



Plan for illustrative purposes only

4.92 acres of Grass Keep offered via Grazing Licence
Sunnybank Drive, Wilmslow



MELLER SPEAKMAN

SINCE 1836



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An opportunity to hold a Grazing Licence over 4.92 acres of Land in Wilmslow, Cheshire

LAND

The Land comprises of a single field, located to the south west of Wilmslow, Cheshire. The Land is currently laid to grass with an area of coppice providing a source of shelter for livestock.

The Land will be boundary fenced to a stockproof standard by the Licensor upon completion of the Grazing Licence. There are no known services to the Land.

AGREEMENT

The Land is offered via Grazing Licence agreement for both livestock and horses, commencing April / May 2025 for an initial term of 12 months – interested parties are invited to register their interest with the contact details provided.

Viewings are available strictly by appointment after speaking with the Licensors agent.

LOCATION AND ACCESS

From Wilmslow Train station, travel northwest along Station Road, at the second set of traffic lights turn left onto Alderley Road. Travel along B5086 (Alderley Road) for approximately ½ a mile. At the roundabout, take the second exit to continue on the B5086 (Knutsford Road). After 0.9 miles turn right onto Gravel Lane and take the second left onto Cumber Lane. After 0.2 miles turn left onto Sunnybank Drive. The land is located on the left through the electric gates at the bottom of Sunnybank Drive.

WhatThreeWords: ///continues.averts.instructs



FOR FURTHER DETAILS CONTACT



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IMPORTANT: we would like to inform prospective licensees that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. If room sizes are included, they should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.