



Foundry Lane

Scholar Green, ST7 3JU

- BEAUTIFULLY PRESENTED RESIDENCE
- CANAL SIDE LOCATION/VIEWS
- WITH CONSENT FOR 8 NEW HOMES
- HALL, CLOAKS/W.C & UTILITY
- OPEN PLAN KITCHEN/DINING ROOM
- LOUNGE & CONSERVATORY
- FOUR BEDROOMS, UPDATED ENSUITE & BATHROOM
- LANDSCAPED GARDENS, GARAGE

£960,000





Property Description

FOUNDRY LANE

A Canal-Side Country Home with Exceptional Views & Development Opportunity

A beautifully presented four-bedroom canal-side home, set in an idyllic rural location with far-reaching views towards Mow Cop and Jodrell Bank - together with outline planning consent for 8 new homes.

This is a rare opportunity to acquire an attractive and thoughtfully improved character home in a truly enviable setting, combining canal-side living, countryside views and significant development potential.

The property enjoys a peaceful position overlooking the Macclesfield Canal and the surrounding Cheshire countryside, with delightful walks and open countryside right on the doorstep. The outlook is particularly impressive, with views towards the distinctive landmark of Mow Cop and across to Jodrell Bank.



Inside, the home offers spacious and versatile accommodation, including four bedrooms, an updated ensuite and family shower room, alongside a welcoming entrance hall, utility room, cellar, generous lounge and an impressive open-plan kitchen/dining room.

The kitchen provides an excellent social space, featuring a range of integrated Bosch appliances, twin self-cleaning ovens, five-ring gas hob and dishwasher. From here, an archway leads into the superb open plan Living Area, where extensive glazing and roof windows make the most of the garden and canal-side setting.



Outside, landscaped gardens provide attractive private space for entertaining and relaxing, with a broad Indian Stone patio, additional parking and a detached brick-built garage.

The Development Opportunity

Perhaps the most exciting aspect of this property is the adjacent paddock, which is included within the sale and benefits from outline planning consent for 8 new residential homes.

The land has road frontage onto Station Road, with the Macclesfield Canal forming the eastern boundary, creating an appealing setting for a residential scheme.



Outline Planning Consent: 25/4090/OUT
Consent: 8 new residential homes

This combination of an attractive existing residence, substantial land and an established planning opportunity makes the property particularly appealing to developers, investors and buyers looking for a home with significant future potential.

A Lifestyle & Investment Opportunity in One

Whether enjoyed as a wonderful family home in a beautiful canal-side setting, or viewed as a strategic acquisition with an exciting development opportunity, this is a property that deserves serious consideration.

With excellent access to the wider road network via the A34, A500 and M6, together with rail links at Mossley and Kildgrove, the property offers the tranquillity of the countryside without sacrificing connectivity

INTRO

Shaw's & Co are delighted to offer For Sale By Informal Tender. A stunning well improved canal side cottage





comprising entrance hallway, cloaks/w.c an open plan updated kitchen/dining room, attached conservatory overlooking the landscaped garden, lounge, utility, useful cellar room, four bedrooms & an updated ensuite & a family bathroom. The property has spacious rooms, neutral decor, many character features and must be viewed to be fully appreciated. Externally a driveway provides parking spaces, a detached brick garage. A landscaped rear garden with Indian Stone paved patio and garden. Attracting "pm" sunshine. The adjacent paddock is included in the sale with the benefit of outline planning approval for 8 new homes. The rural location offers plenty of canal side walks and views along the Cheshire Countryside. Excellent road links to larger towns, via the A34/A500/M6 network, with rail links at Mossley & Kids Grove. Viewing essential without further delay.



DIRECTIONS

Please follow Sat Nav with postcode ST7 3JU. From Congleton proceed along the A34, turn left in to Station Road, Foundry Lane can be found on the right hand side. Proceed along the track and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

A welcoming space entered through a composite door incorporating a glazed panel. Attractive stone flooring, radiator. Doors to all principle rooms.



CLOAKROOM/W.C

Window to the rear elevation. Suite comprising: low level W.C, wash hand basin with vanity cabinet.

CELLAR

A useful space providing additional storage space.

UTILITY ROOM

8' 9" x 5' 9" (2.67m x 1.75m)

Window to the front elevation, radiator. Fitted base units, worksurfaces, spaces for appliances.



SITTING ROOM

12' 9" x 11' 1" (3.89m x 3.38m)

Windows to the front elevation allowing for lots of natural light. A character chimney breast with inset multi stove, attractive mantelpiece and surround creates a warm and inviting focal point.

