



LOT 2 LAND AT HARRINGTON ARMS, CONGLETON MACCLESFIELD, SK11 9RJ

£130,000
FREEHOLD

8.4 acres (3.39 hectares) of high quality grassland located in the rural yet accessible off Gawsworth, just off Congleton Road, approximately 4.2 miles from Macclesfield town centre.



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LOT 2 LAND AT HARRINGTON ARMS, CONGLETON ROAD

- A parcel of high quality grassland extending to approx 8.4 acres (3.39 hectares)
- Superb location in Gawsworth
- Road Access



Land classification

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 sand soil.

Tenure

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

Value added tax

The parcel of land known as 'Lot 2' , Land to the West of the Harrington Arms' is opted for tax and therefore the sale is subject to VAT.

Directions and travel

Travelling along the A536 towards Macclesfield, immediately before the Harrington Arms, the land can be found on the left hand side. Access is gained via two field gates on the roadside.

Conditions of sale

The land shall be sold subject to a restrictive covenant, strictly preventing any future development of the land.

Wayleaves, easements, rights of way

The land 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 are encouraged to make their own investigations.

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 boundary and the Ordnance survey sheet plan. Plans are made strictly for identification purposes only.

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ARMS, CONGLETON ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: Council Tax Band: Exempt

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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