



MELLER SPEAKMAN

SINCE 1836

FOR SALE

BY INFORMAL TENDER

21.47 acres of Land at Bridge Green, Prestbury, Cheshire



Tender Closing Date: Monday, 9 October 2023 at 12 noon

“A rare opportunity to acquire approximately 21.47 acres of productive grassland suitable for both equestrian and agricultural uses in a unique location off Bridge Green in Prestbury”



Land at Bridge Green, Prestbury, Cheshire

DESCRIPTION

A productive and unique block of land suitable for a variety of uses, including but not limited to: agricultural, equestrian and biodiversity offsetting. The land extends to approximately 21.47 acres and is available in one lot.

The land is situated off Bridge Green in Prestbury, Cheshire as detailed below and indicated on the location plan.

The land extends to both sides of the West Coast Mainline with one parcel to the west connecting the land to Bridge Green, whilst the parcel to the east adjoins 'The Tytherington Golf Club'.

The parcel of land to the west is situated at the end of a residential cul-de-sac and is not currently being farmed.

The parcels of land to the east are of mixed topography and is predominately well drained. The land is currently down to permanent pasture with a number of small wooded areas and small ponds.

Agricultural Land Classification details the land as being 'Grade 3', good to moderate quality, suitable for both equestrian and agricultural uses.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing Easements, Wayleaves and Rights of Way, whether public or private, or Wayleaves, Easements and other Rights specially referred to or not.

METHOD OF SALE

The land is for sale in one lot and is offered by Informal Tender. Please submit all tenders on the Tender form attached by 12 noon, Monday 9th October 2023 to Meller Speakman, Aus-Bore House, 19-25 Manchester Road, Wilmslow SK9 1BQ clearly marked "Land at Bridge Green".

DIRECTIONS AND ACCESS

Leave the Manchester Airport Eastern Link Road A555 at the Poynton Junction taking the Poynton Relief Road A523 South towards Adlington. Take the second exit at the roundabout to join London Road A523 for circa 3 miles before turning right onto Prestbury Lane. Turn right after 0.3 miles onto Prestbury Lane A538 for 0.4 miles before turning left onto Bridge Green. Follow this road for 0.1 miles where you will then find a 5 bar wooden gate.

OVERAGE

The land to be sold subject to an overage provision in favour of the Seller where the Seller will be entitled to 30% of the uplift in value resulting in any use other than agricultural or equestrian. This will be in place for 25 years. This will be triggered upon the grant of planning or if any change of use is obtained.

BASIC PAYMENT SCHEME (BPS)

No BPS Entitlements are included in the sale.

MINERAL AND SPORTING RIGHTS

We understand mineral and sporting rights are to be included within the sale.



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VIEWINGS

Viewings are available through prior appointment with the vendor's agent Ben Pester through the contact details shown below. Viewings of part may be undertaken from the public footpath.

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.



TELECOMMUNICATIONS SITE

Heads of Terms are being negotiated subject to contract at present with an expected lease, under the Electronic Communications Code, being implemented for an initial term of 10 years at a rent of up to £1,250 per annum, with a likely rent review to inflation after five years. Planning permission is understood to have been granted for the site. Prospective purchasers should make enquiries of this with Cheshire East Council. The proposed area is located to the far north of the land, to the east of the West Coast Mainline.

SERVICES

There are no services connected to the land.



VENDORS SOLICITORS

Excello Law, One City Place, Queens Road, Chester, CH1 3BQ
Contact: trogers@excellolaw.co.uk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

