



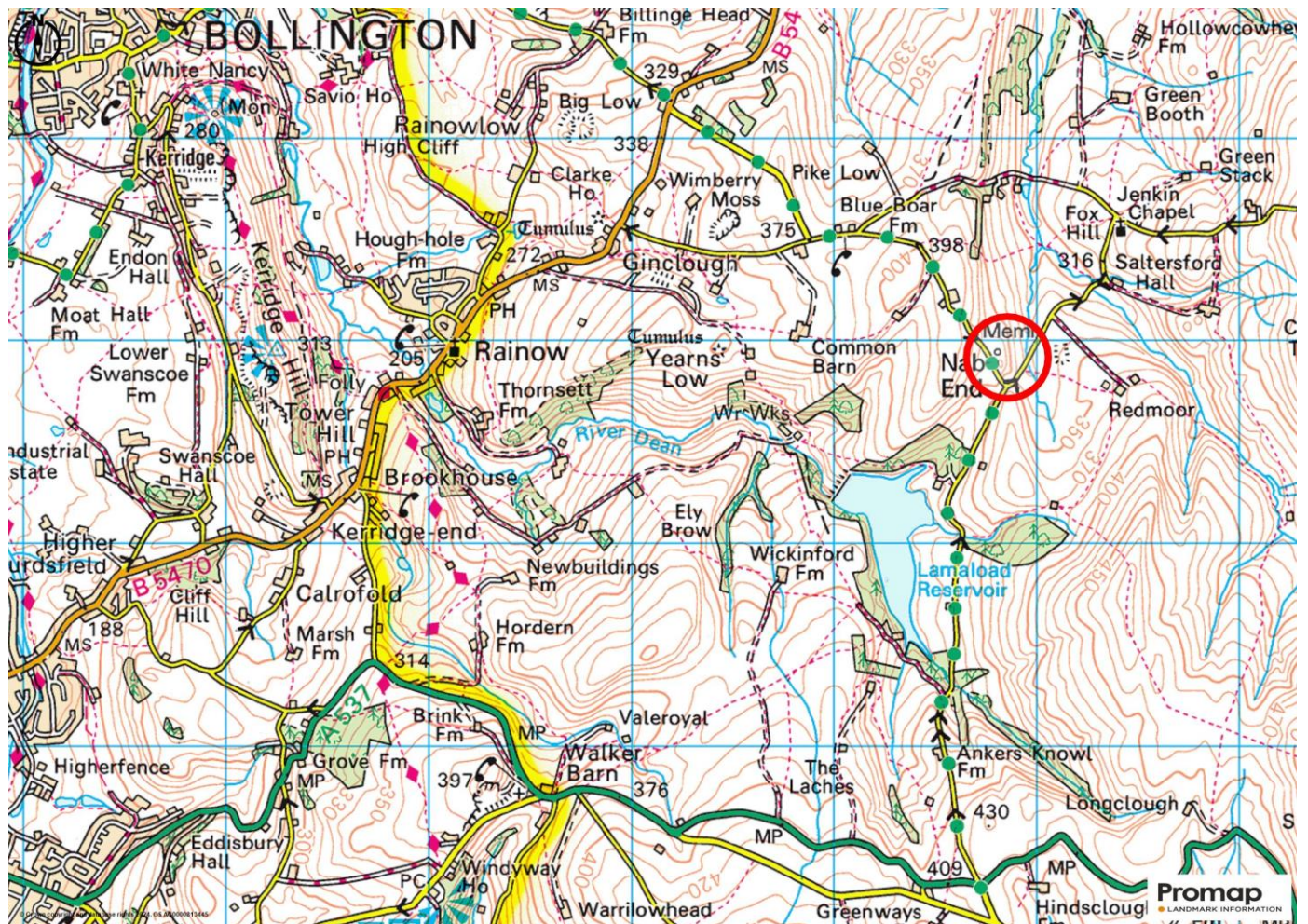
Land at Nab End, Ewrin Lane, Rainow, Macclesfield, Cheshire, SK10 5XL

