

Table 4 - Glazing & Ventilation Scheme

Internal Space	Glazing		Ventilation	
	Minimum Performance U _g (W/m²K)	Example Specification	Minimum Performance Flow (l/s/m²)	Example Specification
Living Areas	0.15 (W/m²K)	4 / 16 / 4mm	50	10 & 16mm trickle flow®
Double Bedroom	0.15 (W/m²K)	4 / 16 / 4mm	50	10 & 16mm trickle flow®
Master Bedroom	0.15 (W/m²K)	4 / 16 / 4mm	50	10 & 16mm trickle flow®
Dining Rooms	0.15 (W/m²K)	4 / 16 / 4mm	50	10 & 16mm trickle flow®

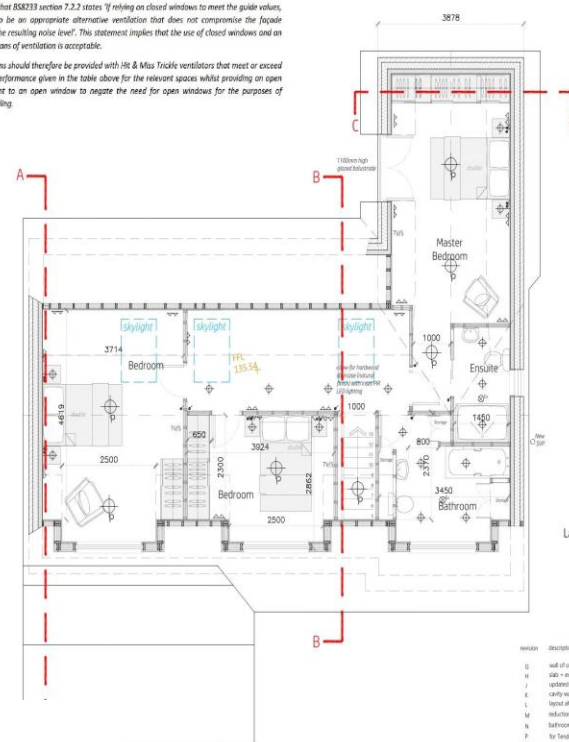
N.B. Note that other glazing configurations and ventilators can achieve the given minimum performance requirements.

[1] The sound insulation value of the glazing should take into account the glass as well as the frame and perimeter seal.

[2] Example glazing specification format given as 'XXXmm Float / 16mm Air gap / XXXmm Float'.

[3] It is noted that BS6313 section 7.2.2 states 'If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the facade insulation or the resulting noise level'. This statement implies that the use of closed windows and an alternative means of ventilation is acceptable.

Habitable rooms should therefore be provided with 10l/s & 16mm trickle ventilators that meet or exceed the acoustic performance given in the table above for the relevant spaces whilst providing an open area equivalent to an open window to negate the need for open windows for the purposes of ventilative cooling.



project
Land to rear - 43 Cross Lane
Congleton
CW12 3JX
scale 1:500
1:500/043
drawn by
klh
drawing number
KH460-101
date
22.09.2024

Proposed Plans

kieranhibbsarchitecture
27 Pioneer Road
Macclesfield
SK11 7DB
kieranhibbs@gmail.com
Mobile: 0758049332

kieranhibbsarchitecture



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 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

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The Perfect Address:

This property enjoys a prime location on the outer fringes of Congleton, providing an enviable blend of suburban tranquility and urban convenience. The town's railway station is literally a less-than-five-minute walk away, offering seamless commutes. A vibrant local hub awaits, with a chemist, bakers, hardware store, convenience store, barbers, hairdressers, post office, and the newly opened, charming micro-bar, "The Wonky Pear", providing a relaxed and eclectic spot for socialising. Families will benefit from the proximity to the highly regarded C of E Mossley Primary School, along with readily accessible before and after school care and day nurseries.

