



For Sale by Private Treaty

Land at Pymchair, Saltersford, Rainow, Macclesfield, Cheshire, SK10 5XL

SUMMARY

Situated in an elevated position within the Peak District National Park and lying to the west of the Goyt Valley, the land is convenient for the towns of Macclesfield, Whaley Bridge and Buxton. It comprises of a single block of upland grassland/moorland extending in total to approximately 44.25 acres (17.91 hectares) and forms part of the Goyt Valley Site of Special Scientific Interest (SSSI). The land is accessed off Pymchair Road which runs along the northern boundary and along the eastern boundary there is a ridge & rocky outcrop known as 'Oldgate Nick' and beyond the boundary wall a public footpath leads to Cats Tor and Shining Tor. The boundaries comprise of part drystone walling and part post and wire fencing.

An exciting opportunity for those looking to promote and enhance existing wildlife habitats and opportunities to capitalise on its environmental potential, Biodiversity Net Gain and Carbon Offsetting. Expected to be of interest to local and neighbouring landowners, those with environmental interests and investors.

DIRECTIONS

From Macclesfield follow the B5470 signposted to 'Whaley Bridge' for approximately 3.25 miles, passing through the village of Rainow, past Ginchlough Farm 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 then turn left at the junction with Hooleyhey Lane. Proceed along Hooleyhey Lane until you reach the junction with Bank Lane and follow the road round the bend to the right onto Pymchair Road. As you near the top of the hill passing Pymchair Farm, the land is situated on the right-hand side identified by a Whittaker and Biggs 'For Sale' board.

What3Words: [///sheild.whirlpool.ports](#)

VIEWINGS

The land can be viewed at any reasonable time without prior appointment with the selling agent. We request that you take a copy of these sales details with you when viewing the land.

Guide Price: £100,000

TENURE & TITLE

The land is sold freehold and with vacant possession upon completion.

SERVICES

There are no services connected to the land. There is understood to be a natural water supply.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as "Soilscape 25 and Soilscape 16" which are described as Blanket bog peat soils and very acid loamy upland soils with a wet peaty surface. The land is Grade 4 & Grade 5 (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – least productive).

ACCESS

Directly off Pymchair Road.

SELLING AGENTS

Peter Kirton-Darling/Shannon Fairey
Whittaker and Biggs
2-4 Church Street
Macclesfield
Cheshire
SK11 6LB
Tel: 01625 43004
Email: rural@whittakerandbiggs.co.uk

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

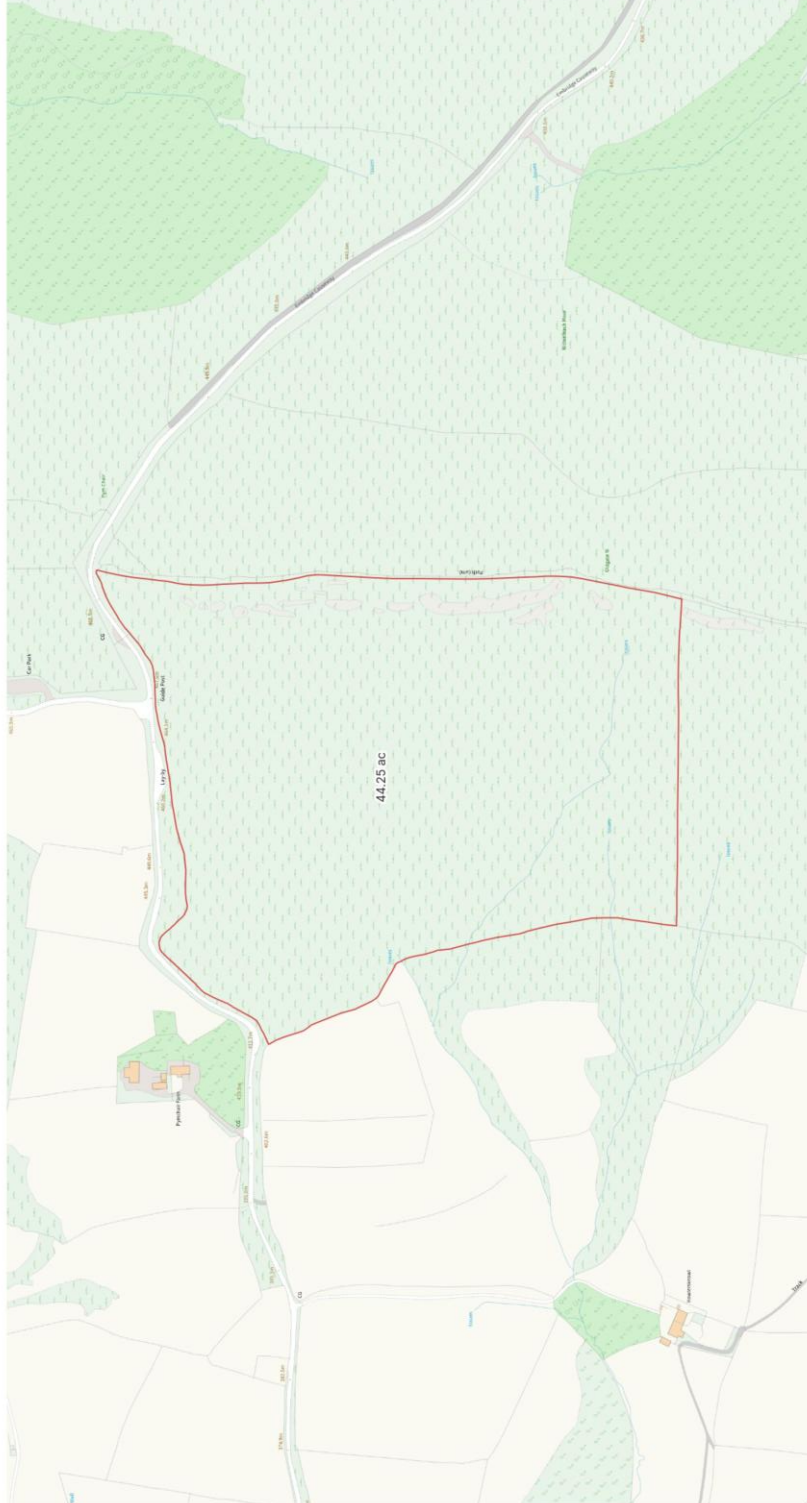
MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.





Produced on Land App, Aug 14, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

Not to scale

Whittaker & Biggs for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- 2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property