



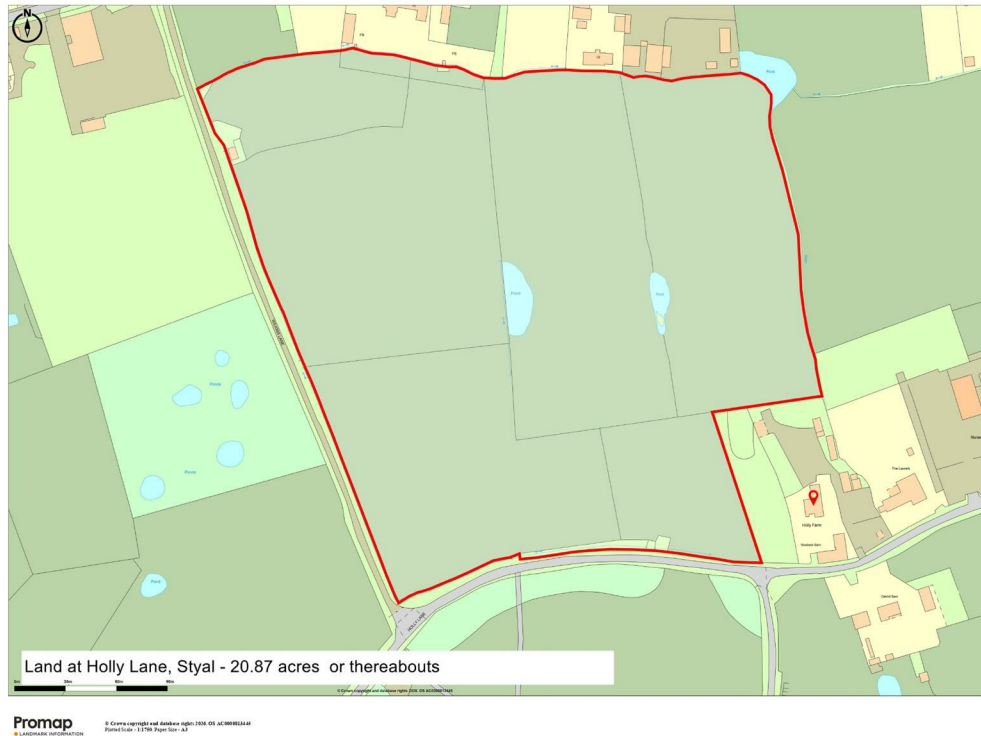
LAND TO THE WEST OF HOLLY FARM, HOLLY LANE, WILMSLOW, SK9 4JL

OFFERS OVER £300,000
FREEHOLD

This excellent Freehold parcel of land extends to 20.87 acres (8.45ha) or thereabouts and is situated in a popular location with excellent road frontage and two gated access points for vehicles/machinery.



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Tenure - we are informed is Freehold. Overage - The land sale is to be sold with an overage provision of 25% for a period of 30 years. This will be triggered upon the grant of planning permission for any commercial or residential use. VAT - VAT is not payable.

Profit for Pasturage Agreement

We are advised that there are two Profit for Pasturage agreement in place - one expires on 1st November 2026 and the other on 31st March 2027. The Grazier is the same person in both cases.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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