

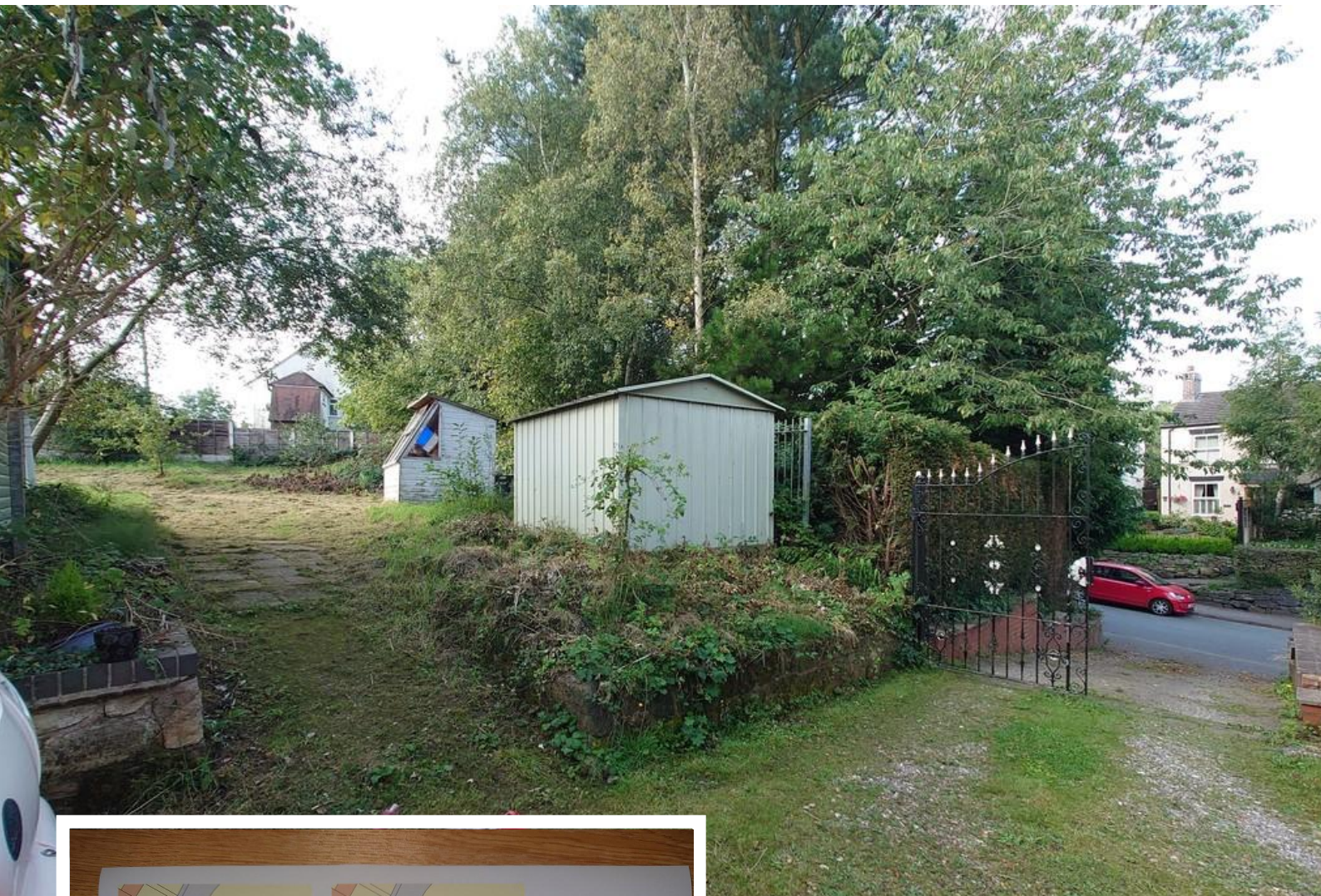


Congleton Road
Biddulph, ST8 6EG

- A BUILDING PLOT
- WITH CONSENT GRANTED
- PLANNING REF SMD/2022/0576
- FOR A DETACHED DWELLING
- POPULAR LOCATION
- RARE OPPORTUNITY
- EASY ACCESS TO ALL FACILITIES
- VIEWING BY APPOINTMENT

£90,000





Property Description

INTRO

Offering a ideal opportunity to acquire a Freehold building plot within a well regarded address location, a building plot of approx 400 Sqm or thereabouts with planning consent granted ref; SMD/2019/0319 for a detached dwelling within garden and driveway and integral garage. The property is located within easy access to all amenities and road links leading to Biddulph with a host of shops and Congleton Railway Station via the A527 To the south access to Stoke on Trent towns and the M6 motor way network. Viewing by appointment. (draft details subject to approval)

LOCATION

A building plot offered For Sale located within the picturesque semi rural locality of Biddulph surrounded by countryside, enjoying popular walks for ramblers and local people, enjoy the breathtaking, far reaching views over adjoining counties and the Peak District from Mow Cop and The Cloud, from the country lanes are interesting to explore and offer enjoyable walks and for horse riding, as





are the well known walking routes of the 'Gritstone Trail' and Staffordshire Way nearby, Rudyard Lake with Steam Railway and the Biddulph Valley Way bridle path/National Cycle Network Route 55. Practically the towns of Macclesfield, Leek and Congleton are within approx 10, 8 and 4 miles and with Manchester Airport some 15 miles away offering flights to worldwide destinations. Nearby Congleton, Kidsgrove and Macclesfield have a mainline railway station, excellent schools offers an array of high street stores, shops, bars and restaurants. The historic market town of Leek is just a short drive away, a cobbled market place, un-spoilt architecture & independent shops, antiques, tea shops. Traditional markets can be found in the restored indoor Victorian Butter Market and outdoor in the Market Place, with an antique and collectors' market held outdoors each Saturday, a monthly 'Leek Farmers and Craft Market' & a 'Totally Locally' Sunday market. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London.

NEW BUILD

The Building plot offered For Sale provides a nice opportunity to build you own home or for a build/developer to complete. The approx end value of a four bedroom residential dwelling in this location could be in our opinion base on comparable research of approx £300-325,000 depending on the specification and the market. SMDC planning ref; SMD/2022/0576 Please do contact us for further details etc.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

STAFFS MOORLANDS DISTRICT COUNCIL

COUNCIL TAX BAND - TBC

EPC RATING (PDF available online)

Current: Potential: