

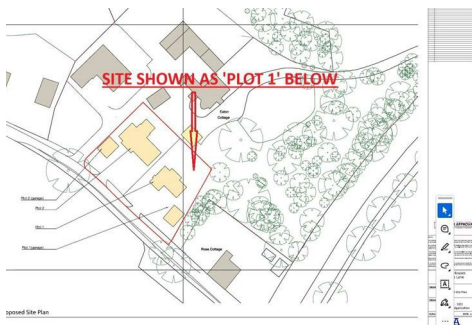
chris ham riding

lettings & estate agents



Proposed Front Elevation

1:100



Land Off Moss Lane, Eaton, CW12 2NA

Price Guide £225,000

Build your dream luxury home on coveted Moss Lane, Eaton — a rare opportunity to create a bespoke 2100 sq ft residence on a peaceful, no-through country lane opposite a park, surrounded by a collection of beautiful contemporary and period homes.

Nestled in the heart of charming countryside just outside Congleton, this plot offers the ultimate balance of rural tranquility and community vitality. Residents enjoy access to green-spaces such as Congleton Park — 10.5 hectares of historic parkland with formal gardens, riverside paths alongside the River Dane, children's play areas, a bowling green and plenty of open space for weekend strolls or picnics

For those who enjoy relaxed village-style social life, you're just a stone's throw from the rural inn The Plough Inn. This stunning half-timbered, half-brick Inn dates back centuries yet offers modern comfort: open-fires, a welcoming bar, garden, cask ales, hearty seasonal meals, and 17 well-appointed guest rooms. It's beloved by locals and visitors alike — a community focal point that embodies the rural, friendly spirit of Eaton.

Yet convenience is never sacrificed. Just minutes from town, you'll benefit from the vibrant offering at Congleton Retail Park — a well-equipped shopping destination with major retailers, supermarket access, easy parking and a location that makes everyday errands effortless

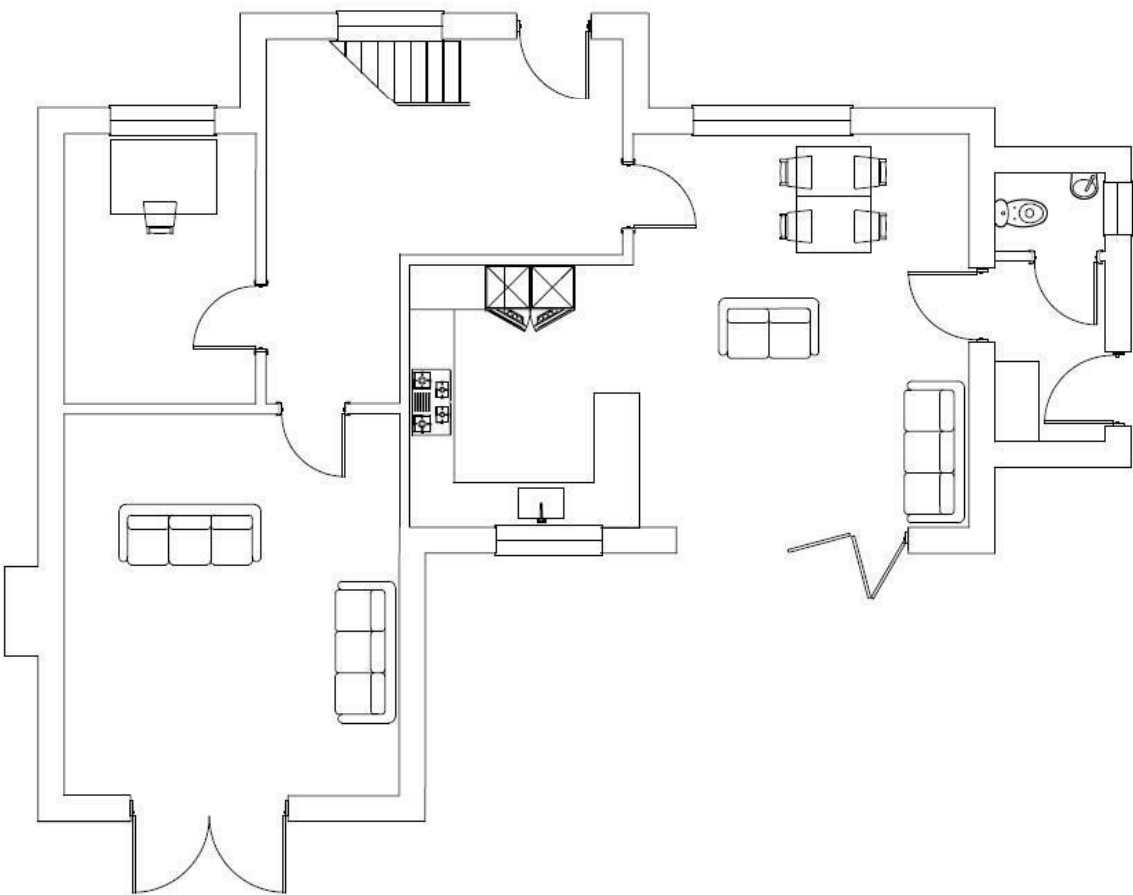
And when you crave more — browsing the High Street, enjoying culture, dining or entertainment — Congleton town centre is close by. Discover independent boutiques, cafés, local produce markets, hearty pubs and a warm, welcoming community.

