

For Sale by Informal Tender

Whittaker Est. 1930
& Biggs



Land off Salters Lane, Lower Withington, Macclesfield, Cheshire SK11 9ED

An exciting opportunity to acquire a well-located parcel of productive Grade 2 arable or grass land available as a one lot in Lower Withington.

The land extends to 36.17 acres (14.64 hectares) or thereabouts comprised of three field parcels with some infield trees with main road access and suitable for mowing, grazing or arable cropping.

TO BE SOLD BY INFORMAL TENDER

CLOSING DATE FOR OFFERS TO BE RECEIVED BY Tuesday 2nd APRIL 2024 AT 4 P.M

Guide Price of £450,000

01782 522117

www.whittakerandbiggs.co.uk





Plan not to scale for reference purposes only

Location

The land is located to the east of Lower Withington village off Salters Lane. The town centre of Holmes Chapel is 4.8 miles to the southwest and Macclesfield town centre is 7.5 miles to the northeast.

Directions

From the centre of Holmes Chapel head north along the A535 towards Chelford, turn right at Twemlow Green onto Forty Acre Lane towards Lower Withington. Continue onto Trap Street and keep right past the Red Lion pub. The land is located on the left-hand side approximately 0.55 miles along Salters Lane (B5392) towards Siddington. The main access point is at the southern end of the land and can be identified by Whittaker & Biggs 'For Sale' signs. The Grid Reference for the main access gate is SJ8233 6988 and what3words is [///decimals.occupiers.cascaded](https://www.what3words.com/decimals.occupiers.cascaded).

Viewings

The land may be viewed during daylight hours by those in possession of a copy of these particulars, which will constitute authority to view.

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 at Lower Withington

Field 1 - extending to approximately 12.95 acres (5.24 hectares)

A well shaped square and level field currently laid down to a grass ley with mature hedgerow boundaries on each side, being partially stockproof and providing access to Fields 2 and 3. There is a water trough within the field, but it is not connected to a mains nor natural supply.



Field 2 - extending to approximately 12.59 acres (5.10 hectares)

A well shaped square and level field currently laid down to a crop of temporary grass with hedgerow boundaries to each side, being partially stock proof and accessed from Fields 1 and 3. In the northeastern corner there is a timber constructed cattle corral including a race and pen area. In the middle of the southern boundary is a small copse extending to approximately 0.64 acres (0.26 hectares) (Field 2i). There is currently a gap into the neighbouring field on the western side which is to be fenced with stock proof fencing by the vendor. Although there are water troughs within the field these are not connected to the mains nor natural supply.



Field 3 - extending to approximately 8.88 acres (3.59 hectares)

The Field is of triangular shape and level in nature with mature hedgerow boundaries on each side currently laid down to maize stubble with a small area of standing maize left for sporting purposes. To the northeastern corner of the field is an access track with a right of way to the main road (coloured yellow on the plan), this is slightly overgrown and would need clearing before use. On the southeastern boundary is a small copse including two ponds totalling 0.52 acres (0.21 hectares) (Field 3ii) and at the bottom of the field at the southern end is a track and gangway leading to Salters Lane comprising of a hardcore track and wide verged area extending to 0.59 acres (0.24 hectares) (Field 3i), this is the main access route for the land.



| <u>Schedule of Land</u> | | | | |
|-------------------------|-----------------------------|-------|----------|--|
| Field Number | Description | Acres | Hectares | |
| 1 | Temporary Grass | 12.95 | 5.24 | |
| 2 | Temporary Grass | 12.59 | 5.10 | |
| 2 (i) | Woodland and Ponds | 0.64 | 0.26 | |
| 3 | Maize Stubble | 8.88 | 3.59 | |
| 3 (i) | Access Track and Verge Area | 0.59 | 0.24 | |
| 3 (ii) | Copse and Ponds | 0.52 | 0.21 | |
| | | <hr/> | <hr/> | |
| | | 36.17 | 14.64 | |
| | | <hr/> | <hr/> | |

SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 18" described as Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and "Soilscape 10" described as freely draining slightly acidic snady soils. The land is Grade 2 Very Good (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

ENVIROMENTAL SCHEMES

The land is not subject to any Environmental Schemes.

LAND REGISTRY

The land is registered under title number: CH382384 and CH382391 the title register, and title plans are available upon request.

TENURE AND POSSESSION

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY, ETC.

There are no known rights of way crossing the land. 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.

