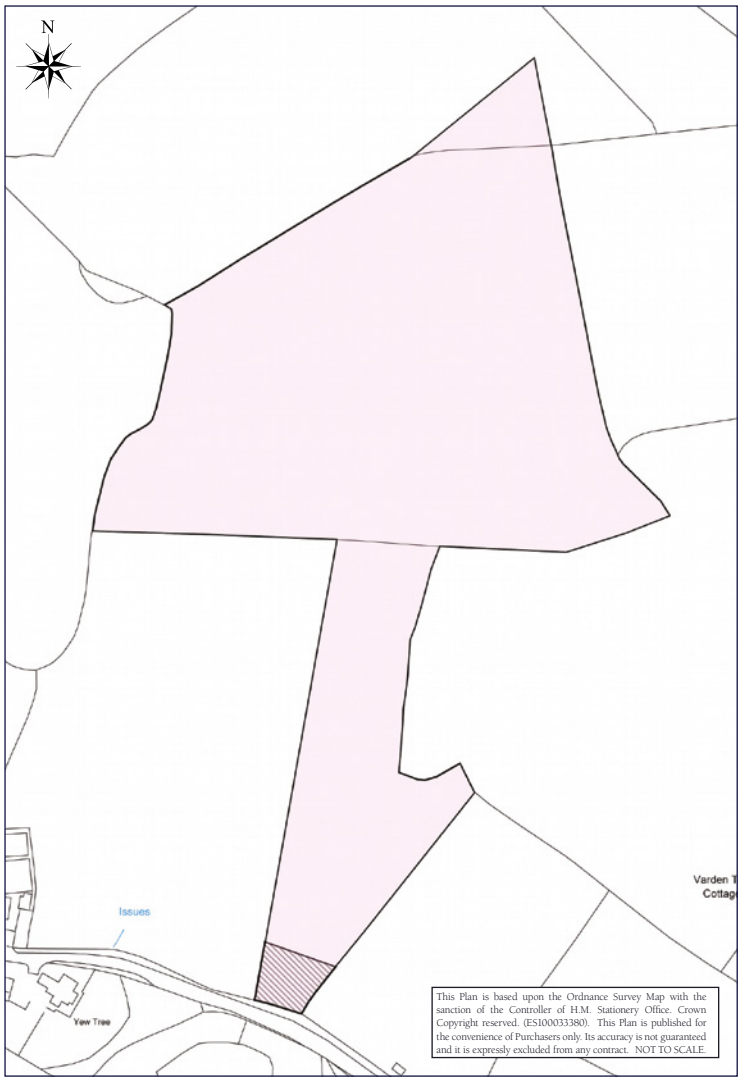
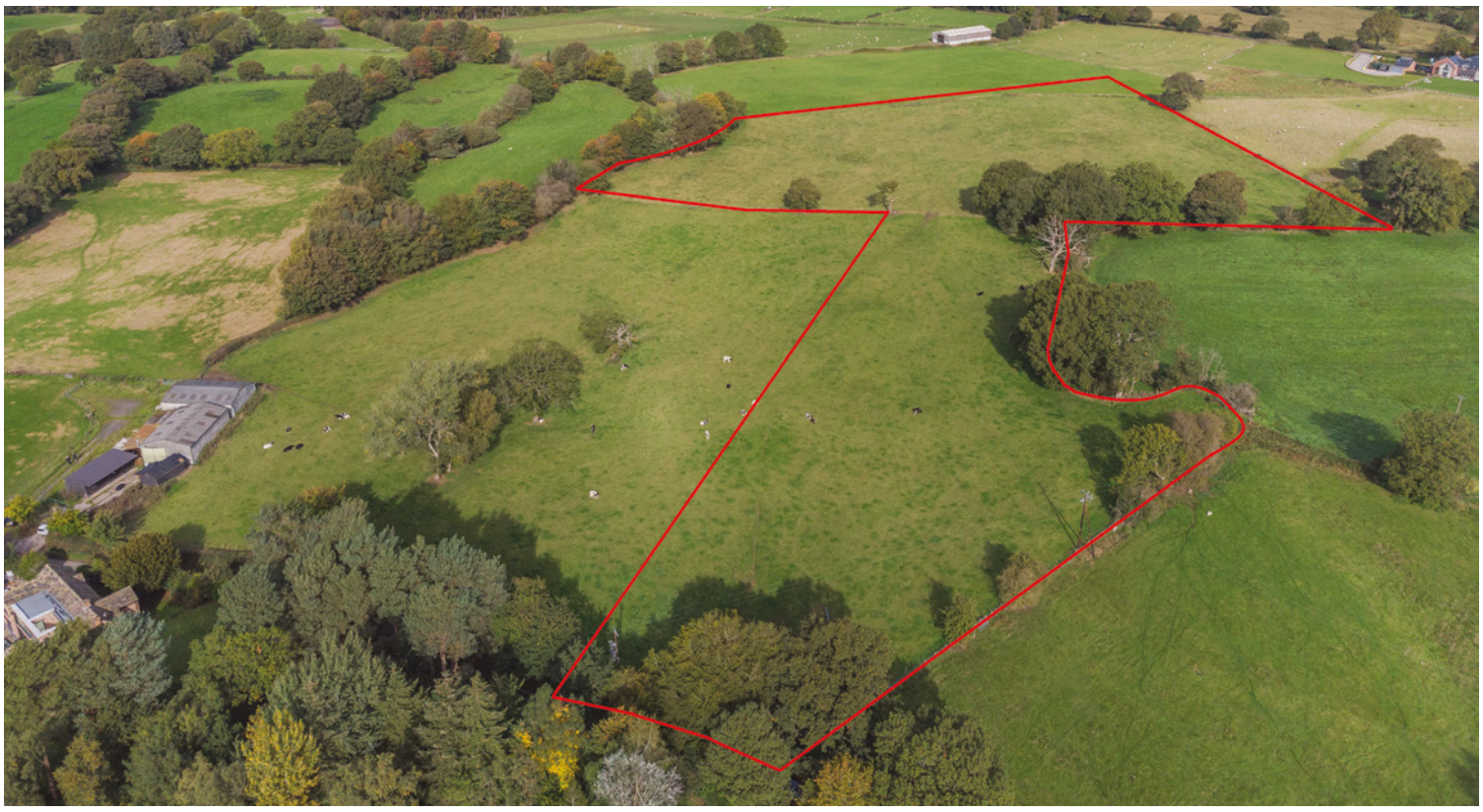








