



# **GASCOIGNE HALMAN**

LAND TO THE WEST OF ST MARY'S CHURCH,, CHURCH  
LANE, OFF CONGLETON ROAD, NETHER ALDERLEY

A parcel of land extending to approximately 14.4 acres (approx) suitable for mowing, grazing or equestrian use, situated at the heart of Nether Alderley.

### DESCRIPTION

The sale of the land to the west of St Mary's Church, Church Road provides an excellent opportunity to purchase approximately 14.4 acres (5.82 hectares) of productive agricultural land with potential for mowing, grazing or equestrian use, available in one lot only and situated at the heart of Nether Alderley.

The land is situated in a very desirable location and benefits from direct road access off Church Road. The land is of good heart, is well enclosed, and has a fairly level terrain. The field boundaries are made up of a combination of established hedgerows, trees and stock proof fencing. It is

intersected by three footpaths and, overall, it presents a fantastic opportunity for those seeking equestrian or grazing land.

### DIRECTIONS

SAT NAV: SK10 4TW

### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East Council

### TENURE

Freehold

### VIEWINGS

Available to view during daylight hours.



---

### ALDERLEY EDGE OFFICE

01625 590 373

[alderley@gascoignealman.co.uk](mailto:alderley@gascoignealman.co.uk)

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE  
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.