Contact Details

John Wilson FRICS FAAV
George Pullin FAAV
Whittaker and Biggs
34 High Street
Biddulph
Stoke on Trent
Staffordshire
ST8 6AP
Tel: 01782 522117

LOCAL AUTHORITY

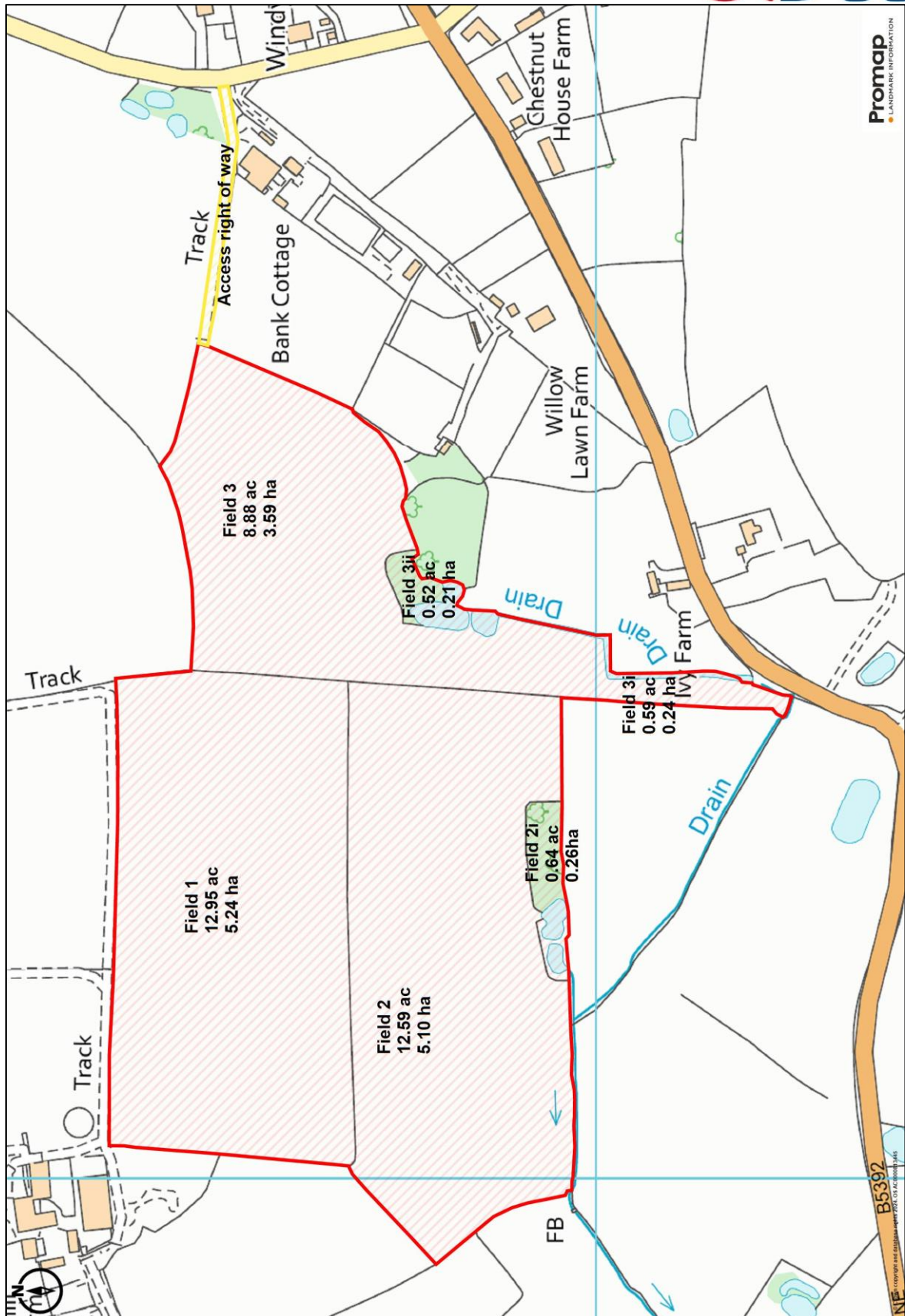
Cheshire East Council
c/o Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Tel: 0300 123 5500

PARTICULARS

Particulars written February 2023
Photographs taken February 2023

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.



Plan for reference purposes only

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 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.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for offers to be received by is **4 p.m. on Tuesday 2nd April 2024**. 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 A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP marked 'Land at Lower Withington – JAW'. The vendor reserves the right to not accept the highest, or any offer.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

Contact Details

John Wilson FRICS FAAV
George Pullin BSc (Hons) (Assistant)
Whittaker and Biggs
34 High Street
Biddulph
Stoke on Trent
Staffordshire
ST8 6AP

Tel: 01782 522117

PARTICULARS

Particulars written January 2024
Photographs taken January 2023

LOCAL AUTHORITY

Cheshire East Council
c/o Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Tel: 0300 123 5500

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.

SUBJECT TO CONTRACT



Land off Salters Lane, Lower Withington, Cheshire SK11 9ED

TENDER FORM

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

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

Land off Salters Lane – 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 sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP 'Land at Lower Withington – JAW' by the closing date – 4 pm on Tuesday 2nd April 2024:

1. Offers should be in a sealed envelope marked: "Land at Lower Withington – JAW" and marked for the attention of Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP.
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.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.