



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A parcel of Freehold Land. Site area approximately 0.517 Acres. Situated in a charming rural position on one of the areas most sought after roads, located between Mobberley and Wilmslow.

The location is designated Green Belt, and although the plot is fairly densely wooded, to our knowledge there are no tree preservation orders on the site.

A large range of shops and amenities are available in nearby Wilmslow and Knutsford. Wilmslow rail station is 2.5 miles to the north east. Manchester Airport is approximately 8 miles to the north.