



PLOT 1, LAND ADJACENT TO 50 ASTBURY LANE ENDS, CONGLETON, CW12 3AY  
OFFERS OVER £325,000



STEPHENSON BROWNE



**\*\*EXCLUSIVE DEVELOPMENT! Only Two Plots Available – Exceptional Three Story New Builds in the Heart of Mossley!\*\***

Brought to market by Edenfield Property Development in collaboration with local design experts Added Value Architecture, this limited collection of just two 3-bedroom semi-detached homes sets a new benchmark for style, space, and craftsmanship in the ever-popular Mossley area. Now available for viewings, these homes are ready to impress buyers seeking something truly unique in the new build market.

From the moment you arrive, it's clear these properties are anything but standard. Behind the charming corbelled brickwork façade lies a deceptively spacious interior spread across three thoughtfully designed floors. While the homes are still under development and not yet fully completed, here's what you can expect once finished. Inside, you're greeted with luxury engineered oak flooring and underfloor heating throughout the ground floor, setting the tone for the quality finishes found throughout the home. The heart of the house is the open-plan kitchen/dining/family room, featuring a stunning Matt Cashmere kitchen with integrated CAPLE appliances, under-unit lighting, and trifold doors that seamlessly open out into the landscaped rear garden – perfect for entertaining. A separate utility room offers space and plumbing for a washer and dryer, while a stylish cloakroom with fluted design fixtures adds a touch of elegance.

The craftsmanship continues throughout the home, with the staircase featuring oak details and complemented by oak internal doors, leading to the upper floors where space and light are in abundance. All three bedrooms are generously sized doubles, with both the master bedroom and bedroom three boasting impressive vaulted ceilings and Velux windows that flood the rooms with natural light. There's also a dedicated office/nursery, ideal for growing families or those working from home.

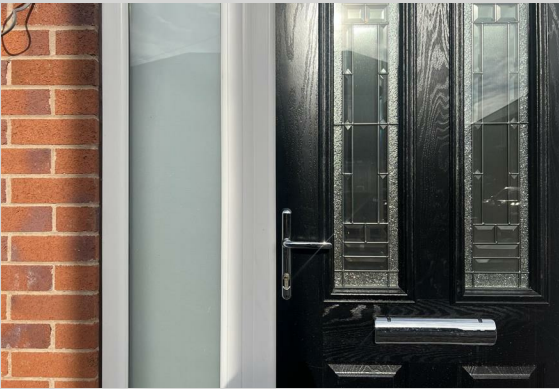
The spacious landing features an alcove perfect for fitted storage, a desk space, or even a reading nook. Bathrooms and ensuites finished to a high contemporary standard, with ergonomic suites and stylish fixtures throughout.

Externally, each home benefits from landscaped rear gardens, off-road parking for two vehicles, a car port, and electric vehicle charging points—all adding to the convenience and sustainability of modern living.

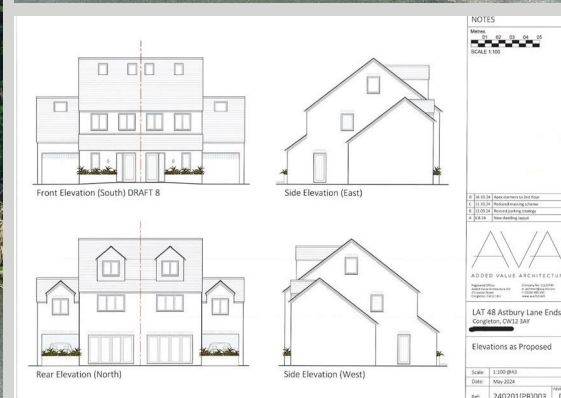
These homes aren't your typical new builds, they're crafted with care, designed with vision, and built to offer more than just a place to live. They're homes with heart, character, and space to grow. Early viewing is highly recommended, not only to appreciate the generous space and high-quality finish in person, but also to take advantage of the opportunity to tailor certain elements to your taste. Such as flooring choices or fitted wardrobes with a range of optional upgrades available during the build stage.



