



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Land at Gin Clough Rainow, Cheshire, SK10 5XG

Offers In The Region Of £275,000

FOR SALE BY PRIVATE TREATY

An exciting opportunity to acquire a desirable parcel of grassland extending to 28.83 acres or thereabouts in total. The land is laid to permanent grassland, is even yet faces a slight incline in most parts and is suitable for mowing or grazing purposes. The land has been farmed for a number of years and is accessible from the B5470.

The land would be of interest to smallholders, investors, speculators and local landowners.

Directions

From our Leek office head towards Buxton on the A53 for approximately 9.4 miles and then turn sharp left heading towards the A537. Once on the Macclesfield Main Road for approximately 3 miles, turn left onto Anklers Lane then after a mile bear left to join the A537. After 1 mile turn right onto Bull-Hill-Lane heading to Brookhouse, from here turn right onto Hawkins Lane and continue for approximately 1 mile and the land will be situated on the right hand side identified by one of the Agents 'For Sale' signs.

Situation

The land is situated at Gin Clough, Rainow. The land is approximately 3.8 miles from Macclesfield and 8.5 miles from Buxton.

What Three Words

What3Words///fewer.allies.safe The land is shown in red on the attached plan.



Description

The land extends to 28.83 acres or thereabouts of sound grassland. The land is even yet faces a slight incline in most parts and is suitable for grazing purposes. The land is accessible from the B5470.

There is a scheduled monument of a standing stone located at the bottom of the field closest to the B5470.

The land can be further described in the schedule below:-

O.S. Field No.	Description	Area (Ha)
0418	Grassland	2.24
9506	Grassland	1.95
8314	Grassland	1.80
9222	Grassland	1.32
8525	Grassland	0.51
7425	Grassland	2.07
5830	Grassland	1.47
	Track	0.31

Total: 11.67 Ha or 28.83 Acres or Thereabouts



Services

We understand that the land is connected to a water supply.

Local Authority

The local authority is Cheshire East Council.

Tenure and Possession

The land is held freehold under title number CH568695 vacant possession will be given upon completion.

Viewing Arrangements

At any reasonable time with a set of these particulars.

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.

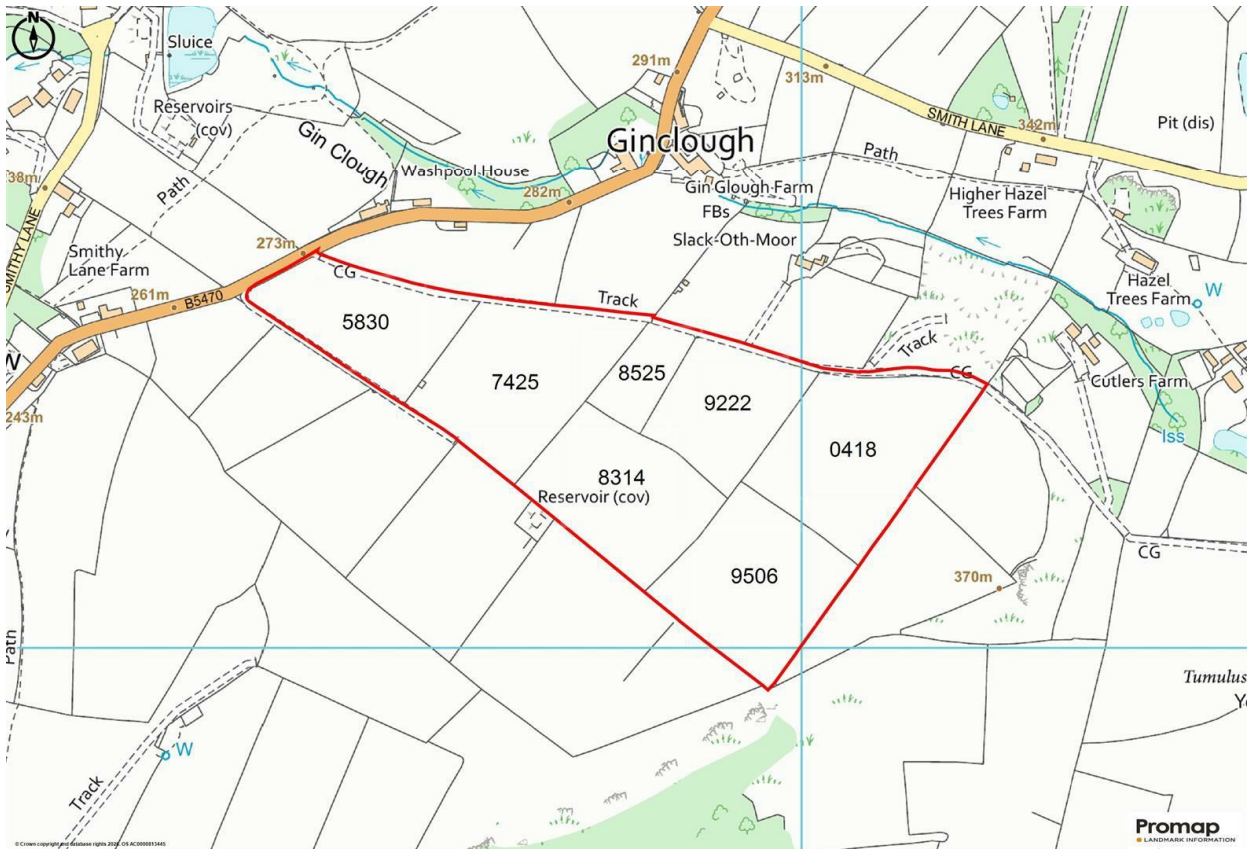
Wayleave & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

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.

Plan



Area Map



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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