



# Graham Watkins & Co.

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## Wayside Cottage

Congleton Road, Whitemore, Congleton, Cheshire, CW12 3NE



# FOR SALE BY PRIVATE TREATY

## Wayside Cottage

Congleton Road, Whitemore, Congleton, Cheshire, CW12 3NE

Wayside Cottage offers an excellent opportunity to purchase a well equipped small holding with a lot of opportunities. The property benefits from a host of modern outbuildings, all in good order, in two principal blocks. The buildings have previously been used for agriculture, workshops and storage. The dwelling currently provides two bedroom accommodation, but could easily be reconfigured or extended to increase the living accommodation if desired. Waysie Cottage stands in 6.34 acres in total and early viewing is highly recommended to see the scope and potential that the has to property offer.



Offers in the region of - £750,000

## **SITUATION**

The property is situated in Whitemoor on the outskirts of Congleton, a modest town located in Southeast Cheshire. The property is approximately 2 miles from Biddulph, 10 miles from Leek and 11 miles from Macclesfield.

## **DIRECTIONS**

From our Leek office take the Macclesfield Road (A523) towards Macclesfield for approximately 5 miles, then turn left onto Beat Lane. Follow Beat Lane for approximately 2 miles, going through Rushton James and continuing onto Dial Lane. Follow Dial Lane and then continue onto Reades Lane, going past the Coach and Horses Public House (situated on the right), until reaching a set of four-way traffic lights. Once at the traffic lights turn left onto Biddulph Road (A527) for approximately 0.8 miles and the property will be located on the right-hand side, sign posted by one of our 'For Sale' signs.

What3Words Location Code: ///tested.cycle.sake

## **DESCRIPTION**

The property comprises a semi-detached dwelling, with an extensive range of timber frame and more modern portal frame outbuildings, suitable for a variety of uses, lying in 6.34 acres or thereabouts of grassland and woodland.

The accommodation briefly comprises the following: -

### **Front Door**

Giving access to the following accommodation: -

### **Reception Room – 7.23m x 3.71m**

With tiled floor, radiator, fireplace in brick and slate surround, window to front and side elevations, door to outside and stairs off.

### **Dining Room – 2.97m x 3.56m**

With built in cupboards, tiled floor, radiator, and window to front elevation.

### **Kitchen – 3.43m x 3.77m**

With base and wall units, tiled floor, radiator, half tiled walls and window to rear elevation.

### **W.C**

With W.C and wash hand basin



### **Living Room – 5.75m x 5.06m**

With wooden floor, radiator, and window to front elevation.

Stairs leading to **First Floor Landing**, giving access to: -

### **Bedroom One – 3.78m x 3.42m**

With carpet, radiator, and window to side elevation.

### **Bedroom Two – 2.54m x 2.14m**

With carpet, radiator, and window to side elevation.

### **Bathroom**

With carpet floor, bath with overhead shower, WC, and wash hand basin

### **OUTSIDE**

To the front of property is a large, paved area, providing space for parking for multiple vehicles.

Adjoining the property is a **Garage – 3.85m x 6.17m**



## OUTBUILDINGS

The property benefits from an extensive range of modern portal frame and timber frame outbuildings, all previously used for livestock housing and machinery storage.

**Please Note: Numbers of buildings (plan attached) are for reference purposes only.**

**1 – 3 ~ Several Timber Frame Averages**

**4 ~ Timber Frame and Sheeted Storage Building**, consisting of the following: -

Store – 2.28m x 2.91m

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**5 ~ Portal Frame and Sheeted Machinery Building – 9.29m x 5.72m**

With corrugated roof, half block and half corrugated sides and concrete floor

**6 ~ Static Caravan – Not Measured**

**7 ~ Timber Frame and Sheeted Lean To – Not Measured**

With double doors to front and steps to entrance, previously used as office space.

**8 ~ Further Portal Frame Lean To – 7.61m x 3.82m**

With Timber sides, window to side elevation and hard-core flooring, currently used as garage space.

**9 ~ Timber Frame and Sheeted Open Fronted Building – 1.94m x 7.64m**

With half block and half sheeted sides and concrete floor

**10 ~ Timber Frame and Sheeted Open Fronted Building – 1.97m x 7.37m**

With half block and half sheeted sides and concrete floor.

