

**FOR SALE BY PUBLIC AUCTION**



**The Wilderness,  
Hall Lane, Sutton, Macclesfield, Cheshire, SK11 0HQ**

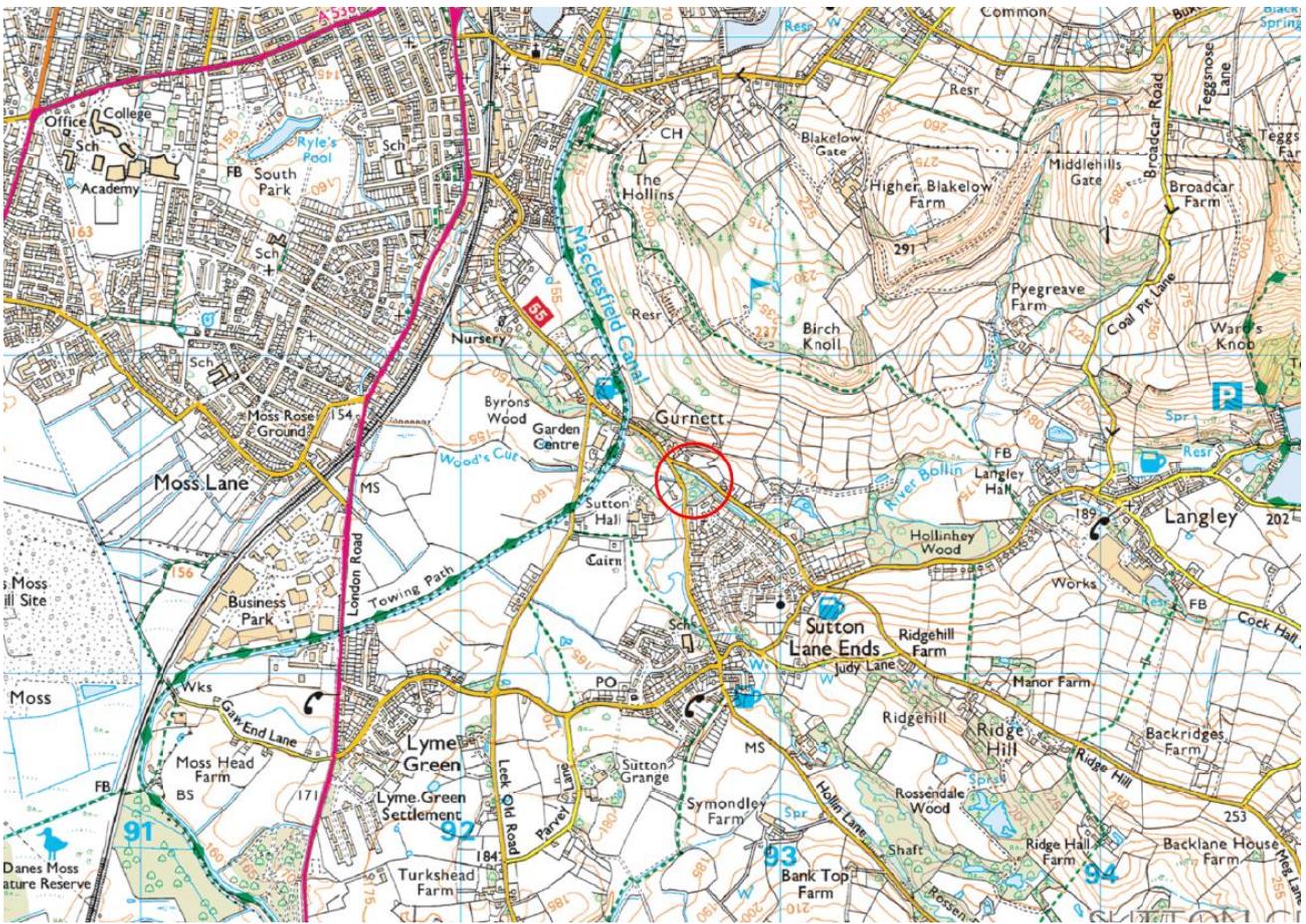
A rare and exciting opportunity to acquire a picturesque and accessible parcel of mature native woodland extending to approximately 2.62 acres (1.06 hectares), situated in the popular locality of Gurnett near to the village of Sutton. The Land has good road frontage onto both Hall Lane and Jarman Lane and sections of the Rossendale Brook and River Bollin pass through it. The sale of this woodland provides an ideal opportunity to acquire an attractive parcel of amenity land which provides valuable habitat for a variety of local wildlife.

**In all about 2.62 Acres (1.06 hectares)**

**Guide Price: £30,000 plus**

To be sold by Public Auction on Thursday 17<sup>th</sup> August 2023 at 7:30pm

Venue - Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD



## LOCATION

The land occupies a prominent position on the north side of the village of Sutton and is only 1.4 miles to the south of Macclesfield town centre. The land has good road frontage and direct access onto Hall Lane and Jarmen Lane which provides good access onto the A523 (London Road) to the West and North.

