

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: [ENQUIRIES@GRAHAMWATKINS.CO.UK](mailto:ENQUIRIES@GRAHAMWATKINS.CO.UK)



**Approximately 2.50 Acres or Thereabouts of  
Grassland off Tunstall Road, Timbersbrook,  
Congleton, CW12 3QB**

Guide Price - £30,000 - £50,000

**To Be Sold via Informal Tender**

## Situation

Within the rural village of Timbersbrook, being approximately 3.8 miles from the centre of Congleton, 8.7 miles from Macclesfield, 8.6 miles from Leek.

The location of the land is shown in red on the attached plan.

What3Words Location Code: ///rekindle.symphony.unscrew

## Description – 2.50 Acres or Thereabouts

This comprises a block of grassland, undulating in nature with frontage to Tunstall Road.

A block of land suitable for grazing of livestock or horses and having significant amenity appeal and Natural Capital opportunities. Over recent years the land has been ungrazed.

The land extends to 2.50 acres or thereabouts as will be seen on the attached plan.

## Services

We understand the land is not connected to mains water.

## Access

The Land has the benefit of road frontage onto Tunstall Road, with access via existing gateway.

## Tenure and Possession

The land is held freehold and vacant possession will be given upon completion.

## Local Authority

The local authority is Cheshire East Council to whom interested parties should make their enquiries of planning or other relevant matters.

## Viewings

At any reasonable time with a set of these particulars.

## Mapping

The plans provided in these particulars are indicative and for identification purposes.

- **Grassland with Excellent Amenity Appeal**
- **With Environmental/Conservation Value**

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

All statements do not constitute any part of, an offer of a contract;

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;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

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.

