

**FOR SALE BY INFORMAL TENDER**



**LAND FORMING PART OF MIDDLE MOSS FARM,  
LOWES LANE, GAWSWORTH, MACCLESFIELD, CHESHIRE,  
SK11 9QR**

The land in total extends to 91.67 acres (37.11 hectares) or thereabouts and is available to purchase in up to five lots.

To be sold by Informal Tender

**Closing date for offers Wednesday 18<sup>th</sup> August 2021 at 12 noon**

01538 372 006

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)





**LAND FORMING PART OF MIDDLE MOSS FARM,  
LOWES LANE, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9QR**

An exciting opportunity to acquire well located and excellently accessible blocks and individual parcels of grassland and paddocks to the south of Macclesfield near to the village of Gawsworth.

The land in total extends to 91.67 acres (37.11 hectares) or thereabouts and is available to purchase in up to five lots.

All of the lots have road frontage and in the main are classified as Grade 3a and are well suited to grassland production and parts also considered suitable for arable cropping inclusive of potato growing.

It is anticipated that all of the Lots will appeal to a wide variety of purchasers including local farmers, equestrian parties, investors and lifestyle and amenity purchasers. Also included in the sale is an area of mixed woodland that forms part of the Danes Moss SSSI and which may appeal to those with nature and conservation interests.