## DIRECTIONS

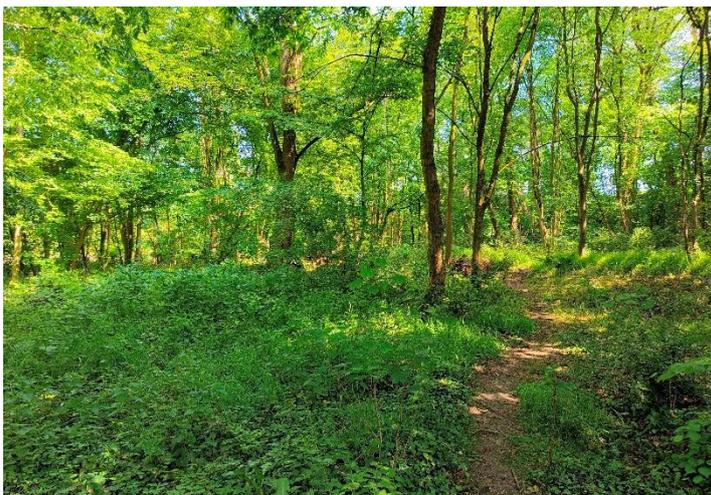
From Macclesfield Railway station proceed south on the A523 signposted to Leek, after 0.7 of a mile at the traffic lights turn left onto Byrons Lane. Proceed for 0.8 of a mile towards Sutton, passing the Fairways Garden Centre on the right and Ye Olde Kings Head public house on the left continue for a short distance and the land will be directly ahead at the junction to Hall Lane and Jarmen Lane. With the entrance gateway to the land identified by a Whittaker & Biggs 'For Sale' sign along Hall Lane on the left.

'what3words' – ///tulip.number.wink

## 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.

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.



## **DESCRIPTION**

### **2.62 ACRES (1.06 HECTARES)**

#### **(EDGED RED ON THE ATTACHED PLAN)**

The Wilderness has an attractive mix of deciduous tree species to include Lime, Elder, Poplar and Sycamore and is set on a pleasant site. The wood benefits from the waterways of Rosendale Brook and the River Bollin which converge within the woodland.

The entirety of the woodland is included within a Tree Preservation Order (TPO) Zone.

## **WAYLEAVES, EASEMENTS AND 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.

## **TENURE AND POSSESSION**

The land is sold freehold and with vacant possession granted upon completion.

## **SERVICES**

There are no mains services connected to the land.

## **OVERAGE**

There is no Overage Clause on the sale of this land.

## **LOCAL AUTHORITY**

Cheshire East Council,  
c/o Municipal Buildings,  
Earle Street,  
Crewe  
CW1 2BJ  
Tel: 0300 123 5500

## **SOLICITORS**

Machins Solicitors LLP  
28 Dunstable Road,  
Luton,  
Bedfordshire,  
LU1 1DY

## **METHOD OF SALE**

The property is to be offered for sale by Public Auction on Thursday 17<sup>th</sup> August 2023 at 7:30pm at Heaton House Wedding Venue, Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11 0RD. The Sellers reserve the right to exclude any of the property shown, sell the property before hand or to generally amend the particulars.

## **ADDITIONAL INFORMATION CONTACT**

Whittaker and Biggs  
45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
Tel: 01538 372006  
Email: leek@whittakerandbiggs.co.uk

## **PARTICULARS**

Particulars written June 2023  
Photographs taken June 2023

## **MONEY LAUNDERING REGULATIONS**

All Prospective Buyers should be aware, that in order to be in a position to bid at the auction the selling agents must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations 2017. All parties considering bidding must either call into our Leek Office on Derby Street and provide photographic id, ie passport/driving licence and proof of address ie: council tax/utility bill or alternatively present identification to the Auctioneers one hour prior to the commencement time of the Auction at the Auction Venue.

## **EXCHANGE OF CONTRACTS AND COMPLETION**

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be nonreturnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place within 28 days of the date of the auction or earlier by mutual agreement.

## **DEFINITIONS OF GUIDE PRICE AND RESERVE PRICE**

**GUIDE PRICE:** An indication of the Seller's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

**RESERVE PRICE:** The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

## **SALES CONDITIONS AND CONTRACT**

The Sales Conditions and Contract will be available for inspection at the Auctioneers' office and at the Solicitors during normal office hours in the 7 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

## **IMPORTANT NOTICE**

WHITTAKER & BIGGS 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 necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of WHITTAKER & BIGGS has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by WHITTAKER & BIGGS or the Vendors or the Lessors of this property.
- (iii) the making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that he/she has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) the photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) where any reference is made to planning permissions or potential uses, such information is given by WHITTAKER & BIGGS in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) the Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) the property is sold subject to reserve(s).
- (viii) WHITTAKER & BIGGS reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

