



Land adjacent to 36 Heath Road,
Congleton, Cheshire CW12 4LF

Offers in the Region Of £125,000

- PRIME RESIDENTIAL BUILDING PLOT FOR TWO THREE BEDROOM SEMI DETACHED DETACHED HOMES
- PLANNING REF NO. 19/0396C
- HIGH ACHIEVING SECONDARY & PRIMARY SCHOOLS WITHIN WALKING DISTANCE
- WALKING DISTANCE OF WEST HEATH SHOPPING CENTRE
- CONVENIENT FOR MAIN ARTERIAL ROUTE TO M6 MOTORWAY
- SOUGHT AFTER WEST HEATH LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

RARE BUILDING PLOT WITH FULL PLANNING PERMISSION - Planning Ref No. 19/0396C

"Build your own homes". Situated in the prime locality of West Heath, one of Congleton's most desirable locations, a fantastic opportunity to purchase a residential building plot with Full Planning Permission to build TWO THREE BEDROOM SEMI DETACHED DETACHED HOMES. The building plot extends to approximately 523m² (5629sqm) or thereabouts.

Congleton boasts excellent transport links to the North West. Heath Road is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, close to Cheshire's countryside, and is excellently

sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area will be further enhanced with the completion of the new Congleton link road opening in 2020. The Congleton link road will join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

TENURE : Freehold (subject to solicitors' verification).

SERVICES : We have been advised that mains electricity, gas, water and drainage are in the immediate vicinity. Further details would have to be sought from the statutory undertakers.

PLANNING : Please take up any enquiries with Cheshire East Council on Telephone Number: 0300 123 5014 asking for Congleton Planning Team and quoting Application Number: 19/0396C, dated 12.4.19.

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street, continue straight across the roundabout on to West Road and proceed up to the large roundabout and take the second exit on to Sandbach Road and second left onto Heath Road where the plot will be found towards the top of the road on the left hand side.

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
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www.timothyabrown.co.uk