



56 Bar Hill, Madeley, Crewe, CW3 9QD.  
For sale by Informal Tender  
Guide Price £250,000-£300,000

Whittaker Est. 1930  
& Biggs

## 56 Bar Hill, Madeley

This detached cottage is located on the outskirts of Madeley Village and benefits from open farmland to the front and rear.

The property is in need of substantial modernisation or redevelopment and there may be potential to construct more than one property on the site subject to obtaining the appropriate planning and other approvals.

The Labour Government has announced plans to reform the National Planning Policy Framework (NPPF). The reforms aim to streamline the planning process and restore mandatory housing targets.

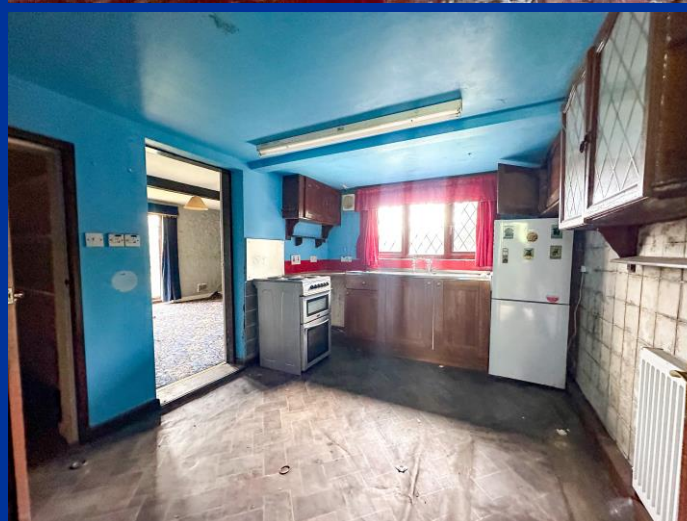
The site area is 0.27 acres (0.106 hectares) or thereabouts.

At present the accommodation comprises of an entrance porch, lounge, dining room, kitchen and a shower room to the ground floor with two bedrooms and shower room to the first floor.

Outside there is a detached double garage

Madeley is a quaint village and a local beauty spot Madeley Pool is only a short walk from this property.

The Potteries conurbation and Crewe are within a short commute and the nearby M6 facilitates access further afield.



## ACCOMMODATION

### Ground Floor

#### Entrance Porch

Having a half base wall with double glazed windows and front entrance door.

#### Kitchen

A range of base and wall units with double drainer sink unit.

#### Pantry

#### Dining Room 12' 8" x 13' 0" (3.86m x 3.96m)

French doors leading into the garden, Having a stone effect fireplace with gas fire and timber mantle, wall light points, exposed beams to ceiling, double glazed window to the front aspect, radiator. UPVC double glazed French doors leading out into the gardens.

#### Vestibule

#### Shower Room 8' 3" x 4' 5" (2.51m x 1.35m)

W.C. pedestal wash hand basin, walk in shower

#### Lounge 12' 7" x 11' 7" (3.84m x 3.53m)

French doors to garden, stairs to first floor

### First Floor

#### Landing

#### Bedroom One 13' 2" x 12' 8" (4.01m x 3.87m)

Built in wardrobe

#### Bedroom Two 11' 7" x 12' 9" (3.54m x 3.88m)

Built in store cupboard

#### Shower Room 11' 2" x 9' 1" (3.41m x 2.77m)

Shower cubicle, wash hand basin, w.c.

### Externally

#### Double Garage

Detached with metal up and over door

#### Gardens

There are level gardens around the cottage and a driveway providing off road parking for several cars.

#### Tenure

Freehold

#### Council Tax

Band 'D'

#### Energy Performance Certificate

Energy Rating D

#### Viewings

Open viewing will be conducted on Wednesday's and Saturday's 2.00 p.m. to 3.00 p.m.

#### Note

An Asbestos Management Survey has been carried out indicating the presence of asbestos at the property. A copy of the report is available upon request.

#### Method of Sale

The property is being offered for sale by Informal Tender.

The closing date for offers to be received is 12 noon Wednesday 18 September 2024

The vendors reserve the right not to accept the highest or any offer.