LAND ON HOCKER LANE

OVER ALDERLEY, CHESHIRE

JACKSON-STOPS

OF INTEREST TO FARMERS, EQUESTRIAN BUYERS AND LOCAL RESIDENTS

FOR SALE BY ONLINE AUCTION – 2 DECEMBER 2026

(SUBJECT TO PRIOR SALE RESERVE AND CONDITIONS)

AN ATTRACTIVE BLOCK OF ACCOMMODATION LAND OCCUPYING A RURAL POSITION AND YET CONVENIENT FOR NEIGHBOURING TOWNS & VILLAGES

9.66 ACRES (3.90 HECTARES) ON HOCKER LANE, OVER ALDERLEY, CHESHIRE, SK10 4SB

PRE-AUCTION GUIDE PRICE (£15,000-£20,000) PER ACRE

GUIDE PRICE: £175,000

LOCATION

The land is situated at Over Alderley in a sought-after location close to several National Trust properties and woodland walks with delightful aspect and views across open fields. Notwithstanding the rural setting, the land is equidistant of Alderley Edge, Prestbury and Macclesfield.

The area enjoys excellent road links with the M56 & M6 being 8 & 12 miles respectively. Manchester international airport is 9 miles distant and there is a regular rail service to Manchester Piccadilly from Alderley Edge & Prestbury stations. Travel to London is available via Manchester Airport which operates a shuttle service or alternatively via Macclesfield Station from which there is a 2hr inter-city service to Euston.

DISTANCES

- Alderley Edge 2.5 miles
- Prestbury 2.5 miles
- Macclesfield 4 miles
- Knutsford 10 miles

(distances approximate)

DESCRIPTION

The land extends to 9.66 acres (3.90 hectares) and comprises an attractive parcel of land currently laid to grass and effectively forming two enclosures. According to the Agricultural Land Classification Mapping System the land is Grade 3. It is ideal for grassland production but being generally flat, suitable for grazing and/or mowing. It is stockproof with a number of mature trees against the boundary and incorporates a small pond. There is no water supply but there is a water main in Hocker Lane. It is ideally suited to the equestrian buyer owing to the fact that it is on a quiet lane and yet convenient for the neighbouring towns and villages with good road links. Whilst purchasers must make their own enquiries of the local authority there is the potential to erect stabling or some form of field shelter subject the availability of planning permission.

TOWN & COUNTRY PLANNING

The land is within the jurisdiction of Cheshire East Council. Within the Local Development Plan the land is designated as open countryside where policy seeks to restrict development to small scale in-filling and essential facilities for agriculture or forestry and in exceptional circumstances consideration may be given to affordable housing.

AUCTION INFORMATION

Proof of Identity: The property is available for sale by online auction. Interested parties will need to register in advance and complete an I.D. verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires.

Legal Pack: The legal pack will be available prior to the sale and interested parties need to register before accessing the legal and planning documents, including any relevant reports.

Conditions of Sale: The property will, unless previously withdrawn, be sold subject to auctions conditions and special conditions of sale which can be found in the legal documents. The purchaser will have deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they have inspected the said conditions or not. It is important to take legal advice on the pack before placing a bid.

Fees: The purchase of this property is subject to a buyer's premium of £4,000 plus VAT as per the auction listing.

Future Development: The contract will contain a clause reserving in favour of the vendors 30% of any uplift in value arising on the granting of planning permission for residential or commercial use within 25 years. The exceptions being equestrian, horticultural or agricultural uses.

Third Party Rights: The land is sold subject to all existing wayleaves, easements and rights of way whether specified or otherwise. In this connection there is an easement for electricity from a wooden pole on the southerly boundary to serve the former stable yard to the west and a right of way across the land hatched black on the site plan, for access to the adjoining field.

Tenure: Freehold with vacant possession.

Entitlements: For the avoidance of doubt no Quotas or Basic Farm Payment entitlements are included in the sale.

Viewing: At any time during daylight hours and on presentation of the sale particulars if challenged.

PROPERTY INFORMATION

Address: Land on Hocker Lane, Over Alderley, Cheshire, SK10 4SB.

what3words: ///slogans.craftsman.assurance – Gate Access off Hocker Lane.

Services: No mains services are connected

Tenure: Freehold with vacant possession.

Services: No main services are connected.

Local Authority: Cheshire East Council - T: 0300 123 5500

CHESTER
01244 328361
chester@jackson-stops.co.uk
jackson-stops.co.uk

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.