

**For Sale – Offers Invited**



**Land at Dean Row Road, Wilmslow, SK9 2BU**

01625 430044

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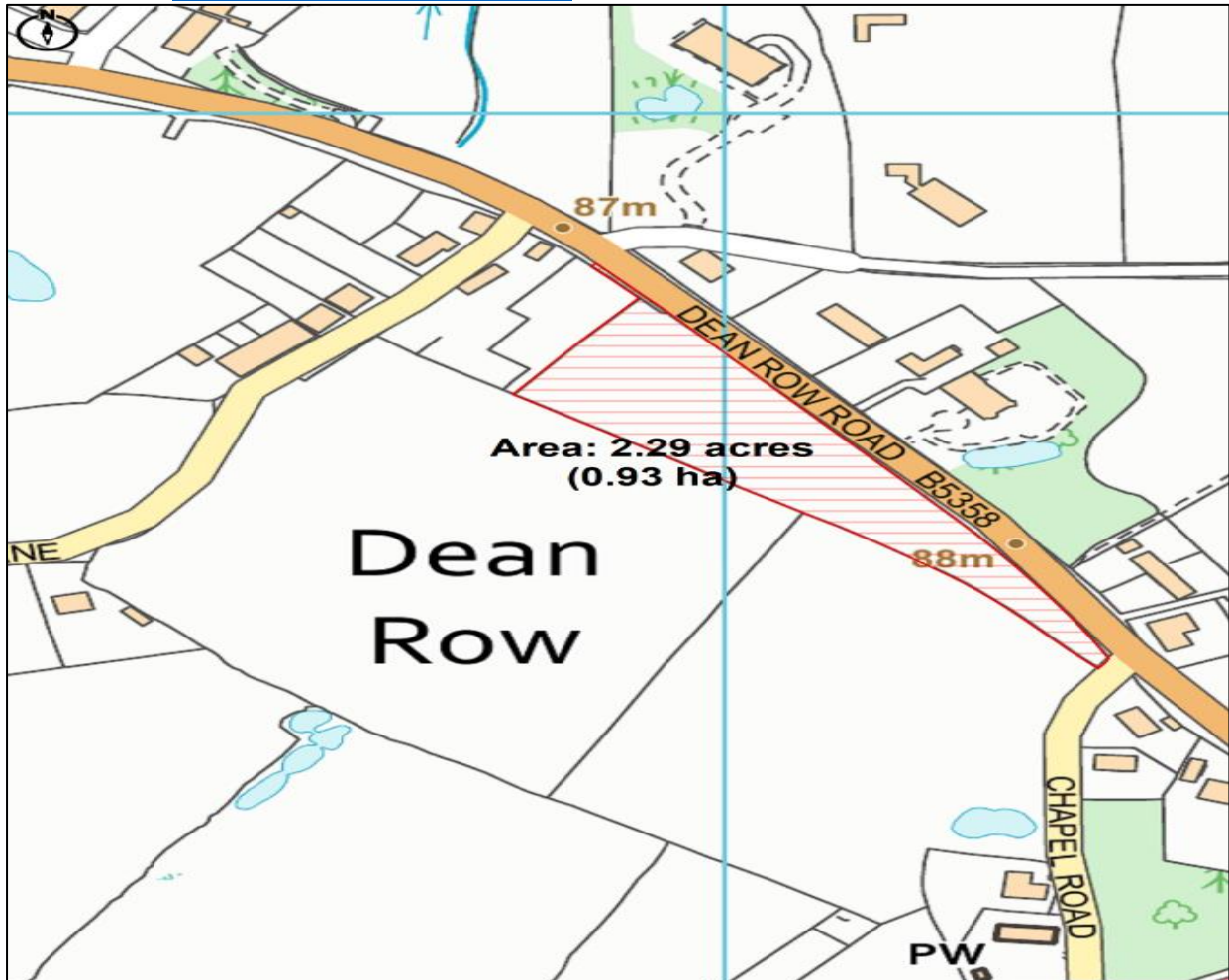


## Location

The land is located approximately 7 miles northwest of our Macclesfield office and 1.5 miles northeast of Wilmslow town centre in a semi-rural location.

The land can be found on Dean Row Road close to Cross Lane and Chapel Road. The surrounding area is characterised by a mixture of residential and agricultural uses.

Video Link: <https://vimeo.com/788236703>



## Description

We are pleased to offer for sale a substantial plot of grazing land which may be suitable for residential development, subject to planning.

The land itself is flat, grassed and bound by a mixture of mature hedges and a wooden post and rail fence. Access to the land is taken from Chapel Road via a wooden 5 bar field gate. The land has approximately 260 metres of road frontage to Dean Row Road and Chapel Road.

There are a number of housing developments currently in progress within the vicinity and the land itself is located around 300 metres from the Taylor Wimpey Heathfield Farm housing development.

### **Area**

The land extends to approximately 2.29 acres (0.93 ha)

The land is suitable for mowing or grazing.

### **Tenure**

The parcel of land is owned freehold by our Client and offers for the land are invited from prospective developers.

### **Services**

There are no services laid on to the site.

### **Planning**

The land is currently listed within the Cheshire East Local Plan as Green Belt. However, the land in between the Heathfield Farm development and the Land at Dean Row is safeguarded by Cheshire East as it may be required to meet future housing development needs.

The Safeguarded land is shown hatched green on the plan below.

Interested parties should make their own investigations and take their own professional advice.

### **Price and overage provision**

Offers invited.

Our client has requested that an overage provision be placed into any future sale.

The land will be sold subject to an overage provision where the vendor will be entitled to 50% of the uplift in value resulting in any use other than agricultural or equestrian. This will be triggered upon the grant of planning or if any change of use is implemented.

### **VAT**

The sale figure to be agreed is exclusive of VAT, should it be applicable.



### Viewings

The land can be viewed from Dean Row Road. Interested parties must not enter the land.

### Legal costs

Each party will be responsible for their own legal costs incurred in this transaction.

### Contact Details

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## **SUBJECT TO CONTRACT**

**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.