FRONT ENTRANCE HALL

Entered through a composite stable style front door, staircase to the first floor. Door to;



KITCHEN/DINER

22' 6" x 11' 10" (6.86m x 3.61m)

Window to the front elevation. An impressive and generously proportioned space with a substantial range of updated wall, base units and cupboards inset sink with mixer tap, worksurface. Integrated Bosch appliances, twin self cleaning double ovens, 5 ring gas hob and extractor with lighting, super quiet dishwasher, concealed microwave space. Defined dining area, radiator. Recessed spot lights to the ceiling. Tiled floor. Fire surround with mantelpiece and inset log stove. A defined dining area provides an excellent space for family meals and entertaining, complemented by recessed spotlights and tiled flooring. A feature fireplace with mantle and inset log burning stove adds to the charm and character. Arch to:



LOUNGE

14' 11" x 11' 10" (4.55m x 3.61m)

A superb addition to the property, with extensive windows overlooking the landscaped gardens and canal. Velux roof windows flood the space with natural light, while French doors open directly onto the rear garden. This versatile space provides a wonderful setting in which to relax and enjoy the property's surroundings.

FIRST FLOOR LANDING

Access to the loft. Doors to:



BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m)

Window to the front elevation. Over stairs store cupboard housing the gas central heating boiler, which was updated in 2025. Door to:

ENSUITE

An updated suite comprising: shower cubicle, low level W.C, wash hand basin. Two windows.

BEDROOM TWO

12' 10" x 11' 2" (3.91m x 3.4m)

Window to the front elevation, radiator.



BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.57m)

Window to the side elevation, radiator.

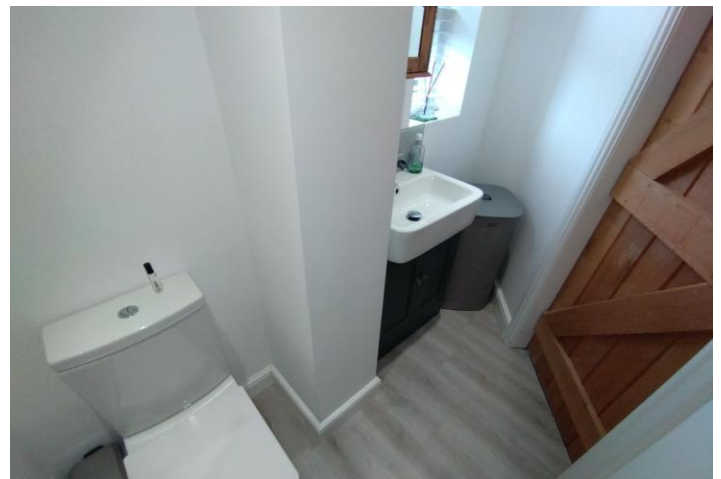
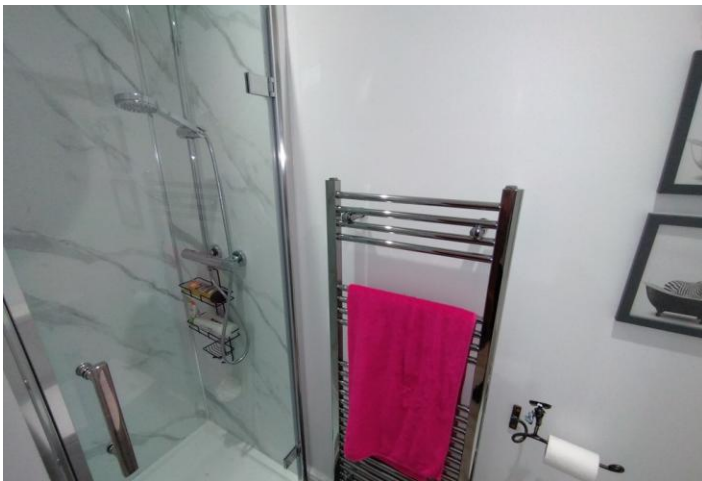
BEDROOM FOUR

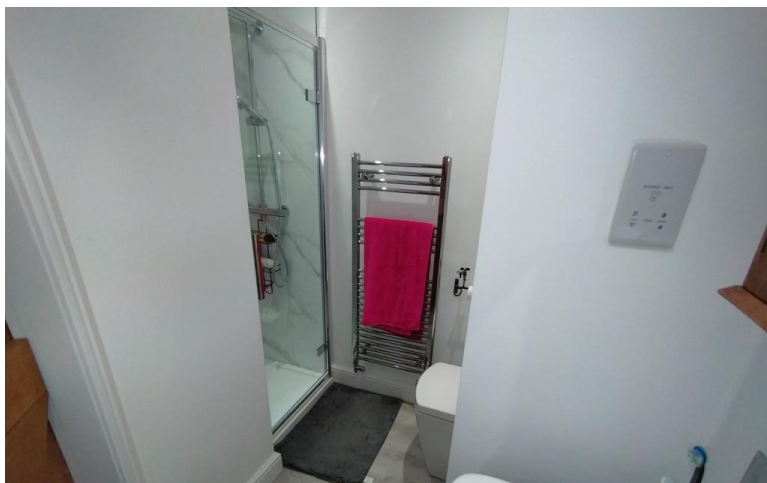
10' 1" x 5' 9" (3.07m x 1.75m)

Window to the side elevation, radiator.

SHOWER ROOM

Window to the rear elevation. An updated Suite comprising: A double enclosed shower cubicle, low level





W.C, wash hand basin, chrome towel radiator.