**For sale in up to five individual lots as follows:**

**Lot One - 34.71 acres**

**Lot Two - 3.19 acres**

**Lot Three - 49.37 acres**

**Lot Four - 1.10 acres**

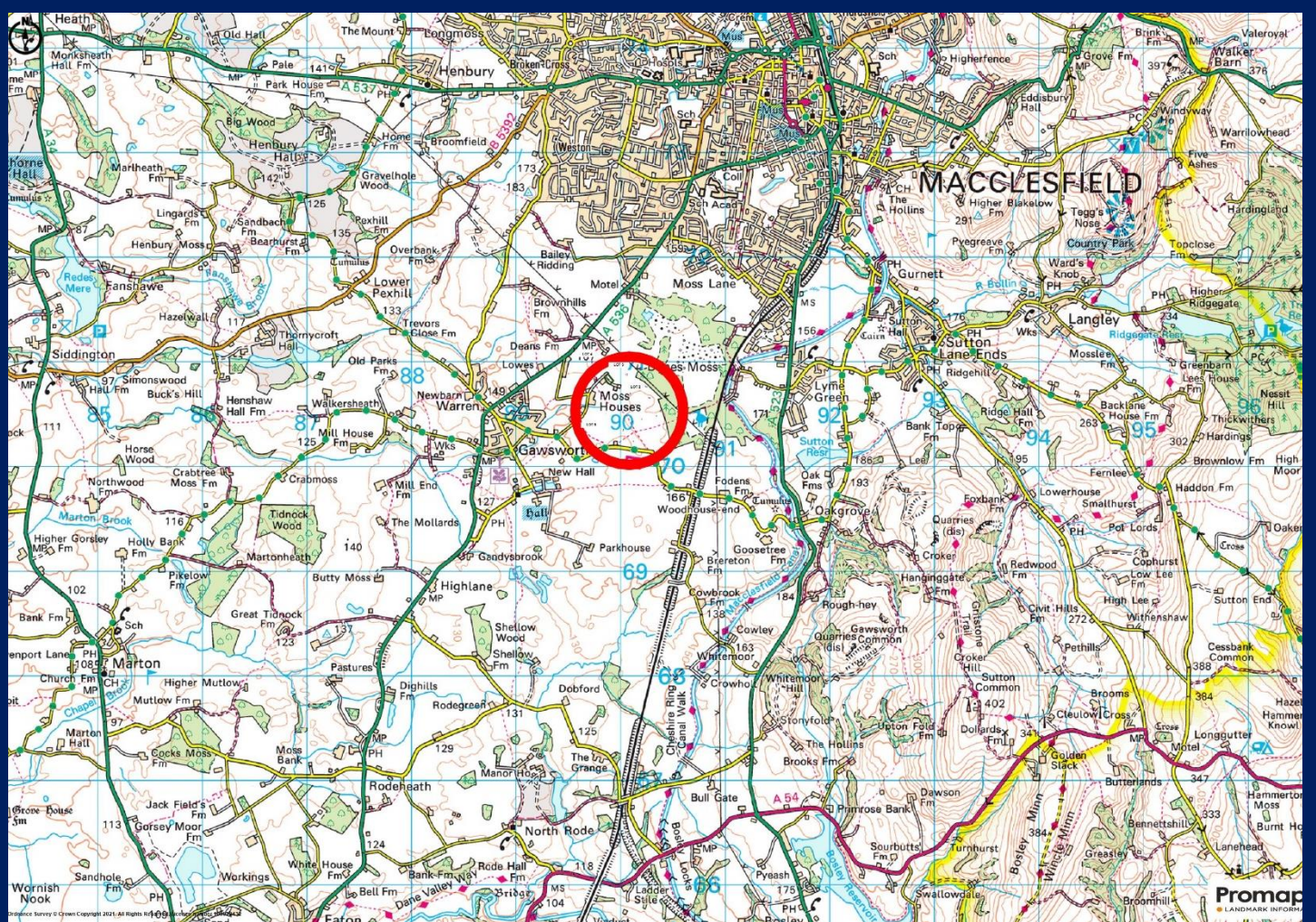
**Lot Five - 3.30 acres**

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## LOCATION

The land at Middle Moss Farm is situated to the north of Woodhouse End Road and to the east of Lowes Lane, within the locality of Gawsworth.

The town centre of Macclesfield is approximately 2 miles to the north and the market town of Congleton is 5 miles to the south west.

## DIRECTIONS

Leaving Macclesfield along Park Lane turn left at the traffic lights (The Flower Pot Pub) on to Congleton Road, A536. Continue for approximately 1.5 miles, (passing The Rising Sun Public House) and after a short distance turn left onto Lowes Lane. Continue along Lowes Lane, go round the left hand bend and continue straight ahead and then take the sharp right hand bend and Middle Moss Farm can be found on the left hand side of the road. Using the attached plan from Middle Moss Farm, **Lot 2** is located next to the farmhouse, **Lot 1** is accessed off Woodhouse End Road and **Lots 3, 4 and 5** are located off the unclassified tarmac road leading from Lowes Lane to Honeysuckle Cottage and New Home Farm.

The entrances to the five individual lots are as indicated by Whittaker and Biggs "For Sale" signs.

## VIEWINGS

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and 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 consequence or loss however so caused.

In respect of viewing **Lot 2** interested parties can either access this via Lot 3 or alternatively contact the Leek office in advance and pedestrian access can be arranged via the farm steading at Middle Moss Farm by appointment only.



## DESCRIPTION

### LOT 1 - 34.71 ACRES (14.05 HECTARES) (HATCHED RED ON THE ATTACHED PLAN)

#### GUIDE PRICE - £380,000 PLUS

Five regular shaped and productive fields being level and flat in nature comprising of highly productive grassland utilised for the mowing of silage and having been re seeded in recent years and also considered capable of arable cropping and potato growing. Also included are two small wooded areas being parcels 3 & 6.

The Lot has good frontage to and access off Woodhouse End Road along its southern boundary.

Field Number	Description	Acres	Hectares
1	Grassland	8.42	3.41
2	Grassland	9.23	3.74
3	Wood/Public Footpath	0.39	0.16
4	Grassland	7.72	3.12
5	Grassland	3.61	1.46
6	Woodland	0.40	0.16
7	Grassland	4.94	2.00
	<b>TOTAL</b>	<b>34.71</b>	<b>14.05</b>



### LOT 2 - 3.19 ACRES (1.29 HECTARES) (HATCHED BLUE ON THE ATTACHED PLAN)

#### GUIDE PRICE - £50,000 PLUS

A useful regular shaped and level grassland paddock adjoining the farm steading of Middle Moss Farm. The paddock has frontage on to Lowes Lane, but currently no entrance gateway and this will need to be installed by the purchaser following completion to suit their requirements.

Field Number	Description	Acres	Hectares
8	Grassland	3.19	1.29



**LOT 3 - 49.37 ACRES (19.98 HECTARES)**  
**(HATCHED ORANGE ON THE ATTACHED PLAN)**  
**GUIDE PRICE - £400,000 PLUS**

Accessed off the unclassified road leading to New Home Farm and comprising of five parcels of grassland extending to approximately 36 acres and also a woodland parcel extending to approximately 13.37 acres. Parcel 9 and part of parcel 13 are chiefly suited to the grazing of livestock due to their undulating nature. Parcels 10, 11 and the majority of 13, and parcel 14 have been resown in recent years and are capable of being mown for hay/silage. Parcel 12 being the woodland parcel extends to 13.37 acres and is located on the eastern boundary and accessed via the adjoining fields. This area forms part of the Danes Moss Site of Special Scientific Interest (SSSI) and contains a mixed variety of mature trees that provide a valuable habitat for various species of wildlife.

Field Number	Description	Acres	Hectares
9	Grassland	12.09	4.89
10	Grassland	5.97	2.42
11	Grassland	7.52	3.04
12	Woodland	13.37	5.41
13	Grassland	6.81	2.76
14	Grassland	3.61	1.46
	<b>TOTAL</b>	<b>49.37</b>	<b>19.98</b>



**LOT 4 - 1.10 ACRES (0.45 HECTARE)**  
**(HATCHED GREEN ON THE ATTACHED PLAN)**  
**GUIDE PRICE - £20,000 PLUS**

A rectangular shaped and level single parcel of permanent grassland well suited to the grazing of horses and livestock with direct access off and frontage too the unclassified road leading to New Home Farm. Situated on the parcel is a timber field shelter.