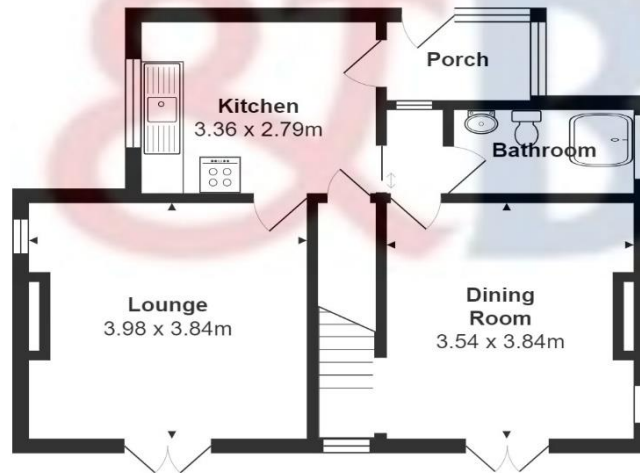




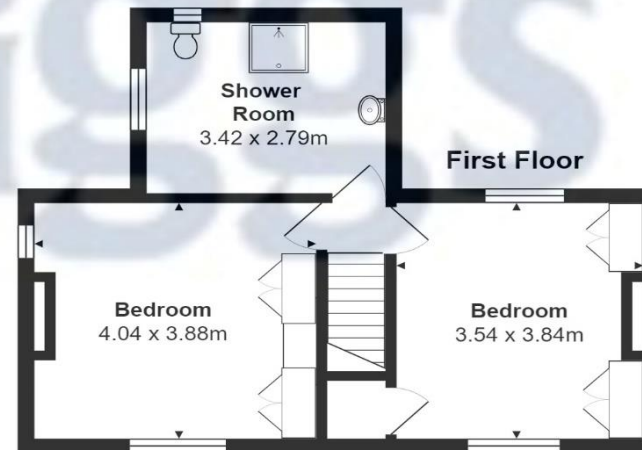
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

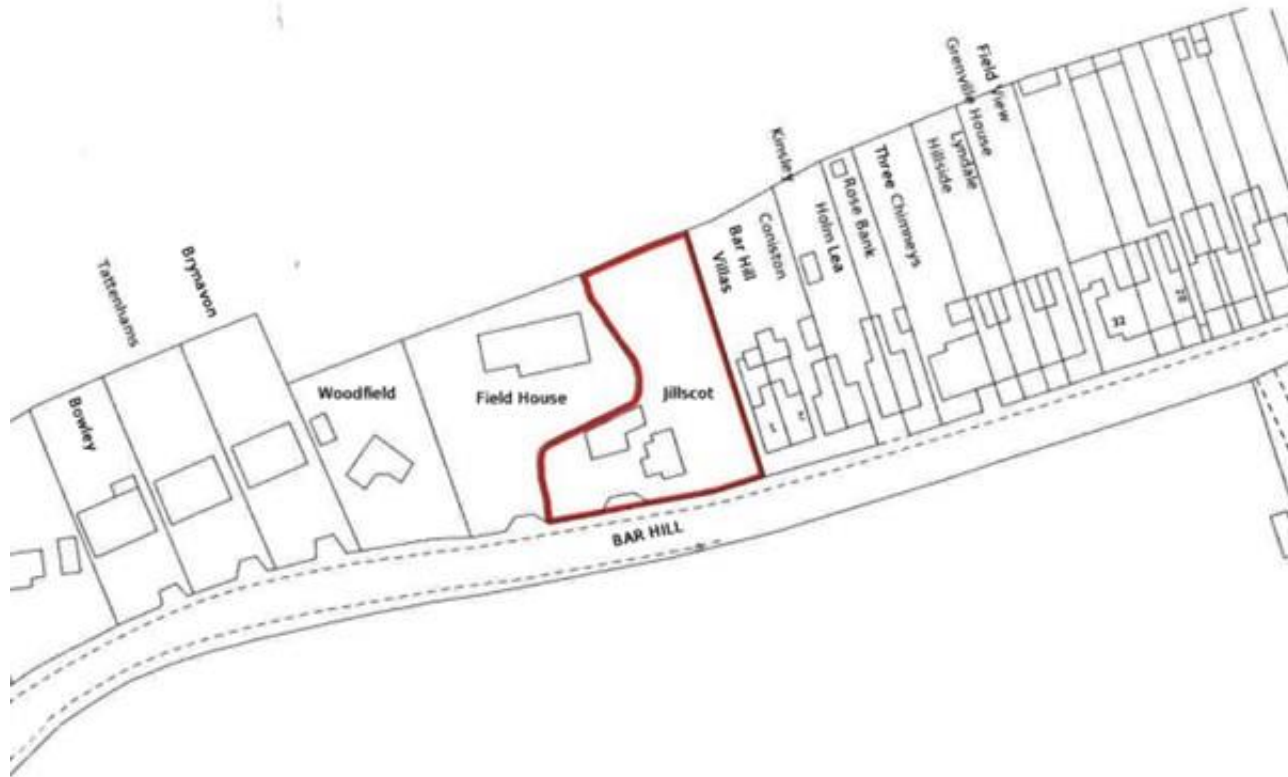
Total Area: 95.5 m<sup>2</sup> (excluding garage)

