

FOR SALE

Chartered Surveyors  
Valuers  
Estate Agents  
Auctioneers

TWO RESIDENTIAL DEVELOPMENT  
SITES  
MANCHESTER ROAD  
CONGLETON  
CW12 2HU

Est. 1930  
**Whittaker  
& Biggs**



- Two Residential Development Sites
- Up to 94 dwellings
- 3.96 ha (9.79 ac)
- Outskirts of Congleton
- Good transport links
- Offers invited

These particulars are believed to be correct, but they are not guaranteed by the vendor or the vendors agents, Whittaker & Biggs and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.



INVESTOR IN PEOPLE

These are excellent residential development sites for which Cheshire East Council has given planning consent for up to 94 dwellings.

The sites have a prominent frontage onto the A34 Manchester Road on the northern outskirts of Congleton. The sites are currently in agricultural use and are offered for sale Freehold with vacant possession.

Congleton is a market town with a population of approximately 25,000. It benefits from a main line railway station and is less than 8 miles from the M6 motorway and within 20 miles of Manchester airport.

## PLANNING

Cheshire East Council have granted planning consents (Planning Application Nos. 13/0922C & 13/0918C) for up to 94 dwellings. Section 106 Agreements are available on request.

Follow these links:-

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=13/0922C&query=44bb0109-19a4-4707-ad9d-2ba2a8574d40>

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=13/0918C&query=0978fd8b-4c00-405b-8292-9e66d9aa25f2>

## SERVICES

Prospective purchasers should make their own enquiries as to the availability of services.

## VIEWING

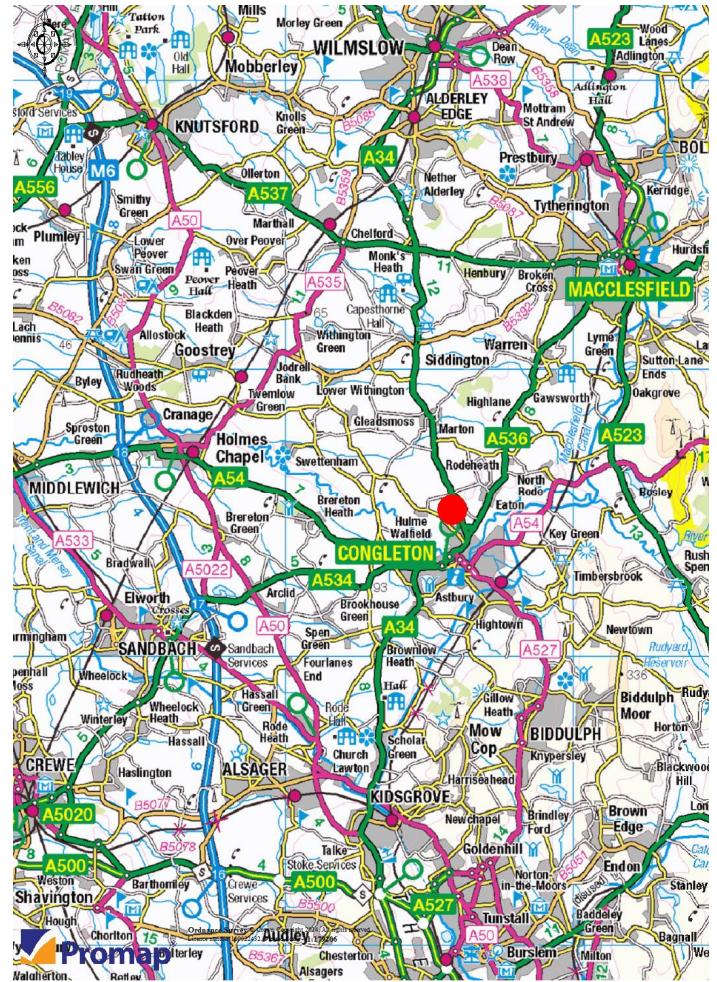
By appointment via Whittaker & Biggs, telephone 01260 273241.