Field Number	Description	Acres	Hectares
15	Grassland	1.10	0.45





**LOT 5 - 3.30 ACRES (1.34 HECTARES)**  
**(HATCHED YELLOW ON THE ATTACHED PLAN)**

**GUIDE PRICE - £50,000 PLUS**

A level grassland paddock that has been reseeded in recent years and well suited to the grazing of horses & livestock and mowing for hay/ silage with direct access off and frontage to the unclassified lane leading to New Home Farm.

Field Number	Description	Acres	Hectares
16	Grassland	3.30	1.34



## GENERAL INFORMATION

### FENCING COVENENT

In respect of **Lot 2**, following completion and obtaining vacant possession, the purchaser is to be responsible for erecting a fence between points 'A' to 'B' as marked on the plan and thereafter to be responsible for the future maintenance as indicated by the inward 'T' marks

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

Public footpaths pass through **Lots 1, 3 & 5** as marked on the plan.

In respect of **Lot 4** it is understood that the owner of the adjoining land to the west has a Right of Way to pass and re pass along the northern boundary.

The land is sold subject to and with the benefit of all existing rights including the Rights of Way whether public or private, light, drainage, water, electricity supplies, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### SERVICES

No mains water or electricity supplies are connected to the Lots. It is understood that mains water supplies may be available within Lowes Lane and Woodhouse End Road, however, the vendors have not at this stage applied to the relevant Utility Company to verify this.

### TENURE AND POSSESSION

The land is sold freehold.

**Lots 1, 2, 3, and 5** are sold subject to a Farm Business Tenancy Agreement with a local farmer and which expires on the 24<sup>th</sup> March 2022 with notice having being served on the tenant and vacant possession will be granted following the expiry of the notice period.

### BASIC PAYMENT SCHEME

The land is eligible for the Basic Payment Scheme, however no Entitlements are included with the sale of the land, but may be available to purchase by way of separate negotiation following completion.

## SPORTING RIGHTS

These are believed to be included.

## ENVIRONMENTAL SCHEMES

The land is not subject to any current Environmental Schemes.

## LOCAL AUTHORITY

Cheshire East Council, c/o Municipal Buildings, Earles Street, Crewe, CW1 2BJ

Tel: 0330 123 5500

## SALE PLANS

The sale plans have been provided by the agents for the convenience of prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct by any error, omission, or miss statement shall not affect the sale. The purchasers must satisfy themselves as to their accuracy.

## MONEY LAUNDERING REGULATIONS

Prospective purchasers will be required to provide photographic identification and a utility bill providing residency to enable us to comply with the Anti Money Laundering Regulations prior to the acceptance of any offer made for the property.

## METHOD OF SALE

The property is offered for sale by Informal Tender.

The closing date for offers to be received by is 12 noon on Wednesday 18<sup>th</sup> August 2021.

A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered.

All Tender Forms should be addressed to "Mr P Kirton-Darling, Whittaker and Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked "**Land at Middle Moss Farm– PKD**"

The vendor reserves the right to not accept the highest or any offer and all offers submitted are Subject to Contract.

## DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

## ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV

Simon Lewis BSc Hons (Assistant)

Whittaker and Biggs

45-49 Derby Street

Leek

Staffordshire

ST13 6HU

Tel: 01538 372006

Email: [peter@whittakerandbiggs.co.uk](mailto:peter@whittakerandbiggs.co.uk)

[Simon.lewis@whittakerandbiggs.co.uk](mailto:Simon.lewis@whittakerandbiggs.co.uk)

