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LAND OFF READES LANE EXTENDING TO
APPROXIMATELY 625 SQUARE METRES

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Parcel of Land Adjacent to Congleton Golf Club

Biddulph Road, Mossley, Congleton, Cheshire CW12 3LZ

**Selling Price: Offers in Excess of
£25,000**

- POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO NECESSARY CONSENTS)
- PARCEL OF LAND EXTENDING TO APPROX 625 SQM
- LOCATED IN THE HEART OF CHESHIRE
- OVERLOOKING THE FAIRWAYS OF CONGLETON GOLF COURSE
- BY INFORMAL TENDER - CLOSING DATE: 19TH AUGUST 2022
- CASH OFFERS ONLY
- OPEN VIEWING ON SATURDAY 13TH AUGUST 2022 – 12NOON – 2PM

FOR SALE BY PRIVATE TREATY (Subject to contract)

BY WAY OF INFORMAL TENDER.

Open House Viewing on SATURDAY 13TH AUGUST 2022 at 12NOON - 2PM - No appointment necessary, just turn up!

BEST & FINAL OFFERS TO BE SUBMITTED BY 12NOON ON THE 19TH AUGUST 2022.

A RARE CHANCE TO OWN A LITTLE PIECE OF CHESHIRE COUNTRYSIDE!!

A parcel of land extending to approx. 625sqm. Potential Development Opportunity (subject to necessary consents). The vendors have made no enquiries to Cheshire East Planning Department – interested parties are to make their own enquiries.

Located in the heart of Cheshire within the stunningly picturesque rural locality of Dane in Shaw, and perched overlooking the fairways of Congleton Golf Course. Positioned close to Bosley Cloud, a prominent hill owned by the National Trust, popular with ramblers and local folk who, once at its pinnacle, enjoy the breathtaking, far reaching views over adjoining counties. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield and Congleton are within 9 miles and 3 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools.

The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. The towns bustling train station gives access to both north and south. London Euston can be reached within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.

The accommodation briefly comprises

(all dimensions are approximate)

WAYLEAVES, EASEMENTS & RIGHTS OF WAY ETC : 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.

SERVICES : There are no services on site.

OVERAGE AGREEMENT : Also known as Claw Back or Uplift. The vendors' and purchasers' solicitor will agree the complexity of wording of overage contract (at the time of purchase). The basic terms of the agreement between the buyer and seller are as follows: 1. The length of overage is for a term of 25 years and will apply to any successive buyers during the said term. 2. There will be a 20% payment to the seller created by the uplift in value of the agricultural land due to the granting of any planning permission with a minimum clawback figure of no less than £65,000.

TENURE AND POSSESSION : The Land is sold freehold and with vacant possession granted upon completion. **METHOD OF SALE** The Land is offered for sale by Informal Tender.

IMPORTANT NOTICE : Timothy A Brown for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, areas references to condition and

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DIRECTIONS: SATNAV: CW12 3LZ

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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