

Land at Pott Shrigley
SK10 5TU

Offers Over £240,000

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS

Land at Pott Shrigley

SK10 5TU

Offers Over £340,000

For Sale by Private Treaty, 56.81 acres or thereabouts of Agricultural Land next to Lyme Park at Pott Shrigley.

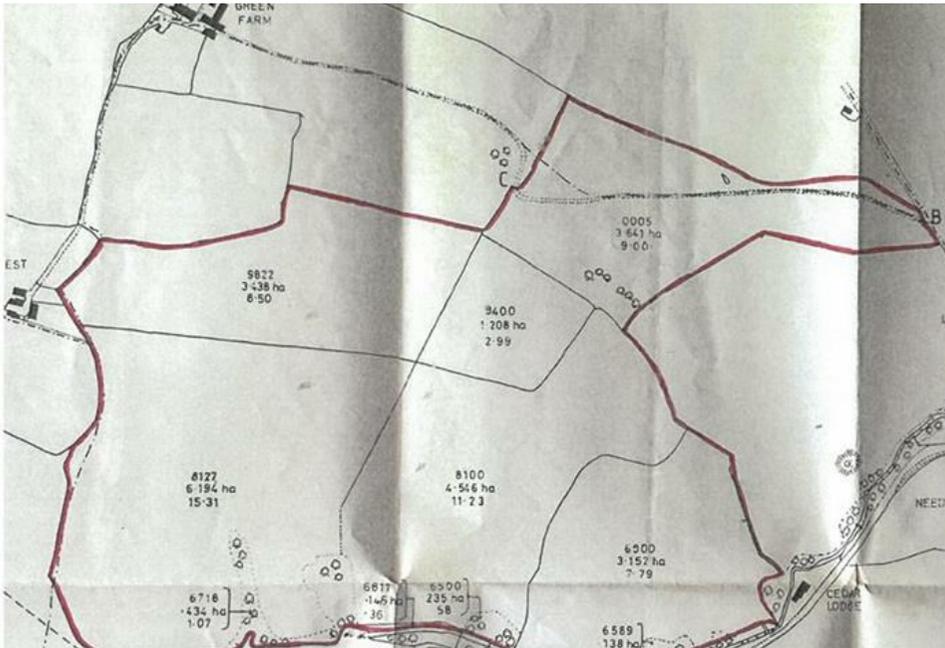
This is a rare opportunity to acquire a large parcel of land within a desirable location. For identification purposes, to the south is Macclesfield Canal and Shrigley Road. The the South West, Park Gate, and to the North, Throstlenest Farm.

There are ten identifying field numbers, these being 9822, 9400, 0005, 8100, 8127, 6718, 6811, 6500, 6589, 6900. The site plan clearly shows the land outlined in red.

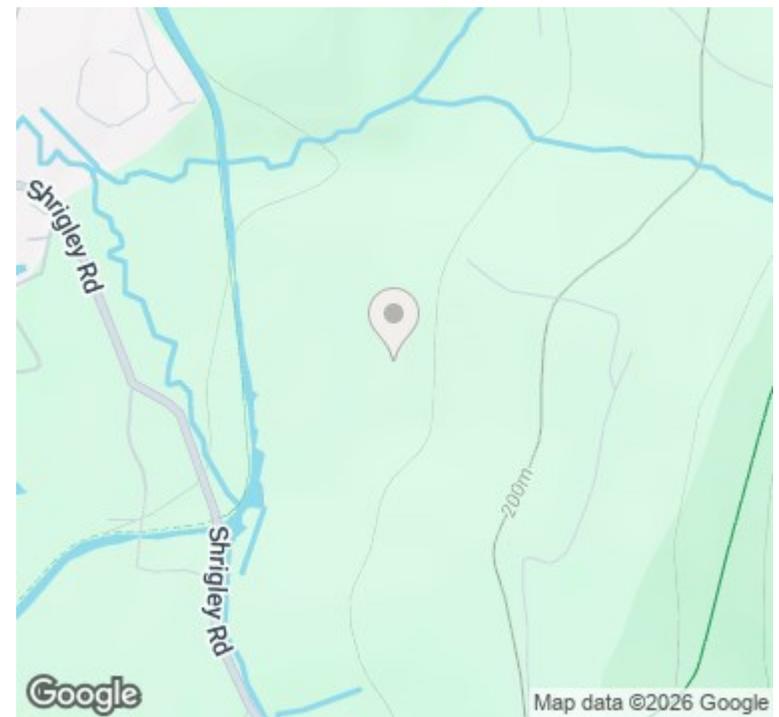
The site is FREEHOLD and sold with vacant possession.

Tenure: Freehold

Council Tax:



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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Company Registration No. 5615498