**11 ~ Block and Sheeted Building – 11.84m x 3.90m**

With concrete floor and loft above having housing for multiple pigeons/ hens.



**12 ~ Adjoining Brick and Sheeted Storage Building – 13.26m x 9.08m**

Currently used as workshops and storage, being split into three compartments each with their own shutter door.

**With loft above – 13.80m x 9.02m**

**13 ~ Timber Frame and Sheeted Lean To, consisting of the following: -**

Workshop – 6.11m x 3.63m

Workshop – 6.21m x 3.05m

**14 ~ Timber Frame Livestock Building – 4.41m x 2.68m**

Previously used as hen housing.

To the rear of the above buildings, through doubled gates across the public footpath comprises the following outbuildings: -

**15 ~ Timber and Sheeted Workshop – 14.26m x 4.25m**

With half sheeted and half block sides and concrete floor.

**16 ~ Timber and Sheeted Lean To – 10.23m x 5.01m**

**17 ~ Timber Frame and Sheeted Livestock Building – 13.39m x 8.89m**

With half sheeted and half concrete block sides, concrete floor, 5 stables, 2 hen houses

being previously used as hen/sheep housing.

With loft above.

**18 ~ Portal Frame and Sheeted Lean To – 9.35m x 9.09m**

With half sheeted and half concrete block sides, concrete floor and 3 hen houses.

**19 ~ Adjoining Timber Frame and Sheeted Store – 2.48m x 3.68m**

**20 ~ Further Timber Frame and Sheeted Livestock Building, consisting of the following: -**

Pigsty One – 6.15m x 2.28m

Pigsty Two – 6.15m x 2.28m



Farrowing Pen One – 4.43m x 2.50m

Farrowing Pen Two – 4.43m x 2.50m

Farrowing Pen Three – 4.43m x 2.50m

Adjacent to the above buildings and access directly from the public right of way are the following: -

**21 ~ Timber Frame and Sheeted Storage Building – 4.13m x 5.36m**

Being open fronted with gate and hardcore floor.