**Ground Floor**

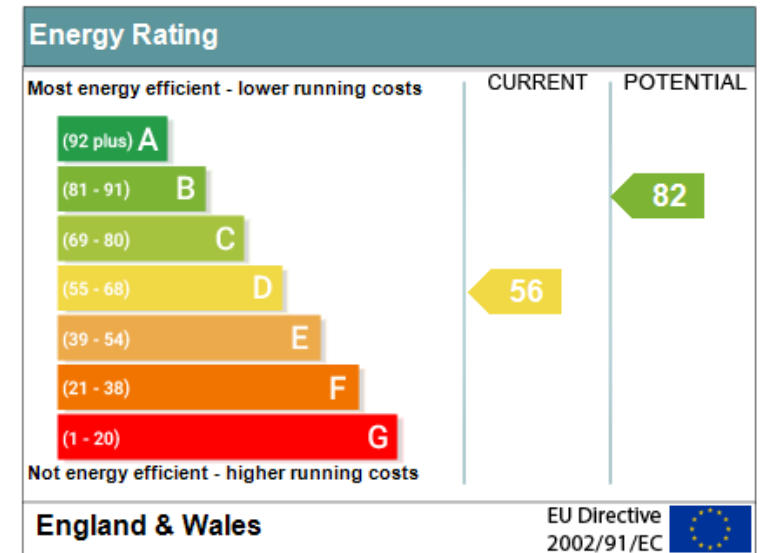


**First Floor**





Address: 56 Bar Hill, Madeley, CREWE, CW3 9QD  
 RRN:



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses

16 High Street  
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 CW12 1BD  
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[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)





**SUBJECT TO CONTRACT**

**TENDER FORM**

**56 Bar Hill, Madeley, Crewe, Cheshire, CW3 9QD**

I/We .....  
of .....  
.....  
.....

Telephone No. ....

Email .....

I/We wish to offer the following sum of money for 56 Bar Hill, Madeley, Crewe, CW3 9QD

Name	Offer
	£ ..... Words ..... ..... .....

In the event of my/our offer being successful, my/our solicitor is as follows:-

Name .....

Firm .....

Address .....

.....

.....

Telephone No. ....

Email .....

In order to complete the purchase:

Are cash funds available? Yes  No

Will mortgage funding be required? Yes  No

Will mortgage offer be subject to the following conditions:

.....

Is purchase subject to sale of existing property? Yes  No



# SUBJECT TO CONTRACT

## PLEASE NOTE

Best and final offers to be received by

**Mr J Robinson, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD**

**by 12 noon on Wednesday 18<sup>th</sup> September 2024**

1. Offers should be in a sealed envelope marked: **“56 Bar Hill, Madeley”** and for the attention of **Mr J Robinson, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD**
2. The offer should contain the following:
  - a) The name and address of the prospective purchaser
  - b) All offers in pounds sterling set out in both numbers and words
  - c) The name and address of the prospective purchaser’s solicitor
  - d) Offers are to be subject to contract only
  - e) A reference to provide proof of funding should accompany the offer
  - f) The vendor reserves the right not to accept the highest of any offer
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.