

# BROWN RURAL

## CHARTERED SURVEYORS

Date as Postmark

Dear Sir/Madam

**Land West of Smithy Lane, Rainow, Macclesfield Cheshire**

We are pleased to note that you have expressed an interest in the above property and enclose a set of sales particulars for your perusal.

This sale provides an excellent opportunity to acquire a substantial block of agricultural land on the edge of the Peak District National Park that may appeal to those with agricultural interests and investors. The property is for sale by private treaty as a whole or as three separate lots.

We are anticipating offers in the region of the following:

- Lot 1 (13.01 acres): £500,000
- Lot 2 (33.20 acres): £330,000
- Lot 3 (0.37 acres): £50,000

The site can be viewed from Smithy Lane and Oakenbank Lane and access onto the land can be arranged strictly by appointment with Brown Rural Chartered Surveyors.

Should you wish to discuss the matter in any more detail, please contact our office on 01565 48648.

Yours faithfully

***The Brown Rural Partnership LLP***

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Certificate No. 14476  
ISO 9001:2015





FOR SALE

**Land West of Smithy Lane, Rainow,  
Macclesfield, Cheshire SK10 5UP.**



**FINEST**  
PROPERTIES

**BROWN RURAL**  
CHARTERED SURVEYORS



# The Land

The sale of the land to the west of Smithy Lane provides an excellent opportunity to purchase approximately 46.57 acres (18.84 hectares) of productive agricultural land situated on the edge of the Peak District National Park. The land may appeal to those with agricultural interests and investors. It may be suitable for alternative uses subject to planning permission. The land is for sale as a whole or as three separate lots.

**LOT 1** extends to approximately 13.01 acres (5.26 hectares) and comprises approximately 11.13 Acres (4.5 hectares) of gently undulating pasture that is suitable for grazing or mowing and approximately 1.88 Acres (0.76 hectares) of mixed deciduous woodland. Access is available directly off Smithy Lane. A stream runs through the land in an east west direction.

Part of the land within this Lot is sold subject to an overage provision in respect of future development of the land. This provides for the payment of a sum equal to 50% of the net development value of the land until December 2049. A redacted copy of the Deed of Covenant is available within the legal/information pack.

The Vendor will erect a new stock-proof fence between Point A and Point B on the accompanying plan before the sale completes.

**LOT 2** extends to approximately 33.20 acres (13.43 hectares) and comprises undulating south and south-west facing pasture. Boundaries are defined by a combination of stone walls and hedges. It is understood that this land benefits from two metered water troughs supplied by Waterplus and three additional water troughs with a separate supply. Access is available via Oakenbank Lane which leads off Smithy Lane.

In the event that Lot 1 and Lot 2 are sold separately the purchaser of Lot 1 will be responsible for the erection and future maintenance of a stock-proof fence between Point C and Point D. In the event that Lot 2 and Lot 3 are sold separately, a right of access will be granted across this Lot from Oakenbank Lane.



**LOT 3** extends to approximately 0.37 acres (0.14 hectares) and includes a pond and wetland area together with a stream and wooded bank. A right of access is available via Oakenbank Lane which leads off Smithy Lane.

## **Basic Payment Scheme**

There are no Basic Payment Scheme entitlements or de-linked payments included with the sale of the land.







# Method of Sale

## Method of Sale

The land is offered for sale by private treaty and all offers should be submitted to the selling agents.

It will be assumed that if successful with their offer, the prospective purchaser will be able to proceed to exchange of contracts within 28 days. If this is not the case, this should be clearly set out in the offer.

The Vendor reserves the right to change the method of sale without notice. Accordingly, we recommend that prospective purchasers register their interest with the agents as soon as possible in order that they may be kept informed of any changes to the marketing of the land.

The Vendor and selling agents reserve the right to withdraw or exclude any part of the property at any time.

## Viewings

Viewing the property is strictly by appointment with Brown Rural Chartered Surveyors 01565 748648.

## Health and Safety

For your own safety we ask that you are vigilant and careful when inspecting the land. If livestock are present on the land we recommend that you do not enter onto the land.

## Legal/Information Pack

A legal/information pack is available for viewing in our Data Room and prospective purchasers and/or their solicitors are advised to fully acquaint themselves with its contents prior to submitting their offer. Access to our Data Room is available on request by emailing [suzannejenkins@brownrural.com](mailto:suzannejenkins@brownrural.com).

## Tenure

The land is sold freehold with vacant possession upon completion.

## Planning Authority

Cheshire East Borough Council. The adopted planning policies map shows the subject land as Green Belt and Open Countryside.

## Rights, Covenants, Obligations etc.

The property is to be sold subject to and with the benefit of all outgoing, rights of way, maintenance liabilities, easements and wayleaves, whether or not they have been mentioned in these particulars.

Prospective purchasers should make their own enquiries to clarify any details which may be relevant to their purchase of the land.

## Sporting & Mineral Rights

In so far as they are owned, the mineral and sporting rights are included in the sale.

## Plans, Areas and Schedules

These are based on available data and are for reference only. These particulars have been prepared in good faith to give a fair overall view of the property. Prospective purchasers should satisfy themselves on matters such as condition and services. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed as precise. If such details are fundamental to a purchase, a prospective purchaser must rely on their own enquiries.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from prospective purchasers.

### Important Notice:

The Brown Rural Partnership LLP, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that:

1. These particulars have been prepared in good faith to give a fair overall view of the property.
2. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
3. Prospective purchasers should satisfy themselves on matters such as condition and services.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise.
5. If such details are fundamental to a purchase, a prospective purchaser must rely on their own enquiries.
6. Descriptions of the property are subjective and are used in good faith and are NOT as a statement of fact.
7. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. The photographs appearing in these particulars show only parts and aspects of the property.
8. No person in the employment of The Brown Rural Partnership LLP, has any authority to make or give any representation or warranty whatever in relation to this property.

All initial enquiries should be directed to [sheila@finestgroup.co.uk](mailto:sheila@finestgroup.co.uk)

Nearest Postcode SK10 5UP

What Three Words: snowboard.blankets.people