**22 ~ Further Timber Frame and Sheeted Outbuilding**, consisting of the following: -

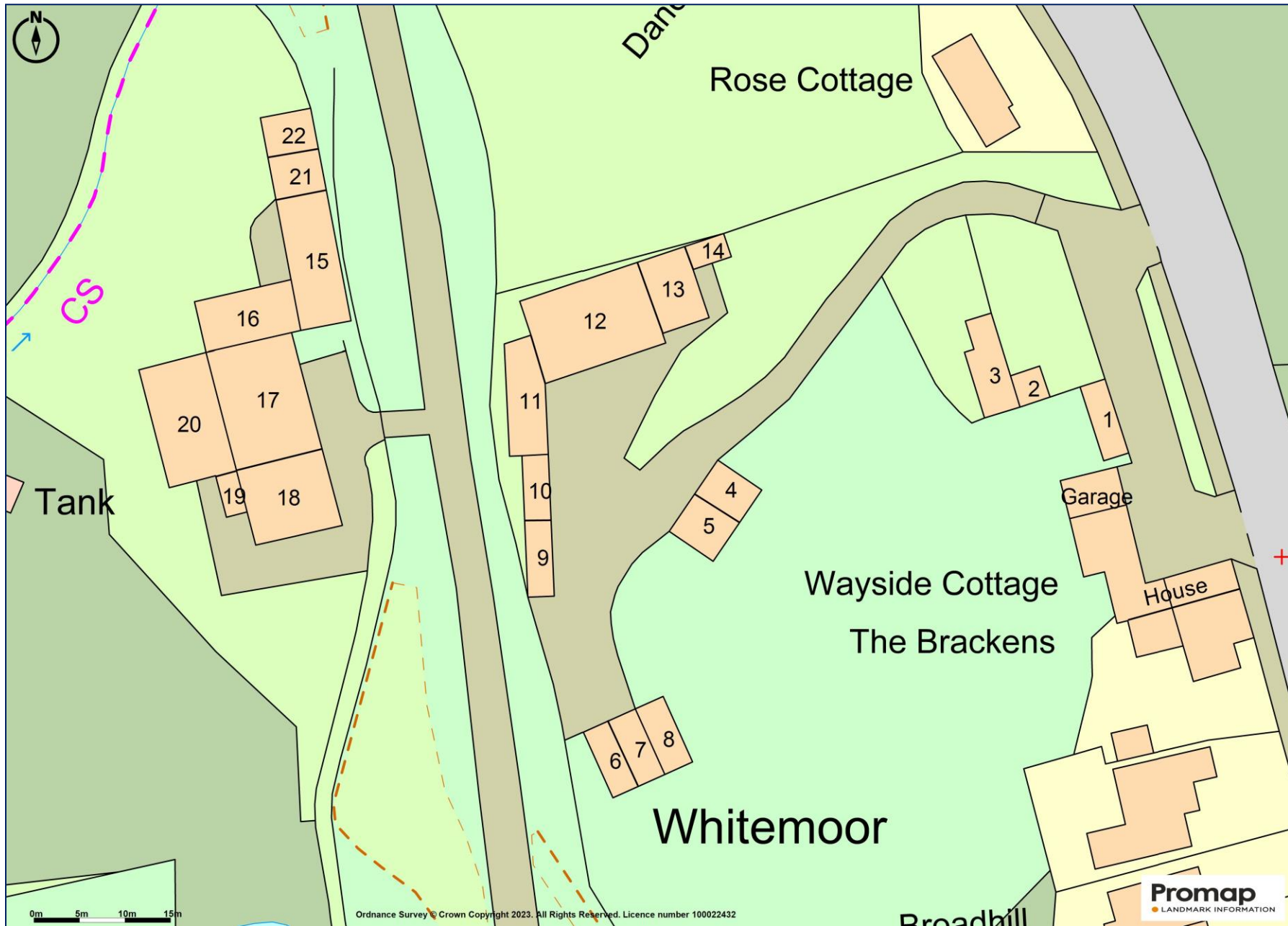
**Machinery Store – 5.14m x 3.64m**

**FYM Store – 5.16m x 3.31m**



# BUILDING BLOCK PLAN

(For identification purposes only, not to scale.)





## LAND

The land extends to 6.34 acres or thereabouts in total and is ring fenced. The land is undulating, with some areas being steep in nature and suitable for grazing with some areas of woodland. The land lies to the rear of the property, with the majority being separated from the main holding by a disused railway track.

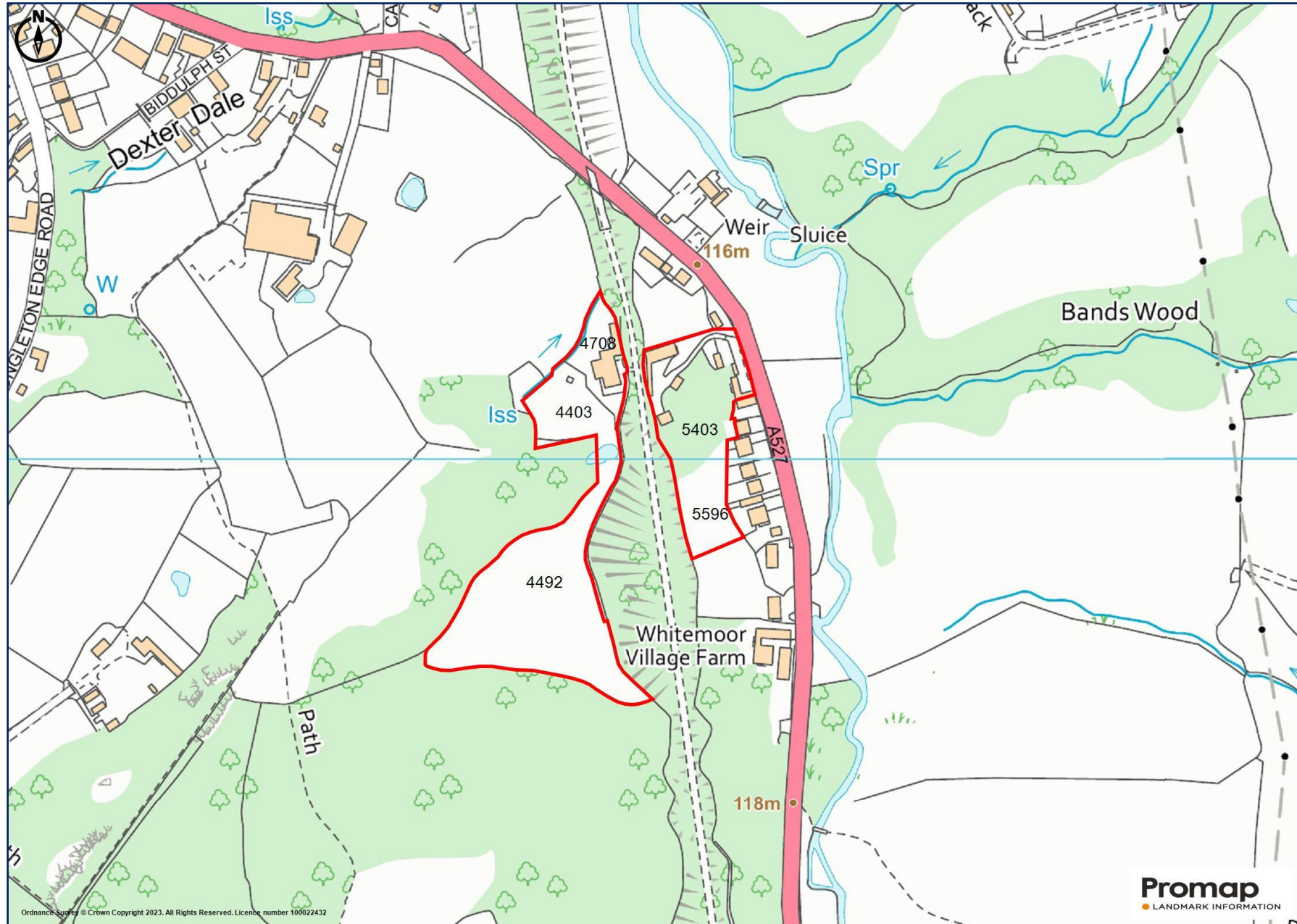
The land can be further described in the following schedule below: -

