



of proposed dwellings

d 2 2bedroom bungalow 71m'
 3 bedroom dormer bungalow 124m'
 d 5 3bedroom dormer bungalow
 4 bedroom dormer bungalow 168m'
 5 bedroom dormer bungalow 184m'

Prepared by:
 Four Consultancy
 No 1 Overleigh Road
 Chester
 CH4 7HL

Prepared by:
 Management
 Delamere House
 Delamere Street, Crewe
 CW1 2LL
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 east.gov.uk

DECISION NOTICE

Application No: 25/0968/VOC

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development

Variation of condition 5 on application 23/0721C: Minor amendments to the outline site plan.

Location
 Eaton Bank Farm Eaton Bank, Congleton, Cheshire East, CW12 1PF

for Mr and Mrs Robert and Jane Taylor

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying



Eaton Bank Farm Eaton Bank, Congleton, CW12 1PF

Price Guide £600,000

An exciting development opportunity to acquire a site comprising a barn and two fields with outline planning permission to demolish the barn and construct seven detached dormer bungalows and one large detached house. Overall size 9601sqft. We have conducted extensive retail price projections which we can share upon request. GDV estimate 3.135m (buyers must rely upon their own judgment and investigations).

Cheshire East Council Planning ref: Application No: 25/0968/VOC.

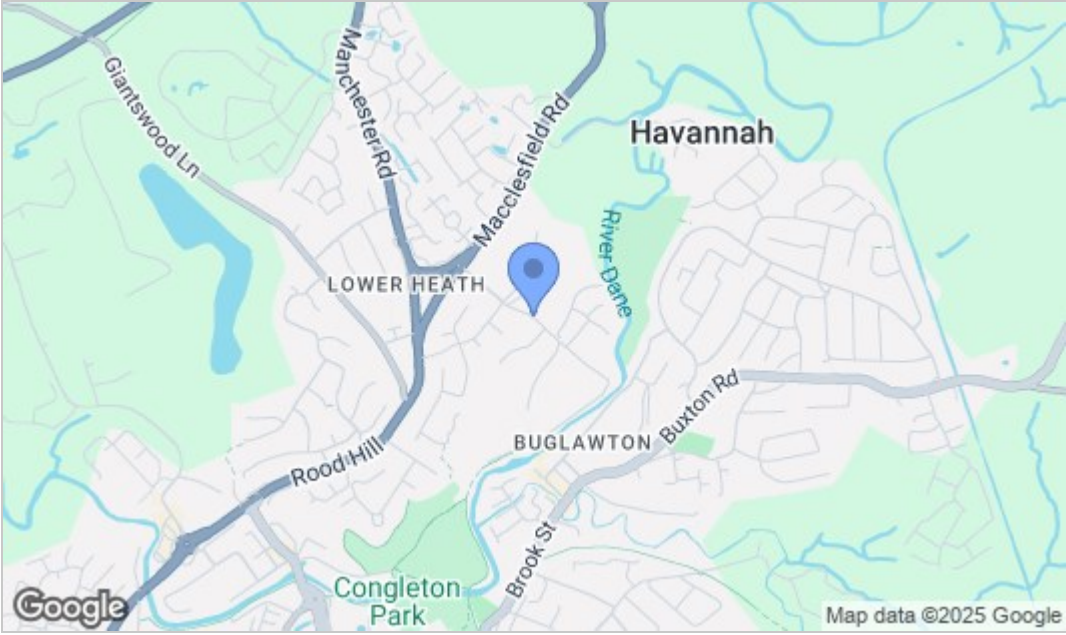
Buyers please note: This site is NOT subject to a CIL (Community Infrastructure Levy).

The location is to the side of an established farmhouse in the Eaton Bank area of Lower heath with amazing views of Cheshire countryside and easy access to Congleton Link Road, an array of amenities/shops and well regarded schools with Eaton Bank Academy neighbouring the site. An exciting opportunity for a developer, builder or investor. Watch our video, familiarise yourself with the planning and call us for more information and to book a viewing!

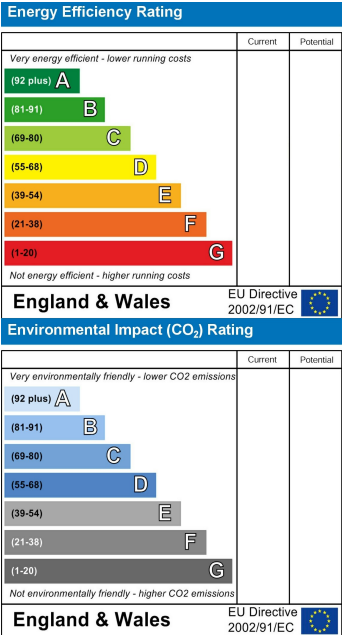
Floor Plan



Area Map



Energy Efficiency Graph



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