



For Sale by Informal Tender

The Bungalow, Swettenham, Congleton, Cheshire CW12 2LF

SUMMARY

Whittaker & Biggs are delighted to offer for sale a detached bungalow set on a plot extending to approximately 0.82 of an acre (0.33 of a hectare) as shown edged red on Plan A. The property is considered ripe for redevelopment (subject to planning) and a Certificate of Lawful Use for Development has been granted for the proposed extension of the property including a double garage (Planning application Number 25/3223/CLPUD). (See Plans 'B' & 'C' attached)

VIEWINGS

We ask that all viewings of the property are made via prior appointment with the selling agent, by calling the office on 01260 273241 or emailing congleton@whittakerandbiggs.co.uk

TENURE & TITLE

The property is sold freehold and with vacant possession granted upon completion.

Guide Price: £350,000 to £450,000

CLOSING DATE FOR TENDERS: Wednesday 3rd June 2026 at 12 noon

THE BUNGALOW

Presently the accommodation of the property is as shown on Plan 'D' and comprises the following:

- Lounge/Dining Room
- Kitchen
- Utility/Washroom
- Two Bedrooms
- Store
- Garage

BOUNDARIES

The extent of the property to be sold is as shown edged red on Plan 'A'.

Please note that a strip of land along the northern boundary will be excluded from the sale.

SERVICES

Mains water & electricity supplies are believed to be available. Prospective purchasers should make their own enquires.

EPC – TBC

COUNCIL TAX – Band 'C'

METHOD OF SALE

The property is offered for sale by Informal Tender, the closing date for offers to be received by is Wednesday 3rd June 2026. A Tender Form is attached to these particulars and this should be completed and returned as instructed.

SELLING AGENTS

Whittaker and Biggs

16 High Street

Congleton

Cheshire

CW12 1BD

Tel: 01260 273241

Email: congleton@whittakerandbiggs.co.uk

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

SALE PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.



Plan C

Proposed Rear Elevation 1:50

Proposed Front (Principle) Elevation 1:50

Proposed Side Elevation 1:50

Proposed Side Elevation 1:50

Proposed Garage Layout 1:50

Proposed Site Plan 1:500

Site Address: The Bungalow, Swantonham Lane, Swantonham, Cheshire CW12 2LF

Project: Proposed extensions & Remodelling

Scale: As Detailed @ A1 Paper

Drawing No. TB_PL_C2

Drawing Title: Proposed Site Plan & Garage

Issue: PLANNING

47 Rockside Farm, Cop 577 4PG, Tel: 01260 273241, Email: phil@whittakerandbiggs.co.uk

Plan C

Plan not to scale – For Identification Purposes Only

Plan D

Location Plan 1:1250

Existing Site Plan 1:500

Existing Rear Elevation 1:50

Existing Front (Principle) Elevation 1:50

Existing Side Elevation 1:50

Existing Side Elevation 1:50

Existing Ground Floor Layout 1:50

Site Address: The Bungalow, Swantonham Lane, Swantonham, Cheshire CW12 2LF

Project: Proposed extensions & Remodelling

Scale: As Detailed @ A1 Paper

Drawing No. TB_PL_D1

Drawing Title: Location Site Plan

Issue: PLANNING

47 Rockside Farm, Cop 577 4PG, Tel: 01260 273241, Email: phil@whittakerandbiggs.co.uk

Plan D

**The Bungalow, Swettenham,
 Congleton, Cheshire, CW12 2LF**

TENDER FORM

I/We Name
 Of Address

 Telephone
 Number:
 Email:

I/We wish to offer the following sum of money:

Offer
<p>£</p> <p>.....</p>
<p>Words</p> <p>.....</p>

In the event of my/our offer being successful my/our Solicitor is as follows:

Name

Firm

Address

.....

.....

Telephone No

Email:

That in order to complete the purchase:

Cash funds are available: YES / NO

Mortgage funding will be required: YES / NO

That our mortgage offer is subject to the following conditions:

.....

Subject to the sale of existing property: YES / NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD by 12 noon on Wednesday 3rd June 2026 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: "THE BUNGALOW - JWR" and marked for the attention of Mr. J Robinson, Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD or emailed to john.robinson@whittakerandbiggs.co.uk
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer 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 or 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.

If offers are submitted on behalf of a third party, the identity and address of the party must be given.

Whittaker & Biggs for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract

2) no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property



Whittaker & Biggs, 16 High Street, Congleton, Cheshire, CW12 1BD

Tel: 01260 273241 | Email: congleton@whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930
Roostons Group