Interiors Designed for Life:

Step inside to a fabulous reception hall that introduces the home's elegant flow. The expansive lounge through dining room provides a grand space for entertaining, while the heart of the home, a fashionable open-plan family dining kitchen, truly shines. Here, a bank of folding sliding doors seamlessly connects to the landscaped rear gardens, creating an inviting indoor-outdoor living experience. The ground floor further comprises a dedicated study/fourth bedroom, a contemporary wet room and a practical cycle store.

The first floor hosts three spacious double bedrooms, including a magnificent master suite featuring a picturesque Juliette balcony and its own luxurious ensuite shower room. A further luxury family bathroom serves the remaining bedrooms, all designed with comfort and style in mind.

Superior Craftsmanship & Sustainable Features:

The property's exterior is a triumph of design, showcasing beautiful, reclaimed Cheshire brick, and thoughtfully conceived elevations and rooflines. This forward-thinking home embraces modern sustainability with an Air Source Heat Pump providing efficient central heating. The ground floor enjoys the comfort of underfloor heating, while the first floor features conventional radiators.

A Home Beyond Expectations:

This distinct and luxurious home represents a truly remarkable opportunity – a dream purchase where you'll find yourself simply amazed that such a prestigious property is now yours to cherish.

Explore Congleton & Its Connections:

Congleton offers a rich tapestry of cultural activities, leisure pursuits, and excellent schooling. The town provides a diverse choice of independent and multiple shops, complemented by regular markets and craft fairs. The active cultural scene is enhanced by the Daneside Theatre and the town’s Jazz & Blue Festival. For outdoor recreation, Astbury Mere Country Park offers ideal opportunities for easy exploration. Unwind with ease at Congleton’s broad range of inviting restaurants and bars. Essential retail needs are met by a retail park featuring Marks & Spencer Simply Food, Boots, and a large Tesco, alongside independent local businesses and vital services such.

Unrivalled Transport Links:

Congleton benefits from outstanding transport and communications links:

- Road Network: Convenient access to the A34 and the recently completed Congleton Link Road, offering swift travel to northern cities including Manchester, Leeds, and Liverpool, and south to The Potteries, Newcastle-under-Lyme, and Birmingham.
- Motorway Access: A short 10-minute drive to Junction 17 of the M6 Motorway, the North West’s primary arterial route, ensuring effortless connectivity to surrounding areas, towns, and cities.
- International Travel: Manchester International Airport is only 18 miles away, providing direct flights to over 180 domestic and worldwide destinations.

- Rail Connectivity: The major regional rail hub of Crewe is less than 12 miles away via swift main roads, and Congleton’s own railway station is a short walk away, with frequent express services to Manchester and regular connections to Stoke-on-Trent and beyond.

General

- Double glazed PVCu windows.
- Aluminium bi-folds.
- Kitchen, Hall, Wetroom, Bathroom & En-suite with LVT flooring.
- 10 year build warranty.
- Air source heat pump.
- Combi central heating boiler.

Safety & Security

- Mains & battery powered smoke detectors.
- Window locks to all windows.

Mechanical & Electrical

- LED downlighters to Kitchen, Wetroom, bathroom and en suite
- White switches and sockets.
- Central heating throughout, downstairs underfloor heating. First floor and will be conventional radiators.

Decoration

- All walls and ceilings finished in white matte emulsion.
- All internal woodwork painted in pure white satin.
- Internal doors will be oak veneer.

Kitchen

- Shaker style with handles.
- Quartz worktop.
- Single Oven.

- Tall integrated fridge & freezer.
- Integrated dishwasher.
- Induction hob.
- Extractor hood
- Feature kitchen island with space for sitting.

Bathroom, Wetroom & En-suites

- White sanitary ware.
- All mains fed thermostatic showers.
- Panelled bath.
- Slimline shower trays.
- Frameless shower screen.
- Rainforest style shower heads.
- Towel radiators.

External

- Tarmac driveway.
- Indian stone perimeter paths.
- Main garden area with turf and Indian stone patio.
- Mixture of slatted fencing & natural borders.
- External lighting.

(Disclaimer – The above specification is for guidance purposes only and is subject to change)

TAX BAND: TBC

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3JX