Sample of Flooring







## Local Area

Set on the southeastern edge of Congleton in Cheshire East, Mossley is a highly desirable residential area that perfectly balances countryside tranquillity with everyday convenience. Mossley Village offers a friendly selection of local shops, pubs and essential amenities, all within easy walking distance, the property is also within walking distance from the bustling Congleton town centre, where you'll find a wider range of restaurants, bars, and independent retailers. Families are particularly drawn to the area thanks to the well-regarded Mossley C of E Primary School on Boundary Lane, celebrated for its nurturing environment and strong local reputation. For older children, the area is served by two excellent secondary schools, Eaton Bank Academy and Congleton High School, both of which are well regarded and easily accessible from Mossley by car. For commuters, Congleton Railway Station on Park Lane is just a short stroll away, providing excellent transport links with step-free access and parking facilities. Outdoor enthusiasts will love the abundance of scenic walks nearby, including peaceful routes along the Macclesfield Canal and surrounding countryside. Offering a welcoming community atmosphere, beautiful surroundings, and superb connectivity, Mossley is an ideal location for families and professionals alike looking to enjoy the best of both town and country living.

## GROUND FLOOR

### Entrance Hall

13'3" x 6'6" (4.06 x 2.00)

### Open Plan Kitchen/Dining/ Family Room

22'11" x 12'10" (6.99 x 3.93 )

### Utility Room

6'2" x 5'11" (1.89 x 1.81)

### Downstairs Cloak

5'5" x 3'7" (1.67 x 1.11)

## FIRST FLOOR

### Landing

Bedroom Two  
12'11" x 9'7" (3.94 x 2.93 )

Bedroom Three  
12'10" x 8'8" (5.44 x 2.66)

Office/Nursery  
8'11" x 5'7" (1.81 x 1.71 )

## SECOND FLOOR

Master Bedroom  
15'1" x 9'7" (4.62 x 2.93)

En Suite  
8'5" x 5'8" (2.59 x 1.74)

### Tenure

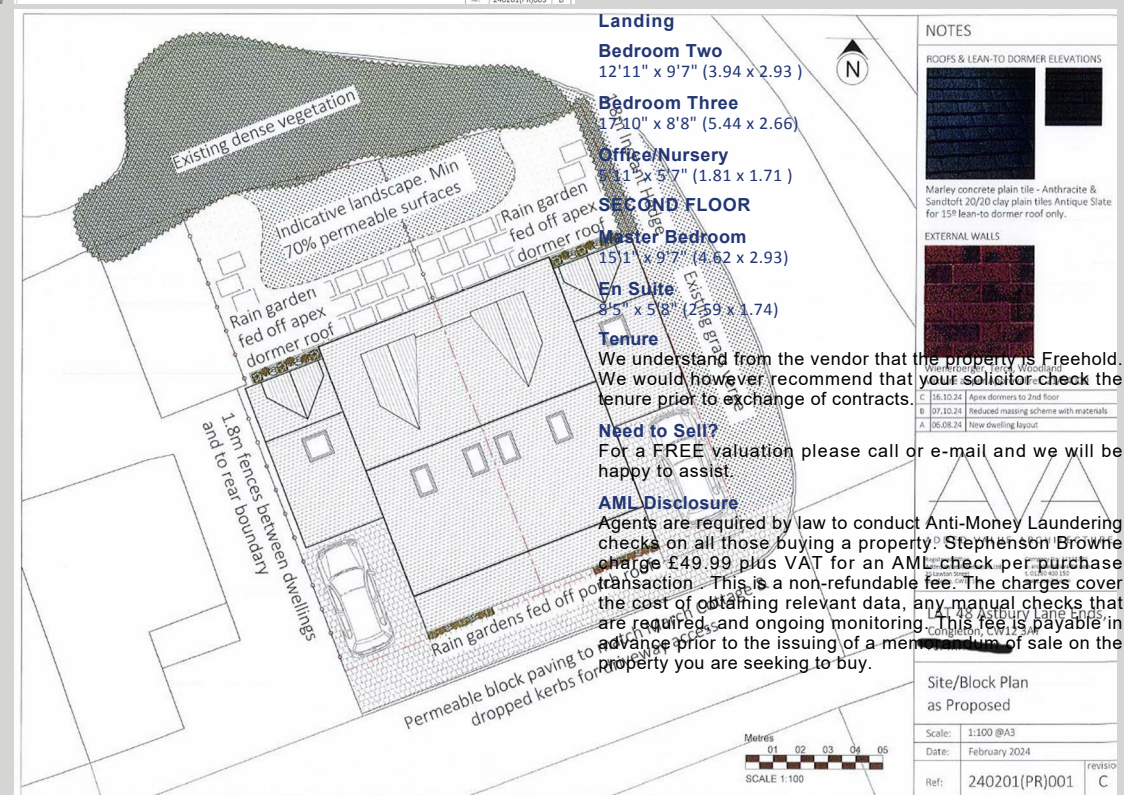
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