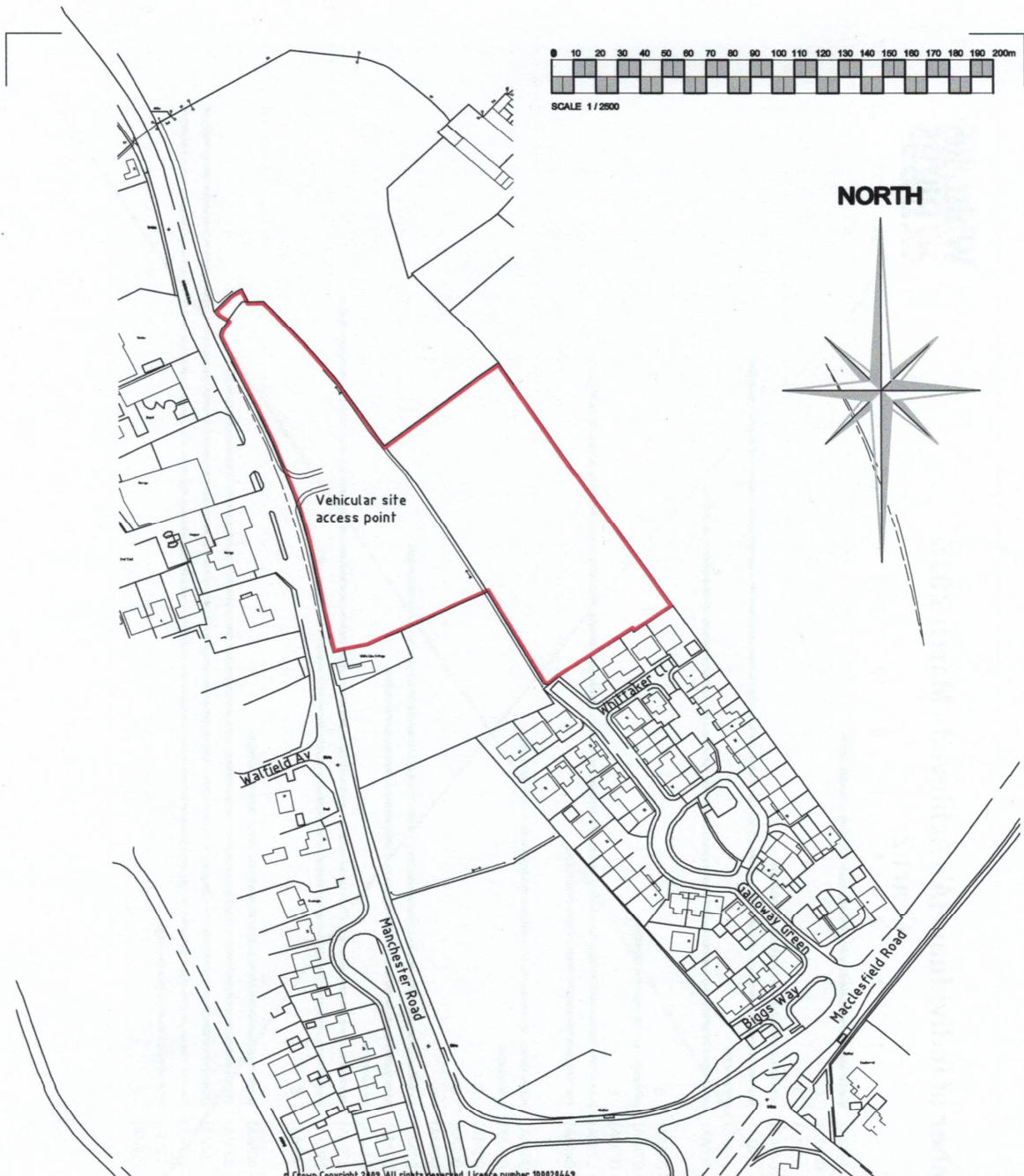
## NOTE

The partners of Whittaker & Biggs who are owners of one of these sites, would point out that the majority of photographs used on their brochures and window displays are taken with non standard lenses.

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## LOCATION PLAN





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**VWB ARCHITECTS**  
 Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891

**PROJECT** Land off Manchester Road, Congleton. CW12 2HU **SCALE** 1 / 2500 @ A4

**CLIENT** Whittaker and Biggs **DATE** August 2012

**TITLE** Location Plan **DRWG No.** 3661 / 01A

Rev A. Access shown. Feb 2013



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# VWB ARCHITECTS

Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891

<b>PROJECT</b>	Land off Biggs Way, Congleton. CW12 1LZ	<b>SCALE</b>	1 / 2500 @ A4
<b>CLIENT</b>	Congleton Inclosure Trust	<b>DATE</b>	August 2012
<b>TITLE</b>	Location Plan	<b>DRWG. No.</b>	3660 / 01B

Rev B. Access reference omitted. Jan 2014  
 Rev A. Access shown. Feb 2013

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|--|--|--|--|---|---|

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[whittakerandbiggs.co.uk](http://whittakerandbiggs.co.uk)