NOTE

Subject to negotiation, some of the furniture can be included within the property sale.

EXTERNALLY

The property is approached via a driveway providing parking spaces and leads to:

GARAGE

Brick built construction. Side access door and front entrance doors.

REAR

A landscaped garden with a wide patio area leading to a stone finished area with further parking spaces and outdoor entertaining. The garden is enclosed and enjoys the property's attractive canal side setting.

PADDOCK

A useful parcel of land with planning consent for development with road frontage on to Station Road and The Macclesfield Canal to the East side.

PLANNING CONSENT

The property has Outline Planning Consent Granted for 8 new residential homes, application ref;

25/4090/OUT

a link to the planning department;

<https://pa.cheshireeast.gov.uk/planning/index.html>

METHOD OF SALE

The property is offered For Sale by Informal Tender, the closing date for offers is 14th October 2026 at 12 noon. A tender form is attached and this should be completed and returned to the selling agents along with proof of funding and photo ID;

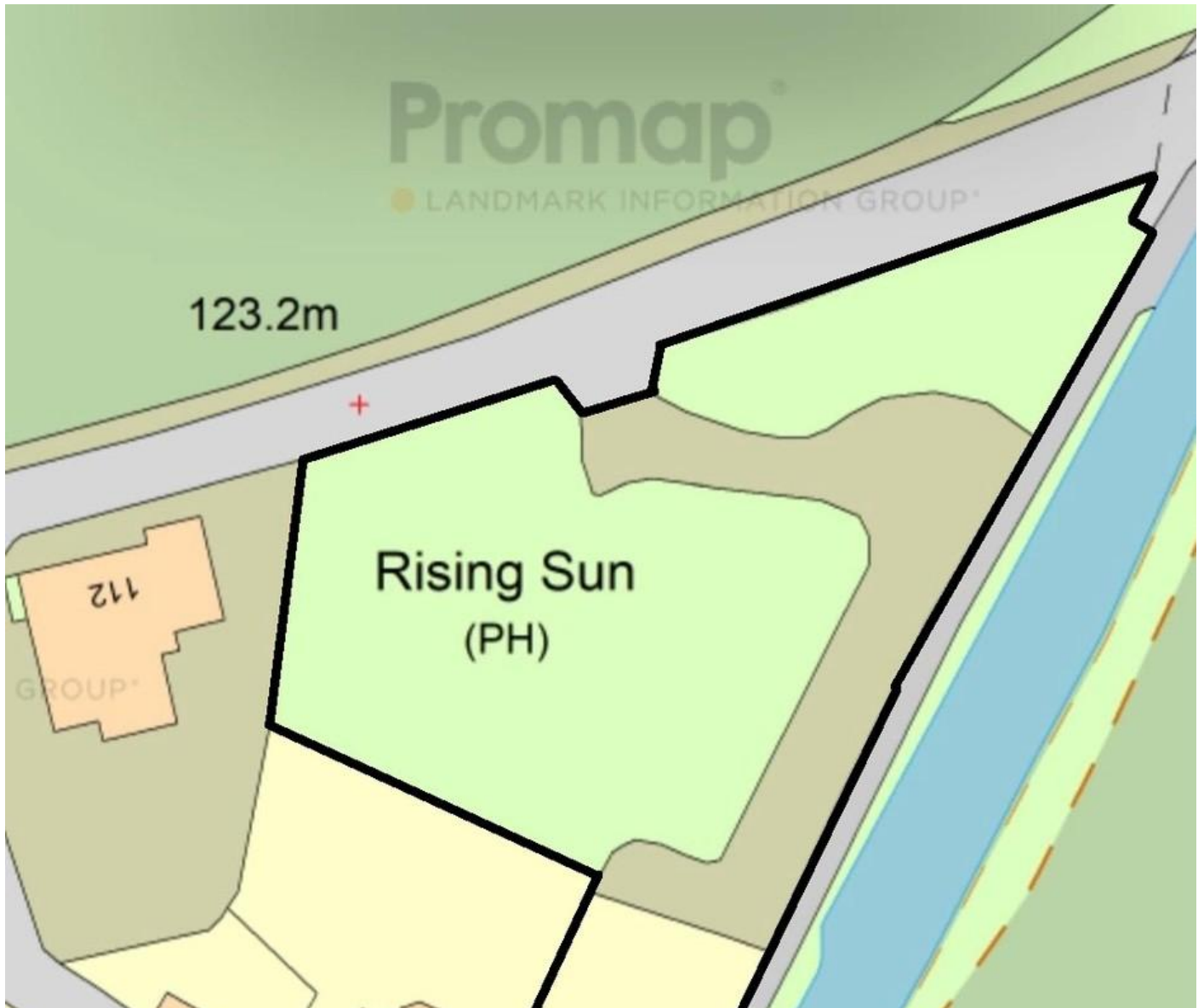
Selling Agents, Shaw's & Co Ltd, 43 Liverpool Road, Kidsgrove, Staffs, ST7 1EA
enquires@shawsandco.co.uk

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements