



Land at Knutsford Road
Cranage, Cheshire

barbers**RURAL**
rural surveyors & property agents



Land at Knutsford Road Cranage | Cheshire | CW4 8EX

Holmes Chapel 1 mile | Middlewich 4 miles
Winsford 8 miles | Crewe 11 miles
Manchester 28 miles

A USEFUL BLOCK OF AGRICULTURAL LAND FOUND IN
THE DELIGHTFUL VILLAGE OF CRANAGE
AVAILABLE AS A WHOLE OR IN 2 LOTS

82.76 Acres (33.49 Ha)

Good quality farmland

Road frontage to both lots

Potential for agricultural, equestrian or amenity use

Lot 1 (edged red) - 44.25 Acres (17.90 Ha)

Lot 2 (edged blue) - 38.51 Acres (15.58 Ha)

bR





The sale of this land is a unique opportunity to purchase a useful block of agricultural land within the village of Cranage. The land totals 82.76 Acres (33.49 Ha) and is available as a whole or in two Lots. Currently the land is mostly in maize, with a portion being in grass, but it would be equally suited for growing combinable crops, grazing or mowing.

The land is classified as Grade 3 on the Soil Survey of England & Wales and the soils are classified as naturally wet very acid sandy and loamy soils. The boundaries are well-fenced, in the main with mature hedging.

Lot 1 (edged red)

44.25 Acres (17.90 Ha) predominantly in maize with some grass. The Lot consists of five fields, with a track extending from the access point on the A50 Knutsford Road partway through.

A copse of trees with small pits crosses part of the land, while the southern field borders the River Dane. Together, these features form an attractive landscape that supports a diverse range of wildlife, adding ecological value.

If sold separately, the purchaser of Lot 1 will be responsible for installing stock-proof fencing between the two Lots within six weeks of completion of the sale.

Lot 2 (edged blue)

38.51 Acres (15.58 Ha), currently in maize. The Lot is made up of one flat field with a grass track running through the centre. An access track provides road frontage to, and access from, Twemlow Lane.

Rights of Way and Easements

There are a number of public footpaths that cross both Lots. In addition a gas pipeline and sewerage pipe cross Lot 1.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.



Lot 1



Lot 1



Lot 2



Lot 2



Lot 1

Services

Mains water is connected to Lot 1 only. With regards to Lot 2 it is understood that mains water and electric are available in the area, additional connection to these services would be at the cost of the buyer.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Jodrell Bank Consultation Zone

Please note that the land falls within the Jodrell Bank Consultation Zone which limits some aspects of development.

Tenure

We are advised that the property is freehold with vacant possession on completion.

The land is currently let on a FBT which terminates on 31st September 2025. All necessary notices have been served. The completion will take place once the maize crop has been harvested.

Local Authority

Cheshire East Council, Municipal Buildings, Earle Street, Crewe, CW1 2JZ.

Viewing

Viewing is strictly by appointment by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///treble.constants.witty
Postcode CW4 8EX

14410 14.05.2025

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