



Land and buildings at Saltersford, Rainow, Macclesfield, SK10 5XL  
For Sale by Informal Tender

Whittaker & Biggs Est. 1930



# Agricultural land and buildings, Saltersford, Rainow, Macclesfield, Cheshire, SK10 5XL

Various enclosures of upland grassland and a range of dilapidated stone agricultural buildings suitable for a variety of uses, subject to planning.

In all about 30.47 acres (12.33 ha).

The property is offered for sale by Informal Tender as a whole. A tender form is available on request. All offers must be accompanied by a copy of the purchaser's ID, solicitors' details, and proof of funding.

**The deadline for submitting tenders is 12 noon on Thursday 15th June 2023.**





## Location

The property is located in the Peak District National Park in a secluded position between Whaley Bridge, Buxton and Rainow. The driveway entrance is 200 metres from Jenkin Chapel at SK10 5XL.

What3words: ///wager.tornado.dreaming

## Description

With no known planning history, this sale offers a rare and exciting opportunity to purchase a range of dilapidated stone buildings and about 30 acres of upland grassland with good access along stone tracks and natural water supply.

Two of the buildings are mostly intact, and there are remains of at least two more. Viewing of the buildings is strongly recommended. The boundaries are mostly dry-stone walls, many of which are stock proof or fenced.

This sale provides an ideal opportunity for neighbouring property owners and local farmers to increase their holding size and will also appeal to those looking to purchase a separate area of good sound land in the locality.

## Basic Payment Scheme and Stewardship Schemes

The Vendors have claimed the BPS for 2023, and as the scheme is now de-linked, there are no entitlements available. The purchaser must comply with Cross Compliance for the remainder of the calendar year. We are not aware of any Stewardship Schemes or similar.

## Services

There are no mains services connected to the property. A natural water supply should be sufficient for livestock.

## Wayleaves, easements, rights of way, etc.

The property 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.

The property is sold with the benefit of a right of way across the neighbouring land, past the entrance to Greenbooth Farmhouse.

Greenbooth Farmhouse has the benefit of a right of way for all purposes at any time through the property, as shown brown on the sale plan. Greenbooth Farmhouse has a right to take water from the property. A public footpath runs through the property.

## Tenure and Possession

The property is sold freehold and with vacant possession on completion.

## Viewings

The land and buildings can be viewed at any time, however, those planning to view MUST give the agents at least 48 hours.

Viewings must be on foot and NO DOGS are allowed due to sheep with lambs being present. If you find a gate closed, please close it behind you.

## Method of sale

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## Particulars

Brochure produced May 2023

Photographs taken April 2023

## Sale Plan

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.

## Contact Details

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## Directions

From Rainow, head northeast on the B5470 towards Whaley Bridge. After 1 mile turn right onto Pike Road. This road then becomes Erwin Lane. Pass Bank Lane on your left. Turn left onto Hooleyhey Lane and then left again at Jenkin Chapel. After 200 metres turn right on the private lane which serves various properties. Take the first right towards Greenbooth Farm. At the entrance to Greenbooth turn right and you will see the former agricultural buildings ahead and to the left. A For Sale board will be erected at the end of the private driveway.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 in their brochures and window displays are taken with non-standard lenses.

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