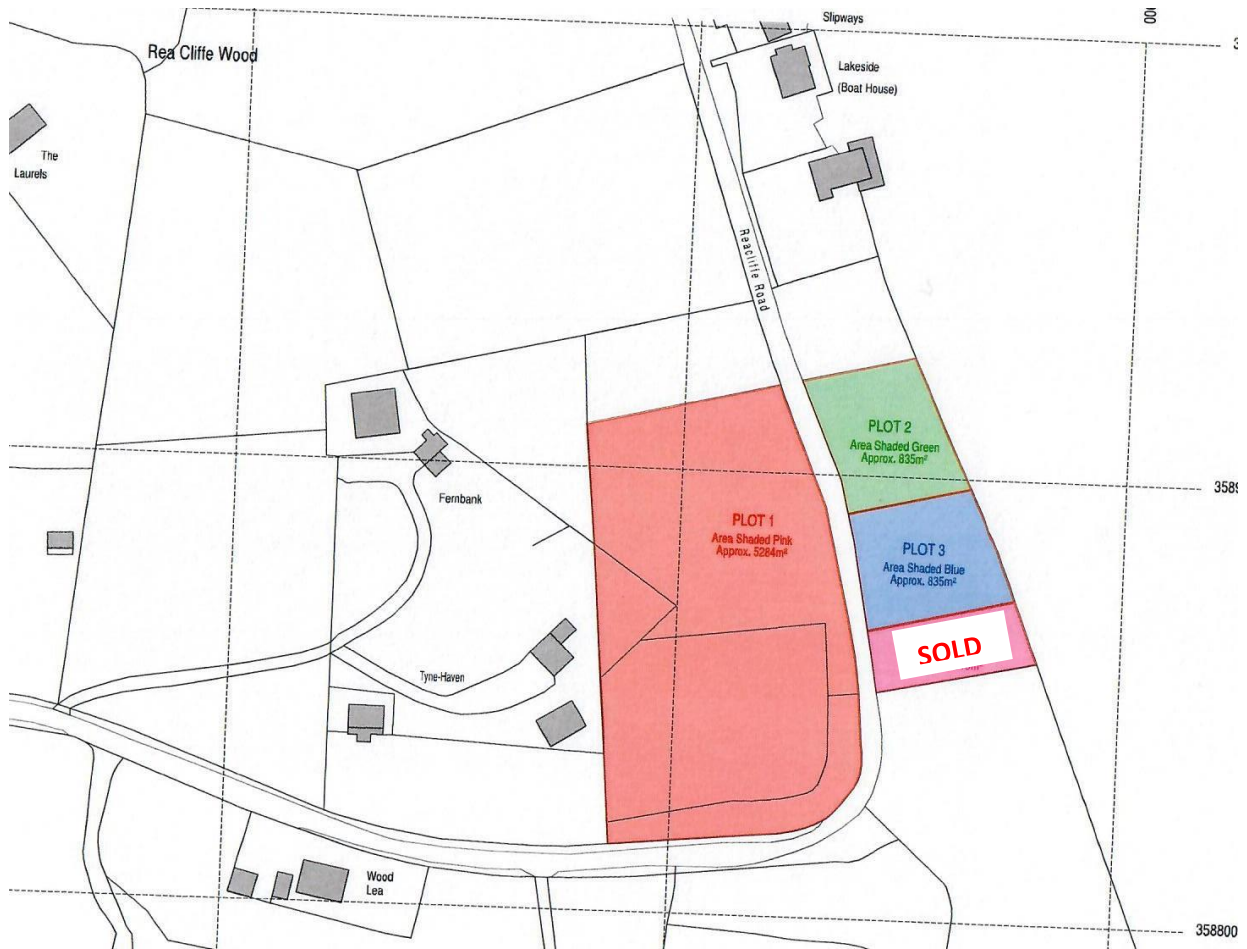


FOR SALE BY PRIVATE TREATY



**Plots of Woodland,
Off Reacliffe Road, Rudyard, Leek, Staffordshire, ST13 8RS**

A rare and exciting opportunity to acquire up to four plots of native woodland, situated on the edge of Rudyard Reservoir and having frontage to Reacliffe Road. Considered to be of interest to purchasers with conservation, leisure, and investment interests or those considering alternative uses (subject to obtaining any necessary planning consents).

