

Draft Details Only – these details may be subject to alteration

## FOR SALE BY PRIVATE TREATY

### Woodland Extending to Approximately 27.65 Acres.

Established Young Woodland Known as Grove Wood off Buxton New Road (A537)  
Macclesfield Forest, Macclesfield, Cheshire,  
SK11 0AD

- Of Interest to Private Buyers and Speculators/Investors
- Highly Interesting to those with Conservation Interests



Offers in the Region of £200,000

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representations or warranty whatsoever in relation to this property

### Directions

From Macclesfield, take the A537 'Buxton New Road' out of the town towards Buxton. When leaving the town of Macclesfield, after approximately 1 mile, the woodland can be found on your right hand side, as indicated by the agents 'For Sale' board.

### What3Words Location Code:

Bolt/Menu/Bind/

### Description

A rare and exciting opportunity to acquire a plot of well established woodland, which enjoys a pleasant aspect extending to approximately 27.65 acres.

From information received, we understand that the trees that were originally planted on the land were a mixture of Alder, Ash, European Larch, Hazel, Scotch Pine, Birch, Oak, Lime, Holly, Lodge Pole Pine, Rowen, Bird Cherry and Beech.



We understand that the woodland was planted back around 1999 under a farm woodland grant scheme with an obligation to maintain the woodland till at least 2029 (i.e. 30 years from planting).

We understand that some selective felling has recently been undertaken by the owner for thinning purposes under a felling licence obtained from the Forest Commission and interested parties should make their own enquiries in this regard from the relevant authorities.

There is also a high abundance of wildlife within the woodland adding to its amenity value.

The woodland would also be of high interest to those with conservation interests.

The land is shown edged in red on the attached plan and extends to approximately 27.65 acres or thereabouts. Please note that the measurements provided are approximate and interested parties should satisfy themselves of the boundaries and area offered for sale.



It will be noted from inspection that there are some grass access tracks throughout the woodland.

### Services

The land currently has no services connected. Interested parties should make their own enquiries.

### Land Registry

The woodland is held on the land registry under title number CH436985.

### Tenure and Possession

The property is held freehold and vacant possession will be given on completion.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessor is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

At any reasonable time.

### **Websites**

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

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

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