

For Sale by Informal Tender

Whittaker Est. 1930
& Biggs



**Land off Salters Lane, Lower Withington, Cheshire
SK11 9EE**

An exciting opportunity to acquire a well-located parcel of productive Grade 2 arable or grass land available as a one lot in Lower Withington.

The land extends to 5.44 acres (2.20 hectares) or thereabouts comprised in one field parcel with main road access and suitable for mowing, grazing or arable cropping.

TO BE SOLD BY INFORMAL TENDER

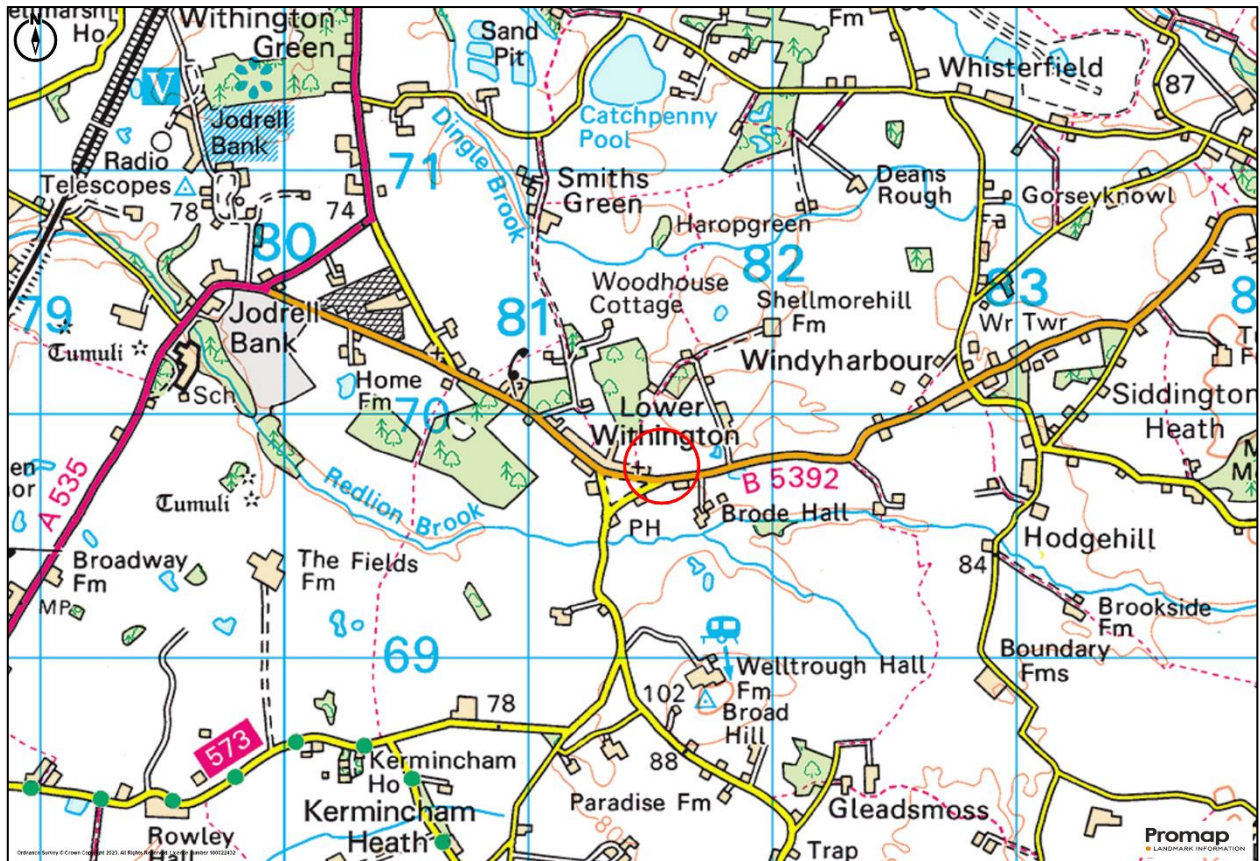
CLOSING DATE FOR OFFERS TO BE RECEIVED BY THURSDAY 13th APRIL 2023 AT 12 P.M

Guide Price of £75,000

01782 522117

www.whittakerandbiggs.co.uk





Plan not to scale for reference purposes only

Location

The land is located to the east of Lower Withington village off Salters Lane. The town centre of Holmes Chapel is 4.8 miles to the south west.

Directions

From the centre of Holmes Chapel head north along the A535 towards Chelford, turn right at Twemlow Green onto Forty Acre Lane towards Lower Withington. Continue onto Trap Street and keep right past the Red Lion pub. The land is located on the left-hand side when joining Salters Lane (B5392) after passing Dicklow Cob Playing Field. The main access point is at the eastern end of the land and can be identified by Whittaker & Biggs 'For Sale' signs. The Grid Reference for the main access gate is SJ8174 6976.

Viewings

The land may be viewed during daylight hours by those in possession of a copy of these particulars, which will constitute authority to view.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused.

The Land at Lower Withington (Hatched Red on the attached plan)

The land comprises of a productive level field being regular in shape. The land is laid down to a grass ley and was sown in autumn 2022, previously being in a crop of Maize. The field is suitable for mowing or arable cropping, the northern boundary provides a natural source of water. The field benefits from hedgerow boundaries throughout, but is not stockproof. However, there is evidence of former barbed wire and permanent electric fences. There is direct road access onto Salters Lane in two locations.

At the eastern end of the field there is a spinney and pond open to Salters Lane and Pit Lane.



SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as “Soilscape 18” described as Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and the land is Grade 2 Very Good (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

LAND REGISTRY

The land is registered under title number: CH712410, the title register, and title plans are available upon request.

