



MELLER SPEAKMAN
SINCE 1836



FOR SALE

Guide Price - £120,000



Land to the North of Reades Lane, Congleton, Cheshire, CW12 3LL

“An excellent opportunity to acquire approximately 12.8 acres of land as a whole”



+44 (0)1625 468780
www.mellerspeakman.com



Land to the North of Reades Lane, Congleton, Cheshire, CW12 3LL

DESCRIPTION

A conveniently located block of pasture land extending to approximately 12.8 acres, available as a whole.

The land is situated off Reades Lane on the outskirts of Congleton, Cheshire as detailed below and shown on the location plan.

The land is in good heart and is suitable for both livestock and horse grazing. The land is split into four parcels. The land is gently undulating and falls away steeply along the eastern boundary.

The Agricultural Land Classification details the land as being 'Grade 3'. The land is highlighted as being within the Green Belt and on the fringe of the Peak District National Park.



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

BASIC PAYMENT SCHEME (BPS)

All Entitlements are included within the sale and will be transferred to the purchaser for the equivalent hectares.

SERVICES

The land benefits from a piped mains water supply.

MELLER SPEAKMAN

Aus-Bore House, 19-25 Manchester Road, Wilmslow, Cheshire SK9 1BQ
info@mellerspeakman.com

FENCING

The Purchaser of the land will be responsible for maintaining their own boundaries to a stock proof condition together with installing a new stock proof boundary between points X and Y.

TENURE

We have been advised that the land is Freehold and is not subject to a grazing licence, lease or tenancy of any form.

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.

MINERAL AND SPORTING RIGHTS

The sale includes the sporting rights. The sale does not include mineral rights.



OVERAGE

The land will be sold subject to an overage provision where the vendor will be entitled to 30% 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 grant of planning or if any change of use is obtained.

MONEY LAUNDERING LEGISLATION

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

VIEWING

Viewing is advised with a copy of the Sales Particulars in hand during reasonable daylight hours. When viewing the land, please follow the Government's COVID-19 guidelines and wash your hands regularly.

DIRECTIONS AND ACCESS

From Congleton, take the A54 onto Mountbatten Way for 0.4 miles and at the roundabout take the 2nd exit onto the A527. Continue to follow the A527 for 1.2 miles before turning left onto Reades Lane. The land will be on your right and can be accessed over an area used for parking by the adjoining residential properties via a five bar farm gate.



For further details, please contact:

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