

# 27.09 ACRES – GAWSWORTH, CHESHIRE

Photographs are to be used for identification purposes only.



**MELLER SPEAKMAN**

SINCE 1836

**Land to the West of The Harrington Arms, Gawsworth, Cheshire**  
**27.09 Acres - Offers in Excess of £410,000 + VAT**



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# For Sale

## Productive Grazing Land West of The Harrington Arms, Gawsworth – Offers in Excess of £410,000

### DESCRIPTION

Meller Speakman are delighted to present to the market an excellent opportunity to purchase a versatile block of agricultural land extending to approximately 27.09 Acres (10.96 Hectares). The land benefits from direct road access points off the A536 and lends itself to a variety of agricultural uses.

The land lies in the rural, yet accessible village of Gawsworth on Congleton Road, approximately 4.2 Miles from Macclesfield Town Centre. The land benefits from three access points directly off the A536, secured by traditional steel field gates.

The Agricultural Land Classification details the land as Grade 3, good to moderate quality. The land is classified as Soilscape 10, freely draining slightly acid sandy soils.

### METHOD OF SALE

The land is for sale in one lot by way of Private Treaty.

### TENURE

The Land is held on a freehold basis and shall be sold with vacant possession provided.

### VALUE ADDED TAX

The parcel of land known as 'The Land to the West of The Harrington Arms' is opted for tax and therefore the sale is subject to VAT.



### DIRECTIONS AND ACCESS

Travelling along the A536 towards Macclesfield, immediately before the Harrington Arms, the land is situated on the left and is identifiable by the Meller Speakman sale boards. Access is gained through the field gates along the roadside.

### RESTRICTIVE COVENANT

The land shall be sold subject to a restrictive covenant, strictly preventing any future development of the land. To discuss, please contact Meller Speakman - 01625 468789.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**+44 (0)1625 468780**

[www.mellerspeakman.com](http://www.mellerspeakman.com)



## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Wayleaves, Easements and Rights of Way. Whether public or private, or Wayleaves, Easements and any other Rights specifically referred to or not.

## SERVICES

The vendor is not aware of any services to the land although service connections are available nearby. Interested parties should conduct their own investigations on services.

## MINERAL AND SPORTING RIGHTS

Mineral and sporting rights shall be included within the sale so far as they are held by the vendor. Interested parties are encouraged to conduct their own investigations.

## MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering Legislation and therefore must obtain evidence of the identity and proof of address for potential purchasers. Prior to an offer being accepted, all parties purchasing must provide this evidence.

## 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.

## 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.



## VIEWINGS

Viewings are available via prior appointment through Meller Speakman. Please contact:

Landline: 01625 468789

E-Mail: [sales@mellerspeakman.com](mailto:sales@mellerspeakman.com)

# Land to the West of The Harrington Arms

