



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15.2 Acres at Macclesfield Road , Over Alderley, SK10 4SN

Auction Guide £250,000

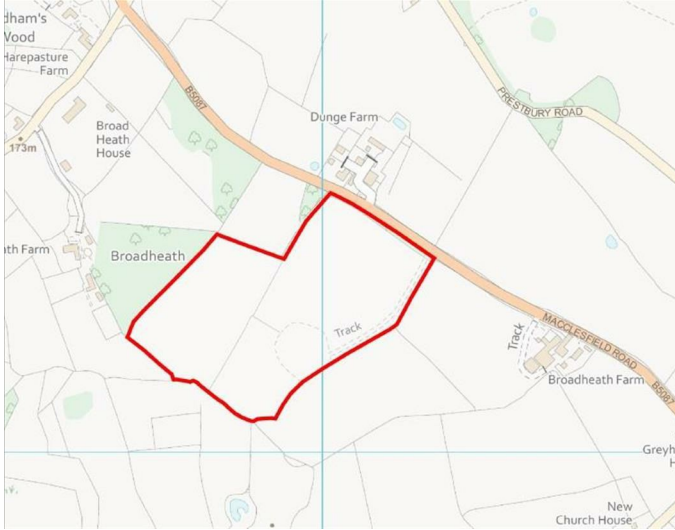
FOR SALE BY ONLINE AUCTION ON WEDNESDAY 14TH AUGUST 2024

15.2 acres or thereabouts of grassland, having the notable benefit of a new agricultural building and associated track. The land will appeal to a number of potential buyers for a variety of uses (subject to consents).

GUIDE PRICE: £250,000 - £300,000

REGISTRATION FOR BIDDING AND THE CONTRACT AVAILABLE SEVEN DAYS BEFORE THE AUCTION

Situation



The land is situated in an ideal location in the heart of Cheshire with good commuter links and main road access.

The land benefits from good access directly off Macclesfield Road, and has a stone track which leads to the building. The land will appeal to a number of potential buyers for a variety of uses (subject to consents).

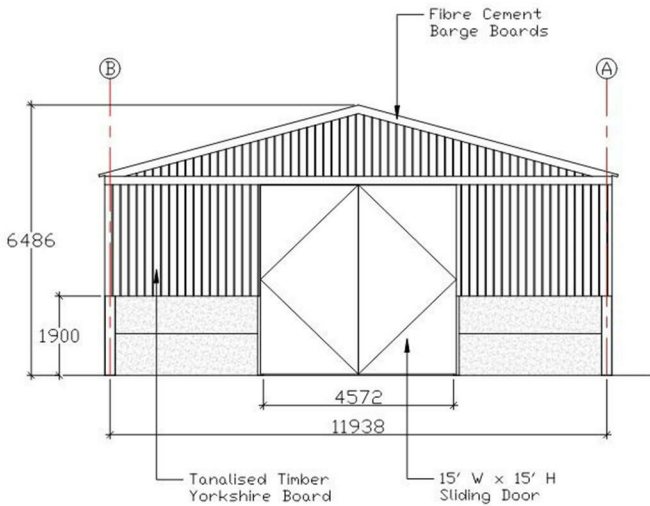


Description



The land has been reseeded and is in good heart, capable of either mowing or grazing. The agricultural building measures 30.48m x 12.19m.

Planning Permission



Planning permission was granted in January 2024 for the erection, extension or alteration of a building which is reasonably necessary for the purpose of agriculture, subject to limitations and conditions. Further details can be found through the Cheshire East Council website with reference number: 23/0952M



Enforcement Notice

We understand the land has been subject to an Enforcement Notice. The details of this and correspondence regarding compliance are contained in the legal pack.

Tenure and Possession

We understand vacant possession will be obtained on completion of sale.

Services

The land is connected to mains water supply.

Overage Clause

The sale of the land is subject to an overage clause which will be on the basis of a payment to the vendor of 30% of any uplift in value of the property due to planning for any non agricultural or equestrian development. This will run for a period of 25 years.

PLEASE SEE LEGAL DOCUMENTS FOR FULL DETAILS.