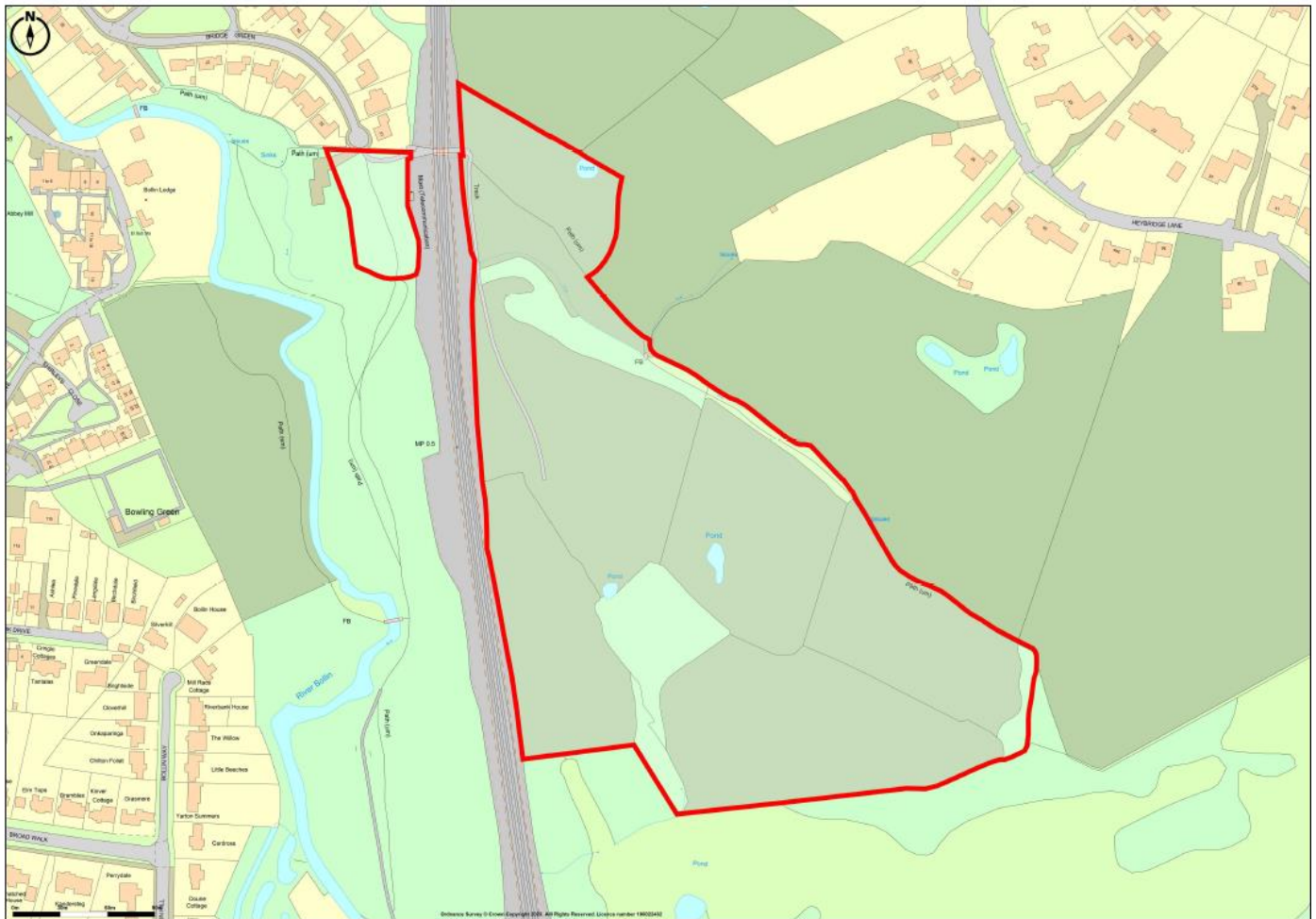
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Land at Bridge Green, Prestbury



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LANDMARK INFORMATION

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License number: 100023032
Sheet Size: 1:250K, Paper Size: A3



For further details, please contact:

Ben Pester

Tel: 01625 468792

Mob: 07462 873978

Email: ben.pesther@mellerspeakman.com

MONEY LAUNDERING LEGISLATION

Meller Speakman must comply with Anti Money Laundering legislation and must therefore obtain evidence of the identity and proof of address of potential purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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