



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Bosley

Macclesfield, Cheshire, SK11 0NZ

FOR SALE BY PUBLIC AUCTION ON 23RD MARCH 2022 7PM PROMPT AT WESTWOOD GOLF CLUB, LEEK, STAFFORDSHIRE, ST13 7AA.

20.82 Acres or thereabouts of sound level grassland suitable for mowing or grazing purposes with excellent road frontage and natural water supply. With excellent road frontage from the A523 through multiple road side gates.

The land is considered to be in good heart and will be of interest to adjoining farmers or those looking for a block of land in its own right.

Please download the attached brochure. GUIDE PRICE: £10,000 - £12,000 PER ACRE

**By Auction £10,000**

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- Public Auction - 23rd March 2022
- 20.82 Acres of sound Grassland
- With Road Frontage
- With Natural Water

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[Conditions of Sale](#)

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[Description](#)

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[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	