



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,

### 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  $\frac{1}{2}$  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.

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### Cheshire



### FOR FURTHER DETAILS CONTACT



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