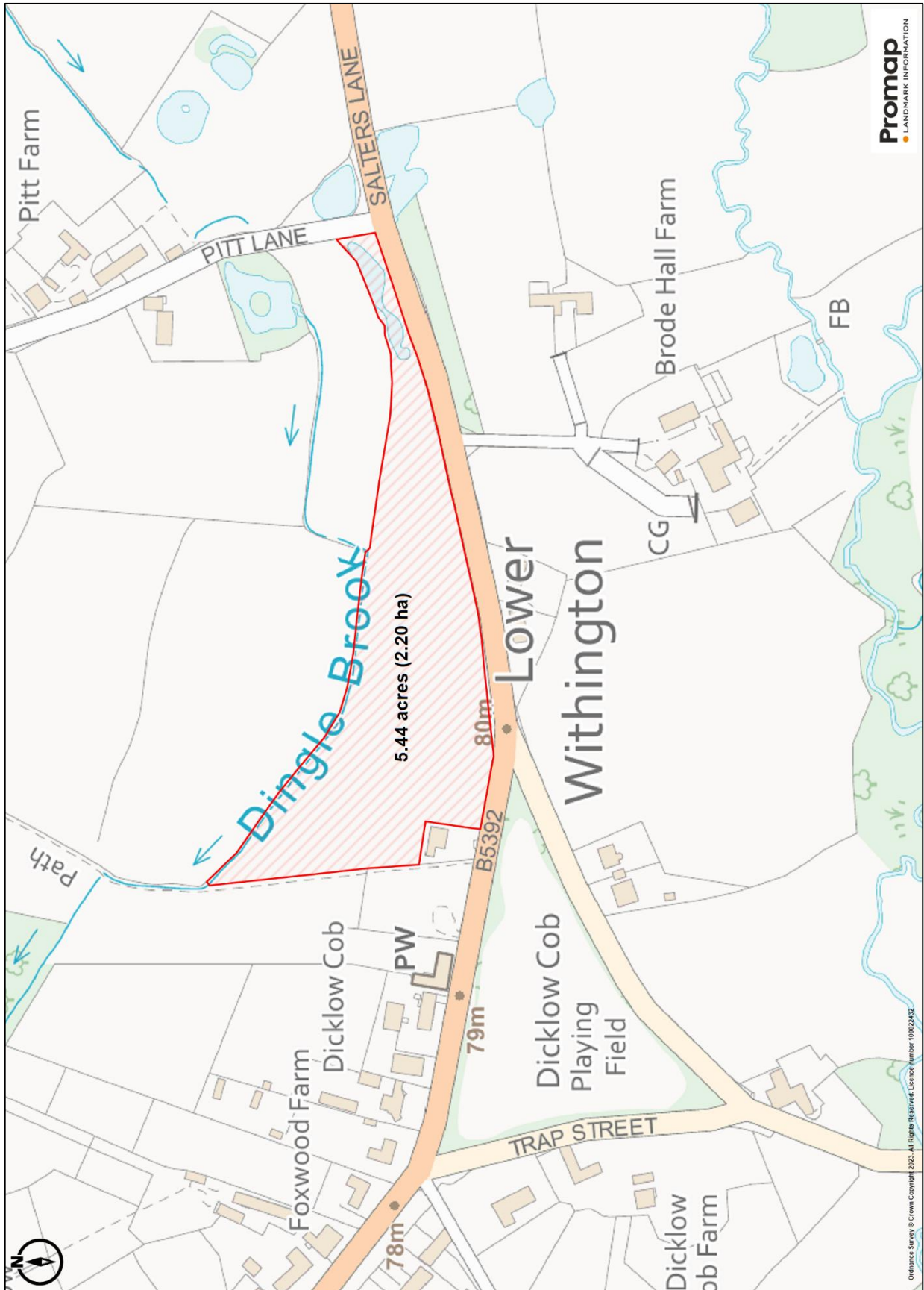
TENURE AND POSSESSION

The Land is sold freehold and with vacant possession granted upon completion on or after 15th May 2023.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY, ETC.

There are no known rights of way crossing the land. The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Land adjoining Salters Lane, Lower Withington



Plan for reference purposes only

SALE PLANS

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for offers to be received by is **12 p.m. on Thursday 13th April 2023**. A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP marked 'Land at Lower Withington – JAW'. The vendor reserves the right to not accept the highest, or any offer.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

Contact Details

John Wilson FRICS FAAV
George Pullin BSc (Hons) (Assistant)
Whittaker and Biggs
34 High Street
Biddulph
Stoke on Trent
Staffordshire
ST8 6AP

Tel: 01782 522117

PARTICULARS

Particulars written February 2023
Photographs taken February 2023

LOCAL AUTHORITY

Cheshire East Council
c/o Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Tel: 0300 123 5500

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.



SUBJECT TO CONTRACT



Land off Salters Lane, Lower Withington, Cheshire SK11 9EE

TENDER FORM

I/We Name

Of Address

.....

.....

Telephone
Number:

Email:

I/We wish to offer the following sum of money for the following Lot/Lots:

Land off Salters Lane – Offer

£.....

Words

In the event of my/our offer being successful my/our Solicitor is as follows:

Name

Firm

Address

.....

.....

Telephone No

Email:

That in order to complete the purchase:

Cash funds are available: YES/NO

Mortgage funding will be required: YES/NO

That our mortgage offer is subject to the following conditions:

.....

Subject to sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP 'Land at Lower Withington – JAW' by the closing date – 12pm on Thursday 13th April 2023:

1. Offers should be in a sealed envelope marked: "Land at Lower Withington – JAW" and marked for the attention of Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP.
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.