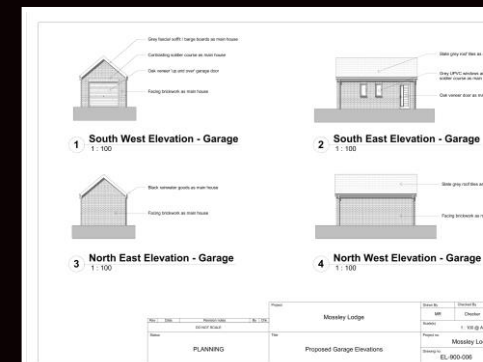


<div><div>Project</div><div>Mossley Lodge</div></div>					Drawn By		Checked By		Publish Date					
					MR		Checker		14.10.20					
Rev	Date	Revision notes		By	Chk	Scale(s)								
DO NOT SCALE						@ A3								
Status PLANNING						Title Proposed Visuals (For illustrative purposes only)					Project no.		Mossley Lodge	
											Drawing no.		Revision	
						VS-900-007								



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

www.timothyabrown.co.uk

Selling Price: £250,000

- PRIME DEVELOPMENT SITE IN MOSSLEY
- FULL PLANNING PERMISSION FOR A FOUR BEDROOM DETACHED RESIDENCE
- GENEROUS PLOT SIZE
- IDEAL LOCATION WITH EASY ACCESS TO AMENITIES
- ENDLESS POTENTIAL TO CREATE A CUSTOM-BUILT HOME
- APPROXIMATE PLOT SIZE 671m² (0.165 acres)

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN** UNIQUE VICTORIAN LODGE WITH FULL PLANNING PERMISSION IN MOSSLEY, CONGLETON.**

A RARE DEVELOPMENT OPPORTUNITY IN A PREMIER LOCATION.

Welcome to this distinctive Victorian lodge, an extraordinary property steeped in history and brimming with potential. Located in the heart of Mossley, one of Congleton’s most desirable areas, this unique residence is believed to have served as the gatehouse for the former 19th-century Mossley House. Now, it stands as a rare chance for a discerning buyer to either restore its original charm or take advantage of the full planning permission (Reference No: 24/121C) granted for a complete transformation into a contemporary 4-bedroom luxury detached home.

Property Highlights:

- Prime Location: Nestled on a prestigious residential street in Mossley, with easy access to local amenities and Congleton Railway Station, making commuting effortless.
- Development Potential: Full planning permission is in place to demolish the existing structure and redevelop the site into a stunning 2-storey, architecturally designed residence, offering a blank canvas to create your dream home.
- Generous Plot: Set within extensive mature grounds of approximately 651m² (0.161 acres),

offering privacy and ample space for outdoor living and landscaping.

- Internal Accommodation: The Gross Internal Area of the new house (excluding the carport and garage) is 155.9 m2
- Charming Original Features: The existing lodge boasts quirky architectural elements, including stone mullioned windows, exposed beams, and steeply pitched roofs, providing a unique character that could be retained or reimaged in the new design.

Existing Accommodation:

- Ground Floor: The lodge currently features a spacious reception room, ideal for a lounge/dining area, a basic kitchen with views over the garden, an additional reception room, and a discreet W.C.
- First Floor: A split-level landing leads to two attic-style bedrooms with characterful steeply pitched ceilings, accompanied by a separate bathroom.
- Modern Conveniences: The property benefits from gas central heating and mostly PVCu double glazing. Local Amenities:
- Convenient Lifestyle: Just a short walk from your doorstep, you’ll find a range of shops including a bakery, chemist, hardware store, and more. The newly opened Wonky Pear micro bar adds to the neighborhood’s vibrant atmosphere.



- Family Friendly: The property is within close proximity to the well-regarded Mossley C of E Primary School, as well as before and after school programs and a day nursery.

This is more than just a property; it’s an opportunity to create something truly special. Whether you choose to restore the lodge’s historic charm or build a contemporary masterpiece, this prime-positioned plot offers endless possibilities in a sought-after location.

Don’t miss out on this unique development opportunity. Contact us today to arrange a viewing and explore the potential of this remarkable property.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door to:

HALL 9' 3" x 4' 8" (2.82m x 1.42m): PVCu double glazed window to front aspect. Electric consumer unit.

LOUNGE THROUGH DINING ROOM 23' 9" x 13' 10" (7.23m x 4.21m) to alcove and max overall:

Lounge 13' 10" x 13' 5" (4.21m x 4.09m): PVCu double glazed windows to front and side aspects. Tiled fireplace with inset gas fire. Double panel central heating radiator. Large square opening to:

Dining area 11' 10" x 9' 5" (3.60m x 2.87m): PVCu double glazed window to side aspect. Double panel central heating radiator. Wall mounted gas heater. Door to:

INNER LOBBY : PVCu double glazed window to side aspect. Separate w.c. with low level w.c. and PVCu double glazed window to side aspect.



LIVING ROOM 14' 10" x 12' 0" (4.52m x 3.65m): PVCu double glazed windows to front and rear aspects. Double panel central heating radiator. Feature tiled fireplace. Door to lobby with stairs to first floor.

KITCHEN 12' 0" x 8' 1" (3.65m x 2.46m) extending to 11ft 2in: PVCu double glazed windows to rear and side aspects. Eye level and base units. Double panel central heating radiator. Door to outside.

SPLIT LEVEL LANDING : Restricted headroom.

BEDROOM 1 REAR 23' 8" x 11' 10" (7.21m x 3.60m) restricted headroom - maximum measurements: PVCu double glazed windows to rear and side aspects. Double panel central heating radiator. 13 Amp power points. Pedestal wash hand basin. Wall mounted gas heater. Vanity wash hand basin.

BEDROOM 2 FRONT 12' 10" x 11' 9" (3.91m x 3.58m) restricted headroom - maximum measurements: PVCu double glazed window to front aspect. 13 Amp power points.

BATHROOM 8' 2" x 5' 3" (2.49m x 1.60m): PVCu double glazed window to side aspect. Low level w.c. Vanity wash hand basin. Panelled bath. Single panel central heating radiator. Cupboard housing gas central heating boiler.

Outside : The grounds are accessed off Biddulph Road with a driveway providing off road parking. Grounds with various Tree Preservation Orders. All encompassed with a mixture of timber lapped fencing and mature boundary hedgerow. The grounds extend to approximately 671m² (0.165 acres).

TENURE : Freehold (subject to solicitors' verification).

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East TAX BAND: D

DIRECTIONS: CW12 3LQ