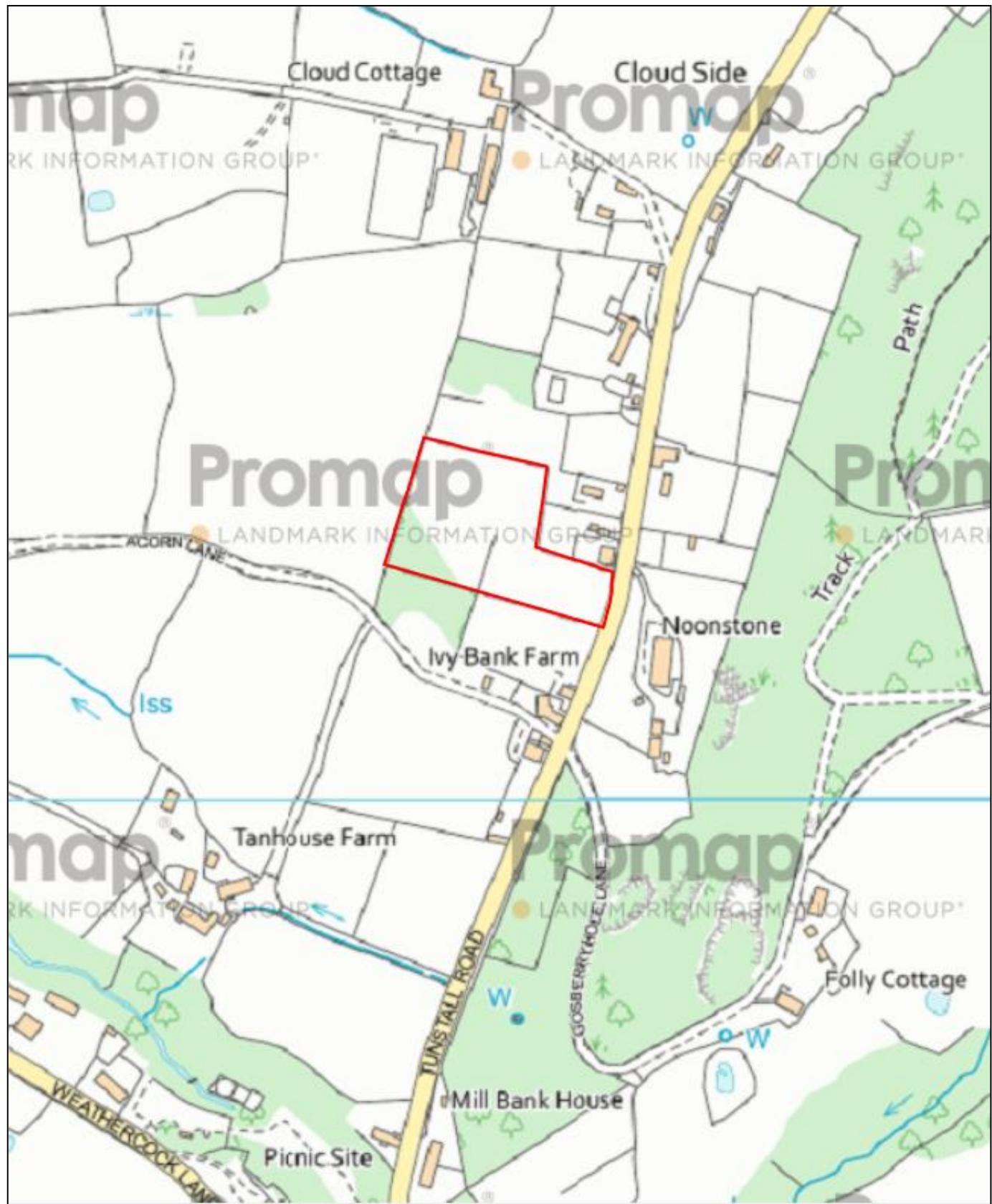
### **Wayleaves & Easements**

The land 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, quasieasements 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.

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved



## Tenders

**The property is offered for sale on a tender basis, tenders can be for any price and the guide price quoted is only an indication, interested parties should complete the enclosed tender form and return it to the agent's office**

**as below:**

**Graham Watkins & Co  
57 Derby Street  
Leek  
Staffordshire  
ST13 6HU**

- Tenders to be submitted by 12 Noon on Friday 28<sup>th</sup> March 2025**
- Please ensure that the envelope is marked with “Tender – Land off Tunstall Road, Timbersbrook, Congleton, CW12 3QB”**

**TENDER FORM**

**Land off Tunstall Road, Timbersbrook, Congleton, CW12 3QB**

**TO BE RETURNED TO:**

**Graham Watkins & Co**

**57 Derby Street**

**Leek**

**Staffordshire**

**ST13 6HU**

**By 12 noon Friday 28<sup>th</sup> March 2025**

Surname: \_\_\_\_\_

Christian Names: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone (home): \_\_\_\_\_

(mobile): \_\_\_\_\_

Solicitors Details:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please state any further information that may be of value when considering the offer put forward (proposed method of financing the purchase, whether the purchase will be subject to the sale of any property, proposed time scale and any other relevant matters) :

**SUBJECT TO CONTRACT**

I hereby offer in respect of "Land off Tunstall Road, Timbersbrook, Congleton, CW12 3QB" the sum of:-

£ \_\_\_\_\_

\_\_\_\_\_  
(In words)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

## **TENDER CONDITIONS**

### **TENDERS**

1. Tenders to be returned to Graham Watkins & Co, 57 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on 28<sup>th</sup> March 2025.
2. Please ensure the envelope is sealed and marked with “Tender – Land off Tunstall Road, Timbersbrook, Congleton, CW12 3QB”
3. Tenders must be for a fixed sum and must be in writing and where possible proof of funds must be enclosed with the tender form
4. Tenders will not be accepted on the basis that they refer to any other tender.
5. All tenders will be opened in the presence of the vendors and when a decision has been made all persons who have submitted a tender will be notified in writing accordingly.

The vendors are not obliged to accept the highest or indeed any tender submitted