



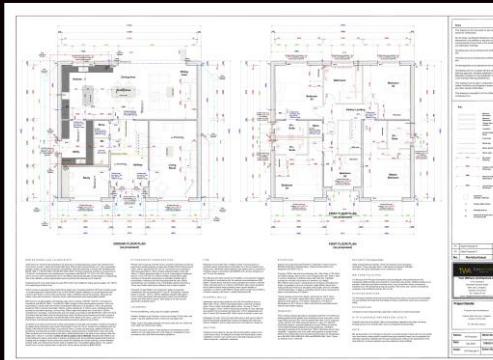
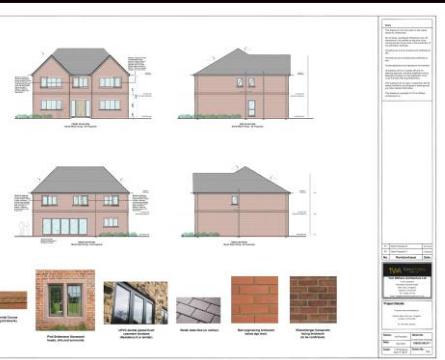
Notes
 This drawing is not to be used on site unless issued for construction.
 Do not scale. All stated dimensions only.
 All dimensions to be verified on site prior to the commencement of any work or the production of any drawings.
 All setting out is to be checked and confirmed on site.
 All levels are to be checked and confirmed on site.
 All discrepancies to be reported to the Architect.
 All building work is to comply with the full planning approval, including satisfaction of any relevant conditions of the Local Authority Planning Department.
 This drawing is to be read in conjunction with all other relevant Architect and Engineer's drawings and any other relevant documents.
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P1	For information.	11.01.28
P2	For information.	12.02.23
No.	Revision/Issue	Date:

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Project Details:
 Proposed three new build dwellings at:
 Firlands, Black Firs Lane, Congleton
 Cheshire, CW12 4QQ
 For: Mr & Mrs Jackson

Status:	As Proposed	Sheet No:	Construction Drawing
Date:	Oct 2022		150922-012-01
Scale:	1:100 Site Plan	Drawn By:	TW



- RARE OPPORTUNITY FOR BESPOKE EXECUTIVE HOMES IN EXCLUSIVE SETTING
- PRIME LOW-DENSITY DEVELOPMENT SITE IN PRESTIGIOUS CHESHIRE LOCATION
- FULL PLANNING CONSENT FOR THREE EXECUTIVE FIVE-BEDROOM HOMES
- READY-TO-DEVELOP SCHEME WITH REDUCED PLANNING RISK
- ALL PLANNING CONDITIONS RELEASED OTHER THAN LANDSCAPING (TO BE AGREED ONCE CONSTRUCTION COMMENCES)
- UNITED UTILITIES S106 APPROVAL
- APPROVED DRAINAGE DESIGN
- APPROXIMATELY 0.953 ACRES WITH SHARED PRIVATE DRIVEWAY
- HIGH-VALUE AREA WITH CONSISTENTLY STRONG MARKET DEMAND
- EXCELLENT CONNECTIVITY TO M6, MANCHESTER AIRPORT & LINK ROAD
- SEMI-RURAL SETTING BORDERING OPEN COUNTRYSIDE

Development Land

Adjacent to Firlands, 36 Black Firs Lane,
 Somerford, Congleton, Cheshire CW12 4QQ

Selling Price: £850,000

FOR SALE BY PRIVATE TREATY (Subject to contract)

Prime Consent-Granted Residential Development Opportunity –, Black Firs Lane Congleton, Cheshire

An exceptional opportunity to acquire a ready-to-develop residential site in one of Congleton's most prestigious and consistently high-value locations.

The site extends to approximately 3,859 sq. m (0.953 acres / 0.385 hectares), including a shared private driveway, and benefits from full planning permission for the construction of three substantial five-bedroom detached executive dwellings, each of approximately 3,000 sq. ft. Under planning reference numberSee link to Cheshire East Planning Portal - [Cheshire East | pa.cheshireeast.gov.uk | Application | 277401](https://cheshireeast.gov.uk/Application/277401)

This consented scheme offers an ideal scale for a high-end, low-density executive development, perfectly suited to the current demand for large family homes in prime Cheshire locations. The setting, combined with the size and specification of the approved dwellings, positions the development strongly within the upper end of the local residential market, where values have historically proven resilient.

The site occupies a highly desirable and established address, characterised by wide, tree-lined avenues and individually designed detached homes set back behind mature gardens. Its position on the western fringe of Congleton, directly bordering open countryside, provides the semi-rural environment increasingly sought after by today's purchasers, while retaining immediate access to the town's amenities.

From a development perspective, the location offers excellent fundamentals: close proximity to high-performing schools, nearby retail at West Heath Shopping Centre, and strong regional connectivity. The property enjoys swift access to the M6 motorway (approx. 6 miles) and is well placed for Manchester Airport (approx. 17 miles). The completion of the Congleton Link Road in 2021, connecting the A534 and A536, has further enhanced accessibility, commuter appeal and long-term growth prospects.

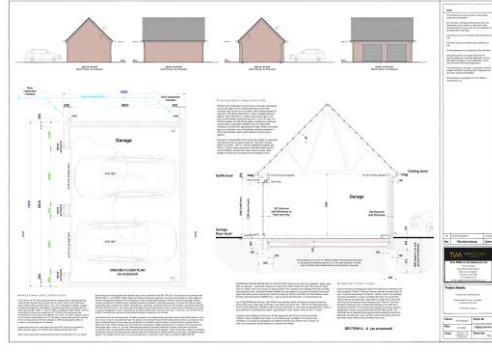
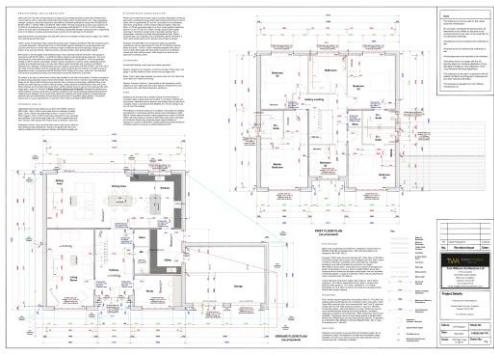
With full planning consent already secured the site allows the purchaser to move directly forward with the reassurance that all planning conditions and drainage approvals have been addressed. With the preparatory works already complete this offers a reduced planning risk and holding time allowing works to commence immediately. The scale and nature of the scheme make it attractive to both regional housebuilders and private developers seeking a premium product in a prime residential area.

This is a rare opportunity to deliver a small collection of bespoke executive homes in one of Congleton's most exclusive settings, where supply is extremely limited and end-user demand remains consistently strong.

LOCAL AUTHORITY: Cheshire East **TAX BAND:** TBC

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

DIRECTIONS: SATNAV CW12 4QQ



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.

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