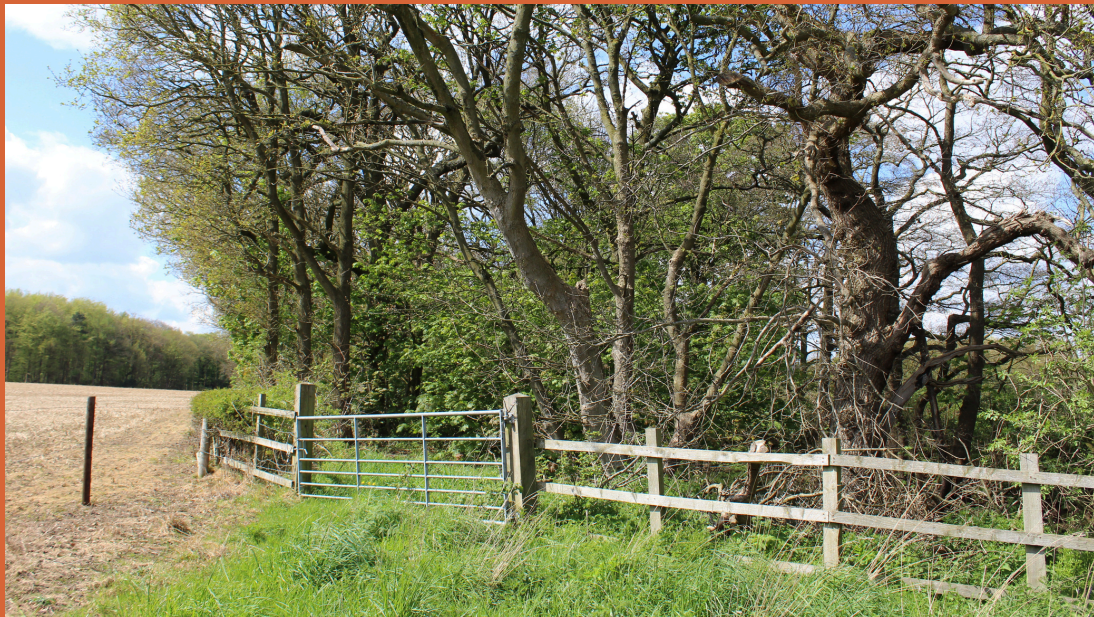


MAG LANE

LAND AT MAG LANE, LYMM, CHESHIRE, WA16 0AA



2.539 acres (1.02 hectares) of amenity woodland with ponds.



Description

Approximately 2.539 acres (1.02 hectares) of amenity woodland with ponds. The land adjoins the M56 motorway and is currently used for fishing and amenities purposes.

Access is from a roadside gate over land owner by a third party, for which we understand there is a right of access.

Directions

From the A50 Warrington to Knutsford Road, turn left onto Mag Lane after passing over the M56 motorway. The land will be found on the left, after the Groobarbs restaurant, shortly before crossing the M56 motorway.

What 3 words: boss.toasters.animates

Guide price

£50,000 - Subject to Contract

Possession

The land will be sold with a registered freehold title and vacant possession on completion. The property has registered title no CH605978



Easements and rights of way

The property is sold subject to any easements, wayleaves or rights of way that may exist, whether or not described in these sales particulars.

Viewings

The land can be viewed at any reasonable time by prior appointment with the selling agent. Viewers are asked to be carrying a set of these sales particulars when at the property.

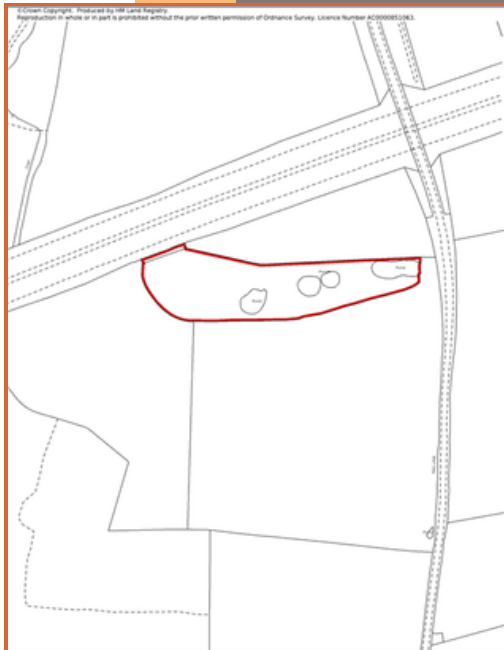
No children (under 18) may attend viewings. Please note that there is open water. The building onsite is not to be entered.

Offers

Offers should be made to the sole selling agent.

Solicitors

To be advised





Viewings

By appointment, please call our office on 0161 941 4228

 www.oakwoodpropertyservices.co.uk

 enquiries@oakwoodpropertyservices.co.uk

Anti Money Laundering

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Offers

Offers must be made to the selling agent, Oakwood Property Services. Offers must include details of availability to proceed/funding and details of any conditions. The vendor reserves the right not to accept any offer made. Offers for lots will not be considered.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as at 30th October 2025.