This is not just a plot. It's a lifestyle. Picture crisp mornings with countryside walks, evenings by a fire at The Plough, social weekends navigating the vibrant retail park or town café scene, and the freedom to design a home that reflects your vision. A rare, ready-to-realise canvas in a sought-after, semi-rural village setting where community, convenience and countryside converge.

Planning Applied For

Professional planning consultants Jay Ashall Architects, 108 London Rd, Holmes Chapel, Cheshire, Crewe CW4 7BD are instructed to attempt to obtain residential planning consent at the site. They can advise on progress and timeframes by appointment.

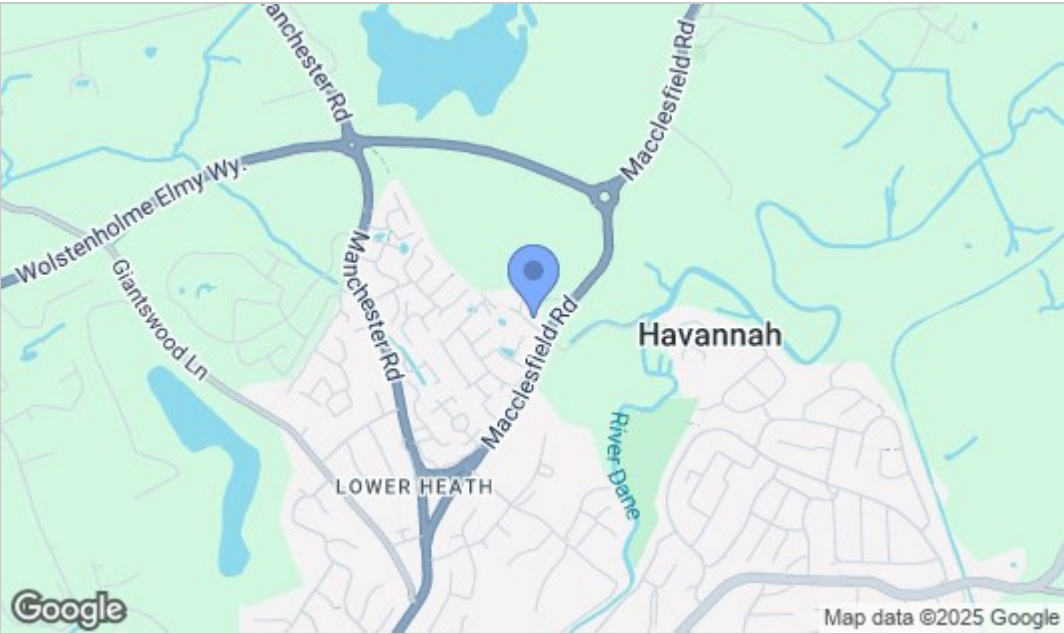
Floor Plan



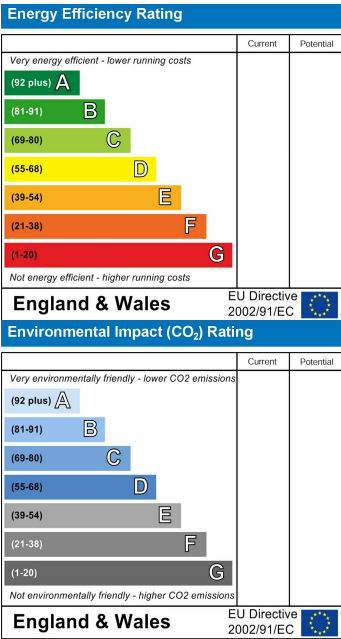
Proposed Ground Floor Plan

1:50

Area Map



Energy Efficiency Graph



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