<u>OS Field Number</u>	<u>Description</u>	<u>Area (Ha)</u>
4403	Grassland	0.25
4492	Grassland	1.21
5403	Woodland	0.34
5596	Woodland	0.24
4708	Grassland	0.14
-	Homestead etc.	<u>0.34</u>
		<b>2.52 Hectares</b>
		<b>6.34 Acres</b>
		<b>Or Thereabouts</b>



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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## ENERGY PERFORMANCE CERTIFICATE

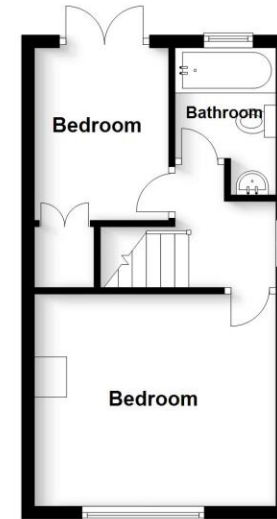
Score	Energy rating	Current	Potential	<b>Energy performance certificate (EPC)</b>		
92+	<b>A</b>			Wayside Whitemore CONGLETON CW12 3NE	<b>E</b>	Valid until: <b>29 August 2033</b>
81-91	<b>B</b>					Certificate number: 2111-0887-1546-4904-1113
69-80	<b>C</b>		79 C	Property type <span style="float: right;">Semi-detached house</span>		
55-68	<b>D</b>					
39-54	<b>E</b>	40 E		Total floor area <span style="float: right;">112 square metres</span>		
21-38	<b>F</b>					
1-20	<b>G</b>					

# FLOOR PLAN

**Ground Floor**  
Approx. 1139.2 sq. feet



**First Floor**  
Approx. 288.3 sq. feet



Total area: approx. 1427.5 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## **SERVICES**

We understand that the property is connected to mains water, electricity, drainage, and gas.

## **COUNCIL TAX BAND**

The property is currently in council tax band C.

## **LOCAL AUTHORITY**

The local authority is Staffordshire County Council and Staffordshire Moorland District Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

## **TENURE AND POSSESSION**

The property is held freehold and vacant possession will be given upon completion.

## **WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

## **VIEWINGS**

By prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308.

## **MEASUREMENTS**

All measurements given are approximate and are 'maximum' measurements.

## **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

## **PLEASE NOTE**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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