



Energy performance certificate (EPC)		
11 Moody Street CONGLETON CW12 4AN	Energy rating <b>E</b>	Valid until: 15 March 2036
		Certificate number: 6333-6179-5999-4387-1608

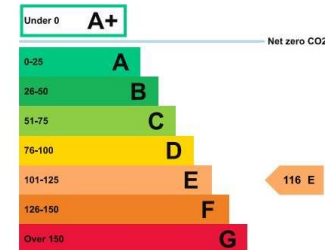
Property type	Offices and Workshop Businesses
Total floor area	211 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>23 A</b>
If typical of the existing stock	<b>94 D</b>

**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.



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**Moody Hall Annexe,**  
11 Moody Street, Congleton,  
Cheshire CW12 4AN

**Selling Price: £275,000**

- IMPRESSIVE PERIOD TWO-STORY OFFICES IN A PRIME CONSERVATION AREA
- VERSATILE INTERNAL LAYOUT WITH MULTIPLE OFFICES & RECEPTION SPACE
- 221 SQ M (2,271 SQ FT) CHARACTERFUL & WELL-PROPORTIONED ACCOMMODATION
- ON-SITE PARKING FOR APPROXIMATELY 11 VEHICLES FRONTING MOODY STREET
- MOMENTS FROM THE TOWN CENTRE WITH EXCELLENT AMENITIES ON THE DOORSTEP
- POTENTIAL FOR ALTERNATIVE USES INCLUDING RESIDENTIAL (SUBJECT TO PLANNING)

**PERIOD TWO-STOREY OFFICES – 221 SQ M (2,271 SQ FT) – PRIME CONSERVATION AREA SETTING WITH PARKING FOR 11 VEHICLES**

Positioned in one of Congleton's most desirable commercial districts, these impressive period offices offer a rare opportunity to secure characterful, spacious accommodation just moments from the thriving town centre. Step outside and you're immediately surrounded by artisan coffee houses, stylish bars, independent retailers, and an excellent choice of restaurants—an ideal environment for staff, clients, and visitors alike.

Constructed in traditional brick under a slate roof, the property benefits from gas-fired central heating and generous on-site parking for approximately 11 vehicles, fronting the former Nursing Home on Moody Street.

Inside, the accommodation is arranged to provide a versatile mix of private offices, meeting rooms, and reception space—perfect for a wide range of professional uses. For those seeking future flexibility, the building also offers exciting potential for alternative uses, including residential conversion (subject to planning).

A standout opportunity for businesses looking to combine period charm, modern convenience, and a highly sought-after location.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**Schedule of Accommodation:**

**Ground Floor :** Double doors from car park to:

**RECEPTION/OFFICE 7.67m (25ft 2in) x 5.11m (16ft 9in) :** Radiators. 13 Amp power points and computer networking points. Doors at either side.

**OFFICE (to left of above) 15' 5" x 15' 1" (4.70m x 4.59m):** Radiators. 13 Amp power points and computer networking points. Door to:

**HALLWAY :** Stairs to first floor.

**OFFICE (to right of reception) 15' 8" x 15' 8" max (4.77m x 4.77m max):** Radiators. 13 Amp power points and computer networking points. Store cupboard. Door to:

**KITCHEN 2.69m (8ft 10in) x 2.44m (8ft 0in) :** Fitted with a range of modern base units with laminated surfaces and stainless steel single drainer sink unit inset. Space below unit with plumbing for dishwasher. Radiator. 13 Amp power points. Door to:

**REAR LOBBY :** Storage cupboard. Door to outside. Door to:

**W.C.:** White suite comprising: Low level W.C. and pedestal wash hand basin. Radiator. Cupboard housing Ideal gas central heating boiler.

**First Floor :**

**LANDING :** Staircase from ground floor hallway. Doors to:

**W.C.:** White suite comprising: Low level W.C. and pedestal wash hand basin. Radiator.

**W.C.:** White suite comprising: Low level W.C. and pedestal wash hand basin. Radiator.

**OFFICE 15' 4" x 10' 4" (4.67m x 3.15m):** Radiators. 13 Amp power points and computer networking points.

**OFFICE 24' 0" x 16' 9" (7.31m x 5.10m):** Radiators. 13 Amp power points and computer networking points. Staircase to half landing, also to other first floor landing and down to ground floor.

**'L'-SHAPED OFFICE 15' 4" x 11' 8" max (4.67m x 3.55m max):** Radiators. 13 Amp power points and computer networking points.

**W.C.:** White suite comprising: Low level W.C. and pedestal wash hand basin.

**OUTSIDE :** Frontage is onto Moody Street with substantial car parking.

**RATEABLE VALUE :** Ground Floor £12,750 as at 01/04/2026. First Floor £10,000 as at 01/04/2026.

**SERVICES:** All mains services are connected (although not tested).

**TENURE :** Freehold (subject to solicitor's verification).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East

**PROOF OF IDENTITY :** To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**DIRECTIONS:** SATNAV CW12 4AN

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6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **March 2026.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

