



Letting of Land in North Cheshire

173.97 ACRES APPROXIMATELY.

In five lots:

Lot 1 – 45.58 Acres (18.45 ha) at Foden Lane, Wilmslow, SK9 7TH

Lot 2 – 36.92 Acres (14.94 ha) at Hough Lane, Wilmslow, SK9 2LH

Lot 3 – 76.99 Acres (31.16 ha) at Prestbury Road, Wilmslow, SK9 2LL

Lot 4 – 12.25 Acres (4.96 ha) at Giantswood Lane, Congleton, CW12 2JG

Lot 5 – 2.23 Acres (0.90 ha) at Astle Lane, Chelford SK10 4TA

GRASSLAND OR CEREAL CROPPING ONLY

Farm Business Tenancy to commence on 1st October 2026 until 30th September 2029.

Applications and tenders by 12 noon, Thursday 10th September 2026.

“Property Mis-descriptions Act” – for clarification we wish to inform interested parties that we have prepared these details as a general guide only. We have not carried out a detailed survey nor tested the services. Field sizes should not be relied for cropping. The measurements given are approximate. Interested parties must satisfy themselves of the correctness of all statements made herein.

General

An opportunity has arisen to let five parcels of agricultural land in North Cheshire under three-year Farm Business Tenancies. The Landlord is seeking Tenants who will farm and maintain the land to a high standard throughout the term. Tenders which demonstrate a commitment to improving the condition and productivity of the land will be considered favourably. All tenancies will include a provision allowing the Landlord to serve 12 months' notice in the event that planning permission is obtained for residential development.

The Land

The land is available in five lots as follows –

Lot 1 – 45.58 (18.45 ha) Acres at Foden Lane, Wilmslow SK9 7TH

- 45.58 acres in total of which approximately 40.08 acres is considered workable agricultural land.
- Two areas extending to approximately 4.53 acres and 0.97 acres are currently in poor condition and are included within the tenancy. The Landlord would welcome proposals from prospective tenants for the improvement of these areas during the tenancy.
- Two road access points.
- Agricultural building extending to approximately 234m², included for the storage of agricultural produce or farm machinery only.
- Stone track through centre of the land.
- Current cropping - cereal stubble.
- No water access.

Lot 2 – 36.92 Acres (14.94 ha) at Hough Lane, Wilmslow SK9 2LH

- 36.92 acres in total including stone access area.
- One road access point.
- Stone track through centre of the land.
- Current cropping - cereal stubble.
- No water access.

Lot 3 – 76.99 Acres (31.16 ha) at Prestbury Road, Wilmslow, SK9 2LL

- One road access point.
- Agricultural building extending to approximately 249m², included for the storage of agricultural produce or farm machinery only.
- Stone track throughout the land.
- Current cropping - cereal stubble.
- No water access.

Lot 4 – 12.25 Acres (4.96 ha) at Giantswood Lane, Congleton, CW12 2JG

- Two road access points.
- Current cropping - cereal stubble.
- No water access.

Lot 5 – 2.23 Acres (0.90 ha) at Astle Lane, Chelford SK10 4TA

- 2.23 acres in total of which approximately 1.87 acres is considered workable agricultural land.
- An area of 0.36 acres is not usable for agricultural use.
- Two road access points.
- Current cropping - cereal stubble.
- No water access.

The Tenancy

The land will be let under a Farm Business Tenancy commencing on 1 October 2026 and terminating on 30 September 2029.

Cropping

Prospective tenders are invited for grassland or cereal use only for the three-year period. The growing of potatoes or other root crops will not be permitted.

Repairs and Maintenance

The Tenant will be responsible for the routine maintenance of the land, hedges, ditches, fences, gates and tracks included within the holding, with full repairing obligations to be set out within the Farm Business Tenancy.

Rent Payment

The rent will be payable half-yearly in advance on 1 October and 1 April in each year.

Environmental Schemes

We understand that the land is not currently subject to any environmental schemes. The Landlord would be supportive of the successful Tenant entering into an appropriate environmental scheme where this would benefit the condition and management of the land, subject to the Landlord's prior written consent.

Access

There is direct access off public highways to all five lots.

Soil Type

Lot 1 – Grade 3 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Lot 2 – Grade 3 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Lot 3 – Grade 3 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Lot 4 – Grade 3 - Freely draining slightly acid sandy soils

Lot 5 – Grade 2 - Freely draining slightly acid sandy soils

What3Words

Lot 1 – ///basics.actor.pets

Lot 2 – ///fire.hurt.rocket

Lot 3 – ///owners.certified.mouse

Lot 4 – ///bespoke.slang.nourished

Lot 5 – ///toasted.tumblers.treat

Tenders

Tenders are invited for individual Lots, any combination of Lots, or the whole. Tenders should state the annual rent offered for each Lot, together with brief details of the proposed cropping/use of the land and any improvements the applicant proposes to undertake during the tenancy.

The Landlord reserves the right not to accept the highest or indeed any tender.

