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MACCLESFIELD

CHESHIRE

A USEFUL PARCEL OF GRAZING LAND OF APPROXIMATELY FOUR AND A QUARTER ACRES HAVING GOOD ACCESS AND A WATER SUPPLY, LOCATED WITHIN BEAUTIFUL COUNTRYSIDE ON THE EDGE OF THE PEAK NATIONAL PARK.



LAND AT BUXTON OLD ROAD, MACCLESFIELD

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Parcels of grazing land of this useful size in such a delightful location are difficult to come by. Being approximately 4¼ acres, the land is located with a main frontage along Buxton Old Road, close to Teggs Nose country park and the Peak National Park. With this there is the convenience of being only a mile and a half from the centre of Macclesfield.

There is a good access to the land from a pull in area to the main gateway. A spring located centrally to the parcel provides a stable water supply making it ideal for equestrian and other grazing uses. Bounded by dry stone walling, the land is contoured in a manner that offers good protection from weather.

PRICE: Offers invited around £40,000
VACANT POSSESSION UPON COMPLETION

VIEWING: Viewing is possible from Buxton Old Road during reasonable daylight hours. Please do not enter the land unless by appointment with the selling agents, in which case stout footwear should be worn.

DIRECTIONS: From Macclesfield Centre travel up the A537 Buxton Road. After approximately three quarters of a mile bear right onto Buxton Old Road. Follow this road for approximately three quarters of a mile. The parcel of land can be found on the right hand side just after Broadcar Road.

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Plan not to scale:

