



School Lane, Brereton Green, Sandbach, CW11 1RN
For Sale by Informal Tender

Whittaker Est. 1930
& Biggs

7.18 acres of grass land,
School Lane, Brereton Green,
Sandbach, Cheshire, CW11 1RN

An attractive, useful, and productive enclosure of land with good access from School Lane. Extending to 7.18 acres or thereabouts, this land could be used for a variety of purposes and will appeal to farmers, local property owners, investors, and those with equestrian interests.

For Sale by Informal Tender. Offers to be received by 12 noon on Friday 10th March 2023. Tender form available on request.



The Land

Split into a main field and two smaller paddocks, the land extends to 7.18 acres in total. A useful block of level ground will be of interest to agricultural and equestrian buyers, as well as those wanting an investment or to own something in an extremely pleasant edge of village location.

The Buildings

A range of redundant and dilapidated buildings are present on site. Although they are in need of replacement, they have been in situ for many years and could be extended or altered subject to planning consent.

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. Please ensure that all gates are left as found and latched or tied correctly. 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.

Soil Grade and Type

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as Grade 3, slowly permeable seasonally wet acid but base-rich loamy and clay soils.

Land Registry

The land is registered with the Land Registry, 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.

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.

A temporary right of way is required to gain access to an adjoining building plot owned by the vendors.

Basic Payment Scheme

There are no entitlements available with the land.

Overage

There will be a clause placed upon the land which will be in place for a 30 year period and in the event of Planning Consent being obtained for a residential or commercial use, an overage will be payable on the sale of the land with planning consent or upon the commencement of development and which will be a 25% of the uplift from the value of the land with no prospect of development and the value of the land with the benefit of planning consent. Private equestrian use would not trigger the overage clause.

Sale Plan

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only. 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.

Contact Details

Stephen Buckingham BSc (Hons) FAAV

Whittaker and Biggs,

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Congleton,

Cheshire,

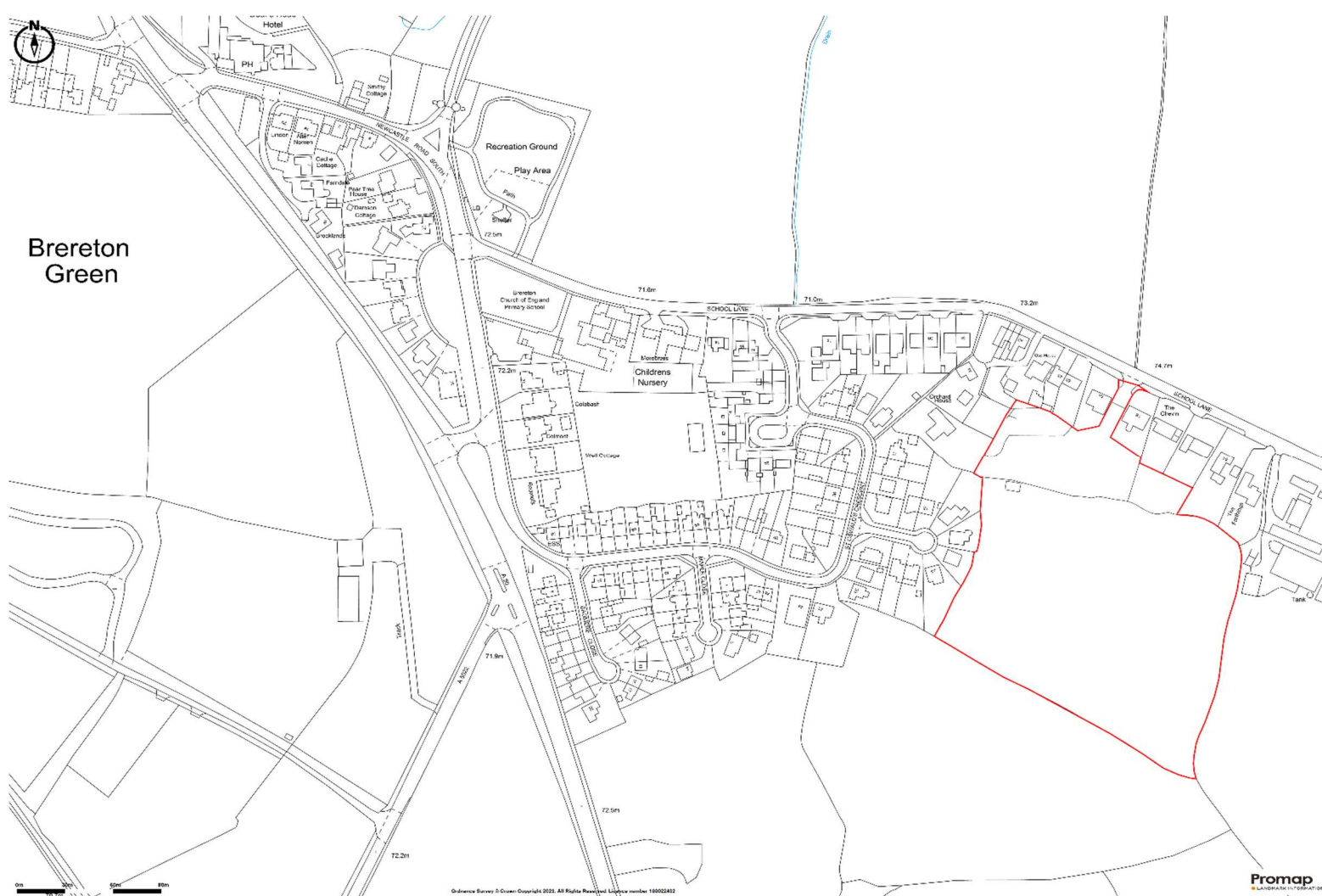
CW12 1BD

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Directions

The land is located on the eastern edge Brereton Green village and has road frontage onto School Lane. The land is edged red on the sale plan above. A For Sale board will be erected at the entrance.

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.

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**Whittaker
 & Biggs**