Tenders to be sent to Jonty Cliffe at Barbers Rural Consultancy LLP, Smithfield House, Smithfield Road, Market Drayton TF9 1EW. They should be marked "Lot ... Tender" and received by 12 noon on Thursday 10th September 2026. Alternatively, an email can be sent to j.cliffe@barbers-rural.co.uk. However, only emails received on time will be considered.

The tender document can be requested from the Market Drayton office by telephone 01630 692500 or email r.swinnerton@barbers-rural.co.uk

Viewing

Viewing can be undertaken in daylight hours with a copy of these particulars to hand. Enquiries to Jonty Cliffe 07595 453306. Email - j.cliffe@barbers-rural.co.uk

Photographs of the Property



Lot 1



Lot 1



Lot 2



Lot 2



Lot 3



Lot 3



Lot 4



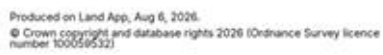
Lot 4

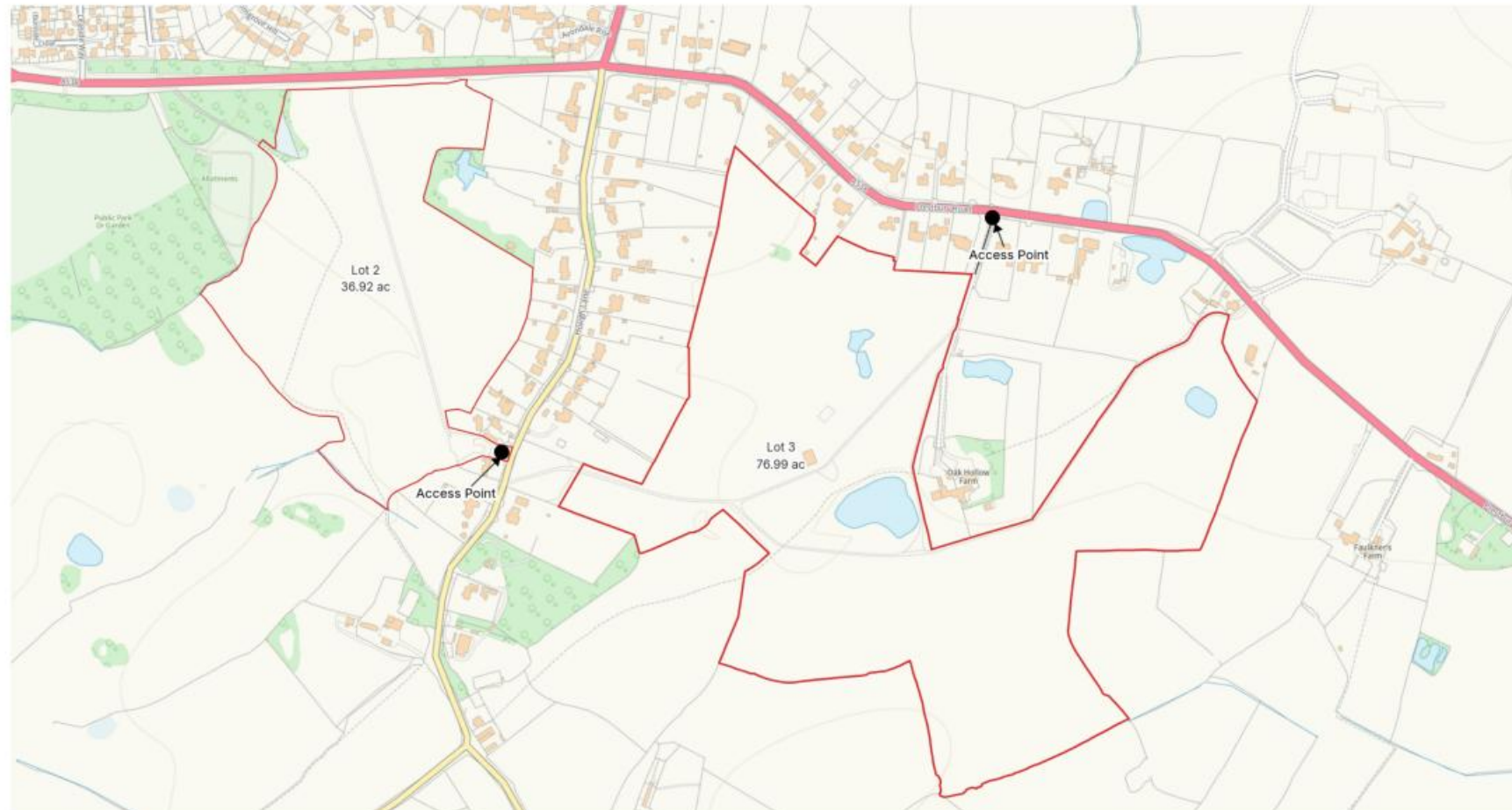


Lot 5



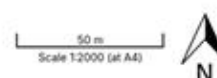
Lot 5







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