- PLOT 1 – 5,284 m² - Guide Price £60,000 plus**
- PLOT 2 – 835 m² – Guide Price £40,000 plus**
- PLOT 3 – 835 m² – Guide Price £40,000 plus**
- PLOT 4 – 513 m² – Guide Price £25,000 plus - SOLD**



LOCATION

The plots occupy a prominent elevated position overlooking Rudyard Reservoir to the east. The market town of Leek is approximately 4 miles to the south east and the town of Macclesfield is approximately 13 miles to the north. The settlement of Rudyard is immediately to the south.

Rudyard Reservoir is one of the hidden gems of the Staffordshire Moorlands and provides some of its most dramatic scenery and over 500,000 visitors come to her shores each year.

The Reservoir covers some 168 acres and is over 2.5 miles long. Activities on the Reservoir include, a miniature railway, fishing, boat hire, sailing, canoeing and paddle boarding. In addition, there is a very popular circular walking route around the Reservoir that passes along Reacliffe Road. Landowners on either side of the Reservoir have sought to capitalise on the many visiting tourists and offer various types of holiday accommodation from campsites to lakeside holiday lodges/cottages.

DIRECTIONS

From Leek, take the A523 towards Macclesfield. After travelling for approximately 1.8 miles, turn left onto the B5331 towards Rudyard. Follow the road for approximately 1 mile into the center of Rudyard. Take the second exit at the roundabout and proceed up Camrose Hill and follow the road for approximately 0.9 of a mile. At the sharp bend in the road, turn right onto Reacliffe Road, signposted 'Sailing Club'. Proceed downhill along the single track lane and the plots are situated on the left and right hand side of the road as indicated by the agents 'For Sale' boards.

'what3words' – [///wonderful.verges.forum](http://wonderful.verges.forum)

VIEWINGS

The plots may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view.

Anyone inspecting the plots 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

PLOT 1 – 5,284 m²

Guide Price - £60,000 plus

(SHADED RED ON THE ATTACHED PLAN)

The plot comprises of an attractive mix of tree species and is set on a gently sloping elevated position to the north and west of Reacliffe Road and having views to the east over Rudyard Reservoir and bordering two residential properties to the west.

PLOT 2 – 835 m²

Guide Price - £40,000 plus

(SHADED GREEN ON THE ATTACHED PLAN)

To the east of Reacliffe Road and sloping down to the bank side of the reservoir.

PLOT 3 – 835 m²

Guide Price - £40,000 plus

(SHADED BLUE ON THE ATTACHED PLAN)

To the east of Reacliffe Road and sloping down to the bank side of the reservoir.

PLOT 4 – 513 m²

Guide Price - £25,000 plus

(SHADED PINK ON THE ATTACHED PLAN) **SOLD**

To the east of Reacliffe Road and sloping down to the bank side of the reservoir.

METHOD OF SALE

All four plots are offered for sale by Private Treaty and offers are invited to purchase either individual plots or combinations of plots to suit the purchasers' requirements.

TREE PRESERVATION ORDER

Purchasers should note that all four plots are included within a Tree Preservation Order (TPO) Zone, so they should take this into account when considering their future plans for the land and take independent advice were necessary and prior to offering.

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.

TENURE AND POSSESSION

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

SERVICES

There are no mains services connected to the land.

OVERAGE – PLOT 1 ONLY

Plot 1 - Is to be sold subject to an overage provision contained within the sale contract at a rate of 35% for a term of 25 years for the benefit of the vendors. For the avoidance of doubt the above percentage is the share of the increase in value of the land from the current use value to the value with the benefit with planning permission. The provision will be triggered on either the sale or implementation of planning permission for either residential or commercial use.

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.

SALE PLANS

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 mis-statement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

ADDITIONAL INFORMATION CONTACT

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LOCAL AUTHORITY

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Council,

Moorlands House

Stockwell Street

Leek

ST13 6HQ

Tel: 0345 605 3010

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 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.