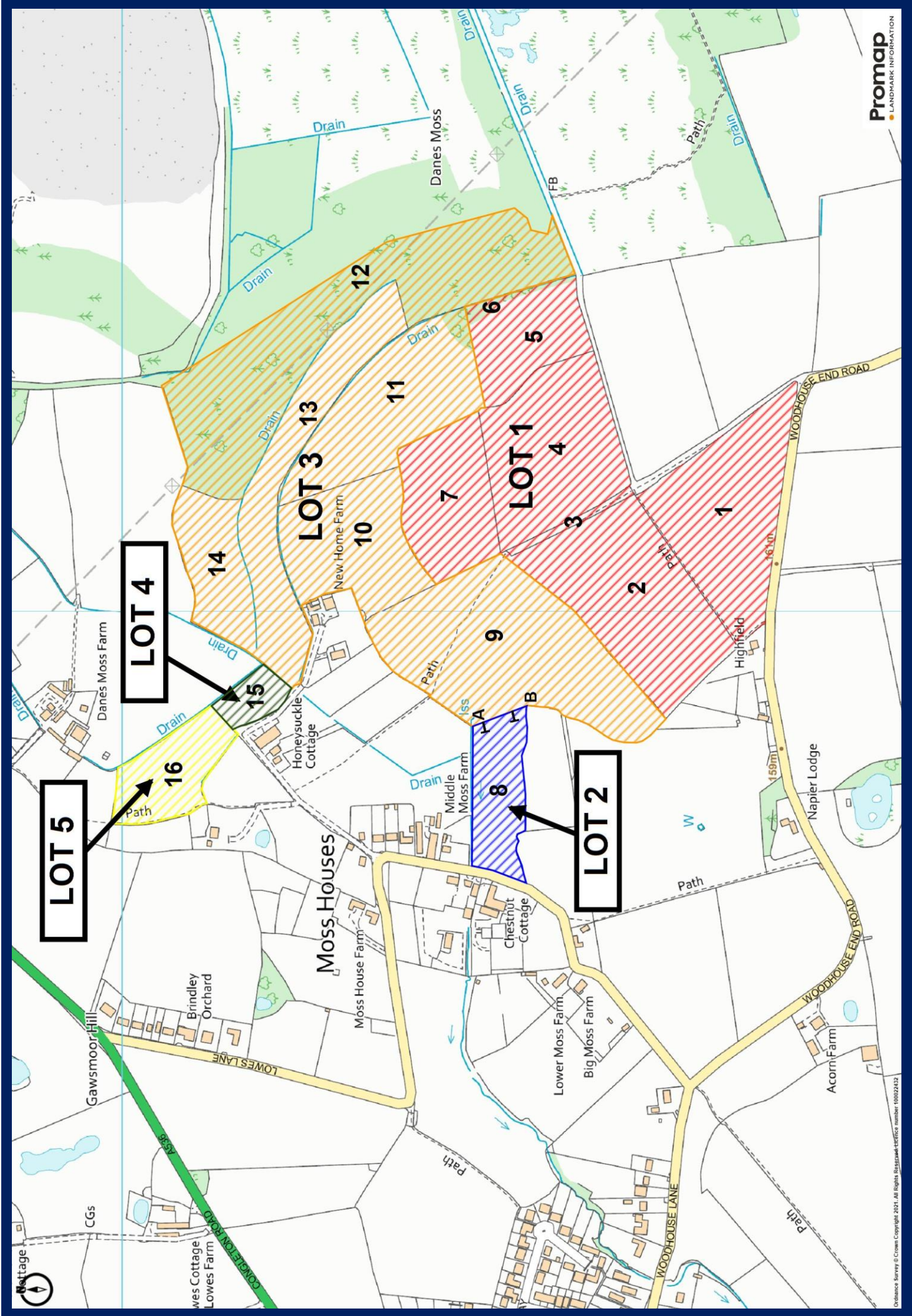
## PARTICULARS

Particulars written July 2021

Photographs taken June 2021

**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.







Land Forming Part of Middle Moss Farm,  
Lowes Lane, Gawsorth, Macclesfield, Cheshire SK11 9QR

**TENDER FORM**

I/We ..... Name  
Of ..... Address  
.....  
.....  
Telephone  
Number: .....  
Email: .....

I/We wish to offer the following sum of money for the following Lot/Lots:

Lot	Offer
Lot 1 – 34.71 acres	£..... Words.....
Lot 2 – 3.19 acres	£..... Words.....
Lot 3 – 49.37 acres	£..... Words.....
Lot 4 – 1.10 acres	£..... Words.....
Lot 5 – 3.30 acres	£..... Words.....



**In the event of my/our offer being successful my/our Solicitor is as follows:**

**Name** .....

**Firm** .....

**Address** .....

.....

.....

**Telephone No** .....

**Email:** .....

**That in order to complete the purchase:**

**Cash funds are available:** YES/NO

**Mortgage funding will be required:** YES/NO

**That our mortgage offer is subject to the following conditions:**

.....

**Subject to sale of existing property:** YES/NO

**PLEASE NOTE:**

Best and final offers to be received by: Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on Wednesday 18<sup>th</sup> August 2021 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: **"LAND FORMING PART OF MIDDLE MOSS FARM- PKD"** and marked for the attention of Mr. P Kirton-Darling, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU.
2. The offer should contain the following:
  - a. The name and address of the prospective purchaser.
  - b. An offer in pounds sterling set out in both numbers and words.
  - c. The name and address of the prospective purchaser's Solicitor.
  - d. Offers are to be subject to contract only.
  - e. A reference to provide proof of funding should accompany the offer.
  - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.