A rare and exciting opportunity to acquire an excellent block of upland grazing pasture extending to approximately 29.78 acres (12.06 hectares), situated in an elevated position within the Peak District National Park and having the benefit of a good natural water supply and multiple direct roadside access points. The land is situated 2 miles to the west of the village of Rainow and only 15 minutes drive from Macclesfield town centre making it highly accessible. It offers an exciting opportunity for continued agricultural use, those looking to promote and enhance existing wildlife habitats and opportunities to capitalise on its environmental & woodland creation potential, Biodiversity Net Gain, Carbon Offsetting or alternative uses subject to planning. Expected to be of interest to local and neighbouring landowners, farmers, investors and those with environmental interests.

In all approximately 29.78 Acres (12.05 hectares)

For Sale by Private Treaty at a Guide Price of £100,000 plus

BEST & FINAL OFFERS REQUIRED BY WEDNESDAY 20TH NOVEMBER AT 12 NOON



LOCATION

Having an elevated position with far reaching views of the surrounding Peak District landscape, the land has frontage to and access off both Erwin Lane and Hooleyhey Lane and is 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.

DIRECTIONS

From Macclesfield follow the B5470 signposted to 'Whaley Bridge' for approximately 3.25 miles, passing through the village of Rainow, past Ginclough 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 the entrance gateway to the land is on the lefthand side as identified by a Whittaker & Biggs 'For Sale' board. From here Erwin Lane can be followed to the junction with Hooleyhey Lane and bear left and there is a further 'For Sale' board on the lefthand side of Hooleyhey Lane to identify an entrance gateway to the lower sections of the land.

What3Words:///farms.spices.licks – access off Erwin Lane

What3Words:///sprain.ranch.sleepers – access off Hooleyhey Lane

VIEWINGS

Interested parties are welcome to inspect the land at their leisure during daylight hours, 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 sheep & cattle inclusive of a bull, no dogs or children are permitted to accompany interested parties when inspecting the land.**

DESCRIPTION

The land is shown edged red on the attached plan and extends in total to approximately 29.78 Acres (12.05 hectares).

Accessed directly off both Erwin Lane and Hooleyhey Lane via three separate gateways, the land comprises of a sound block of upland grazing pasture, previously farmed in separate fields and subdivided by internal stone walls, but now farmed and grazed as one. The external boundaries are a mix of stone walls and post and wire fencing.

The land slopes from its highest point on the western boundary at 375 metres above sea level down to the eastern boundary at 330 metres above sea level where a stream passes through the land which provides a good source of natural water for grazing livestock and in the northern section there is the remains of a stone field barn.

SERVICES

The land is not connected to any mains services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

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.

ENVIRONMENTAL

The land has a good mixture of habitats ranging from upland pasture, areas of rushes, self-seeded Hawthorne on the sloping banksides and although not currently entered in any official government schemes, the land is considered to offer the potential for biodiversity and environmental opportunities, carbon sequestration or Biodiversity Net Gain, or could generate an income through the government funded Sustainable Farming Incentive or Countryside Stewardship Scheme.

AGRICULTURAL CLASSIFICATION & SOIL TYPE

The land is classified as grade 4 according to the DEFRA Agricultural Classification map.

According to the Landis Soils map, the soil is described as freely draining slight acid loamy soils (Soilscape 6), with the far western side of the land parcel being slowly permeable, wet and very acid upland soils with a peaty surface with impeded drainage (Soilscape 19).



TENURE AND POSSESSION

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

BASIC PAYMENT SCHEME

No delinking monies relating to the Basic Payment Scheme are included with the sale of the land.

METHOD OF SALE

The property is offered for sale by Private Treaty.

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 and the Peak District National Park Authority.

ADDITIONAL INFORMATION CONTACT

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PARTICULARS

Particulars written October 2024

Photographs taken October 2024



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