



For Sale by Informal Tender

The Bungalow, Swettenham, Congleton, 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: £300,000 to £400,000

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 - TBC

EPC – TBC

COUNCIL TAX – Band 'C'

METHOD OF SALE

The property is offered for sale by Informal Tender, a closing date for offers to be received by will be announced and confirmed to interested parties in due course.

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

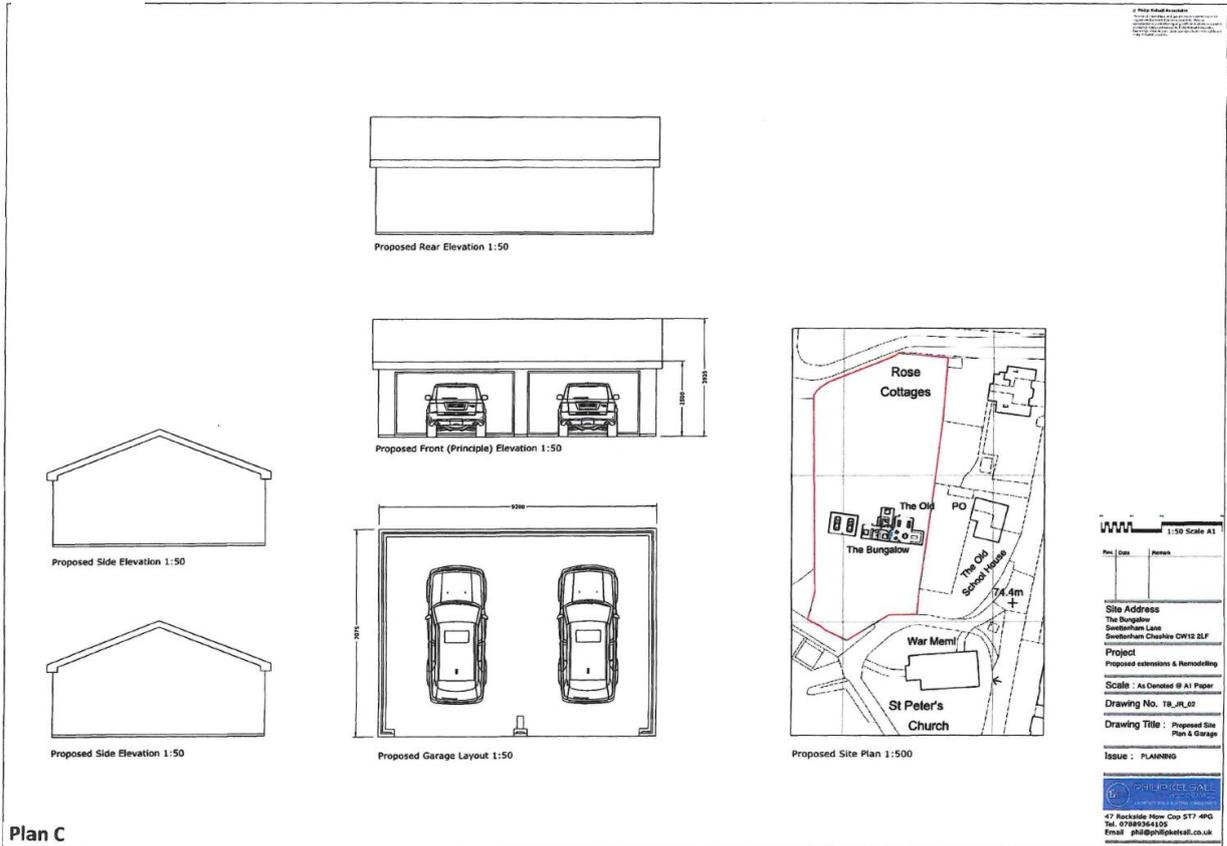
In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf 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.



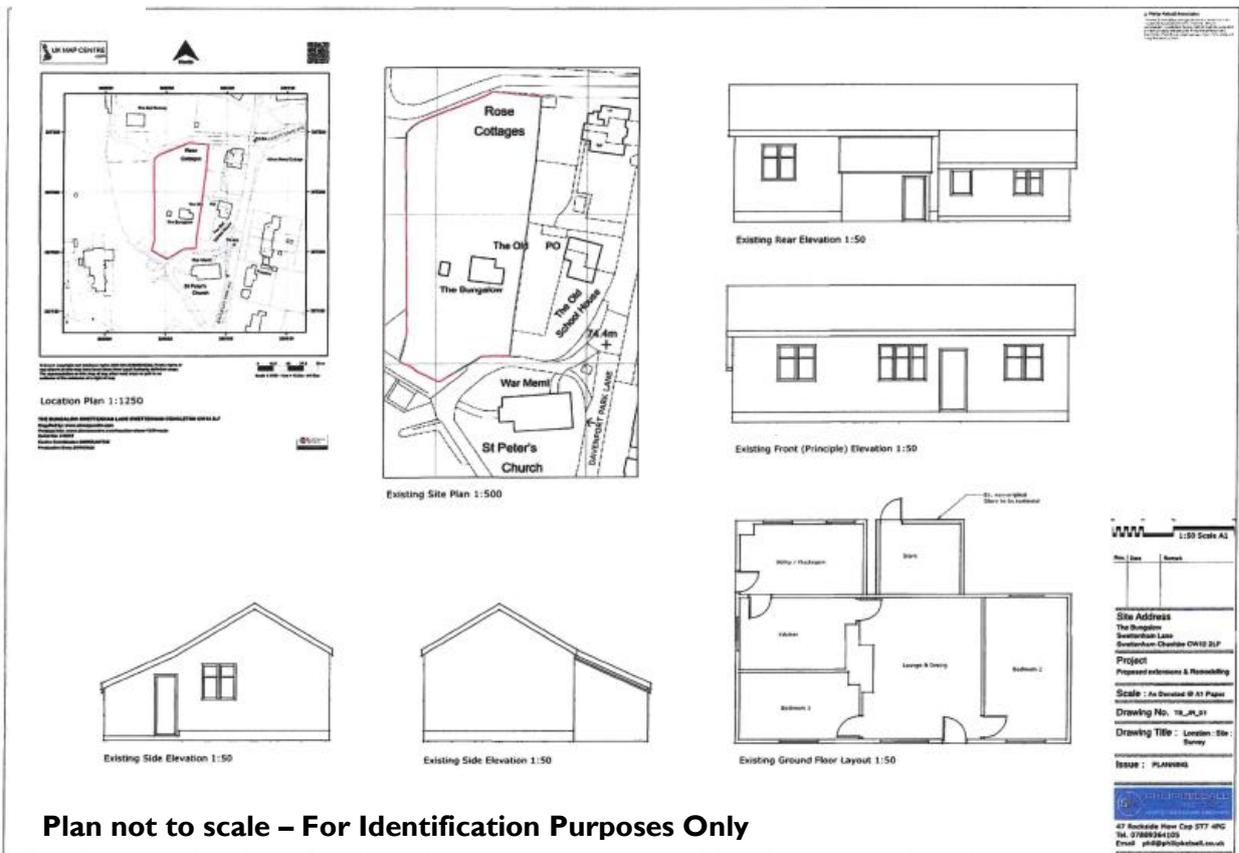
Plan C



Plan C

Plan not to scale – For Identification Purposes Only

Plan D



Plan not to scale – For Identification Purposes Only

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