Mapping

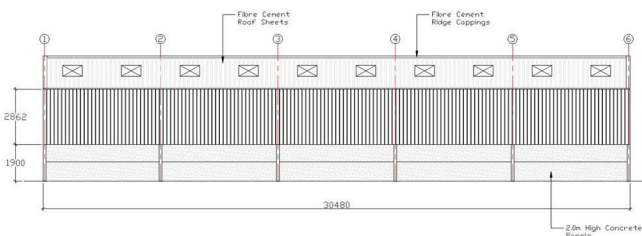
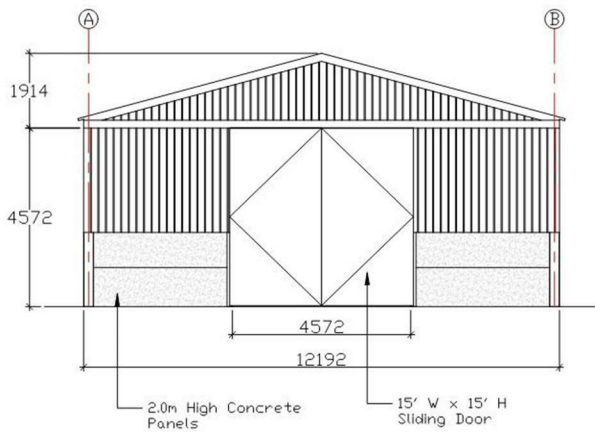
The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The interested party is advised to obtain verification from their Solicitor or Surveyor.

Guide Price

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller



and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneers.

[Conditions of Sale](#)

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

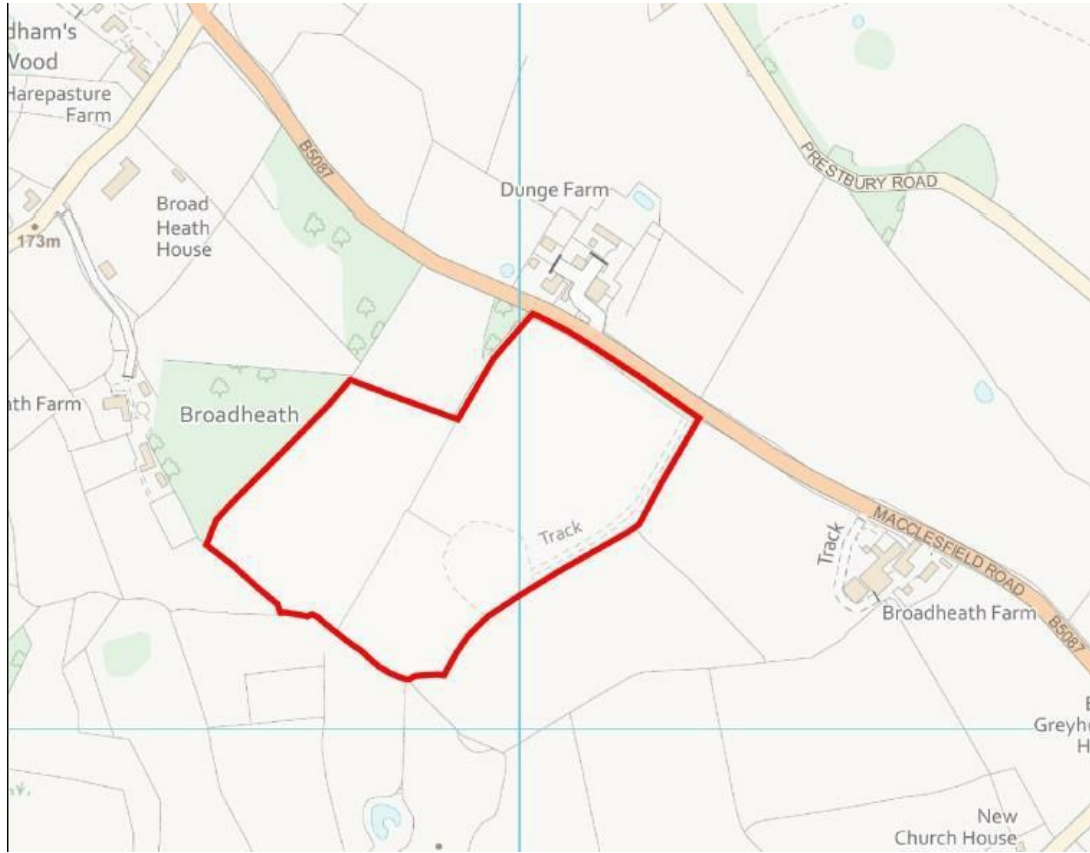
[Buyer\(s\) Fee](#)

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

[Solicitor's Details](#)

Rachel Clements
Butcher & Barlow LLP,
3 Royal Mews,
Gadbrook Park,
Northwich,
CW9 7UD



Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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