



For Sale by Private Treaty Land at Cookesmere Lane, Sandbach, Cheshire, CW11 1BH

SUMMARY

A single parcel of grassland extending to approximately 13.08 acres (5.30 hectares). Situated to the north of Sandbach and bordering established residential development along the entirety of the eastern boundary and Sandbach Golf Course on the western and southern boundaries. It comprises of a single parcel of grassland that has been re-seeded in recent years and whilst suited to continuing agricultural use, due to its location it is also considered to offer future potential for development, subject to obtaining planning consent. Anticipated to be of interest to farmers, equestrian parties, investors and developers.

DIRECTIONS

From junction 17 of the M6 motorway, follow the A534 towards Sandbach for approximately 200 metres and turn right on to Congleton Road. Proceed along Congleton Road for approximately 870 metres and turn right on to Offley Road and at the 'T' junction at the end of the road turn right on to Bradwall Road and then take the left turning into Cookesmere Lane. Follow Cookesmere Lane for approximately 650 metres, the land is located on the left-hand side as indicated with a Whittaker and Biggs sale board.

What3Words: ///bath.cheaper.upward

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.

TENURE & TITLE

The land is sold freehold and with vacant possession granted upon completion. The land is registered under Title number CH743402.

Guide Price: Offers in excess of £190,000

OVERAGE

The land will be sold subject to an Overage Provision where the Vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the consent of planning or if any change of use is implemented.

SERVICES

There are no mains services connected to the land.

SOIL TYPE LAND GRADE

According to the Cranfield Soil and Agri Food Institute (Soilscape of England and Wales), the soil is classified as "Soilscape 15", described as naturally wet, very acid, sandy and loamy soils. The land is Grade 3 (Land Classification Series for England and Wales) (Grade 1 – best, Grade 5 – least productive).

FENCING

The boundaries are understood to be the responsibility of the Purchaser.

ACCESS

Access is off Cookesmere Lane.

SELLING AGENTS

Peter Kirton-Darling/Shannon Fairey

Whittaker and Biggs

16 High Street

Congleton

Cheshire

CW12 1BD

Tel: 01260 273241

Email: rural@whittakerandbiggs.co.uk

TOWN AND COUNTRY PLANNING ACT

The property not withstanding 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, drainage, cable, pylons or other easements restrictions or obligations whether or not the same are as described in these Particulars of Sale.



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 Whitt has any authority to make or give any representation or warranty whatever in relation to this property



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