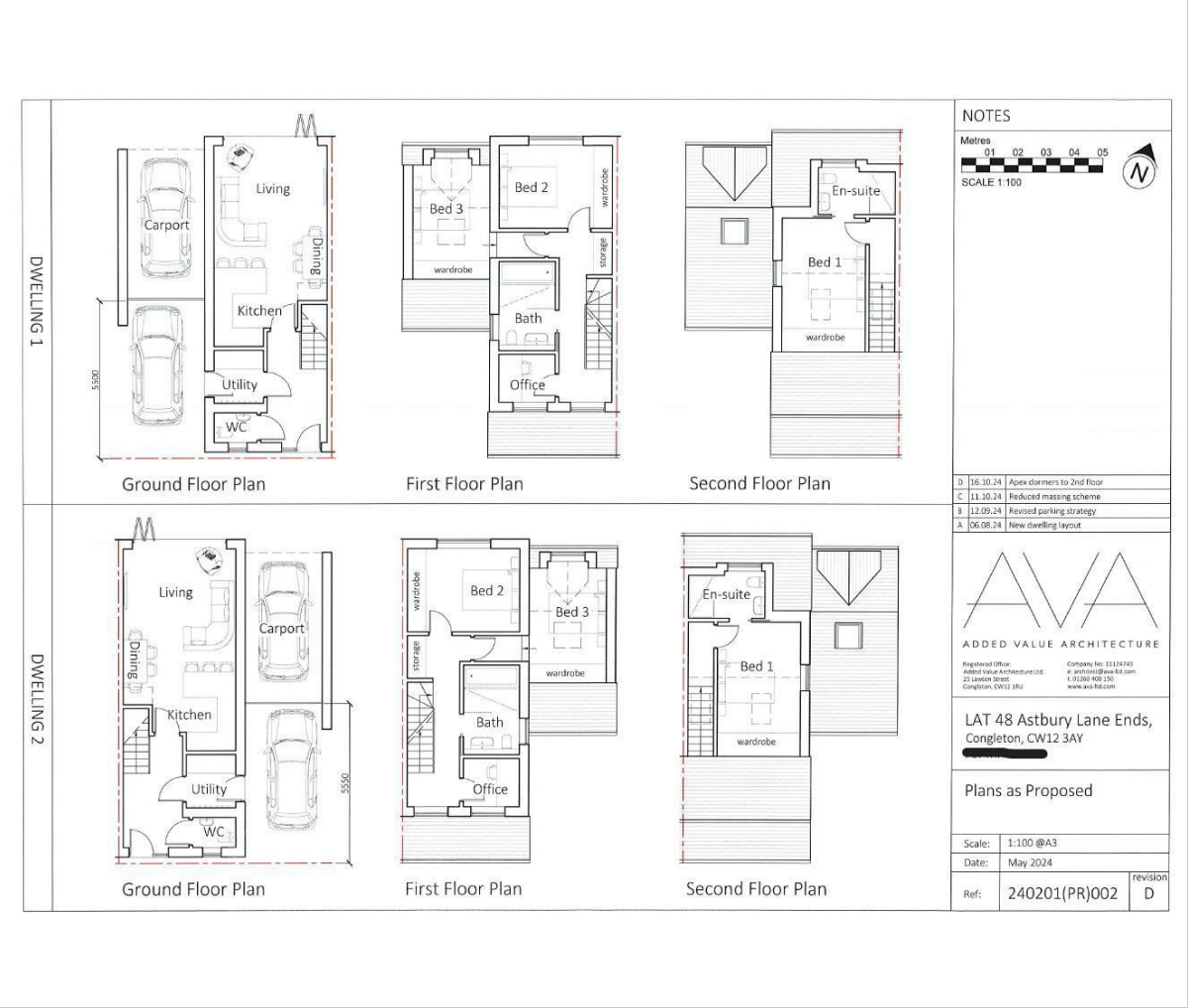
### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

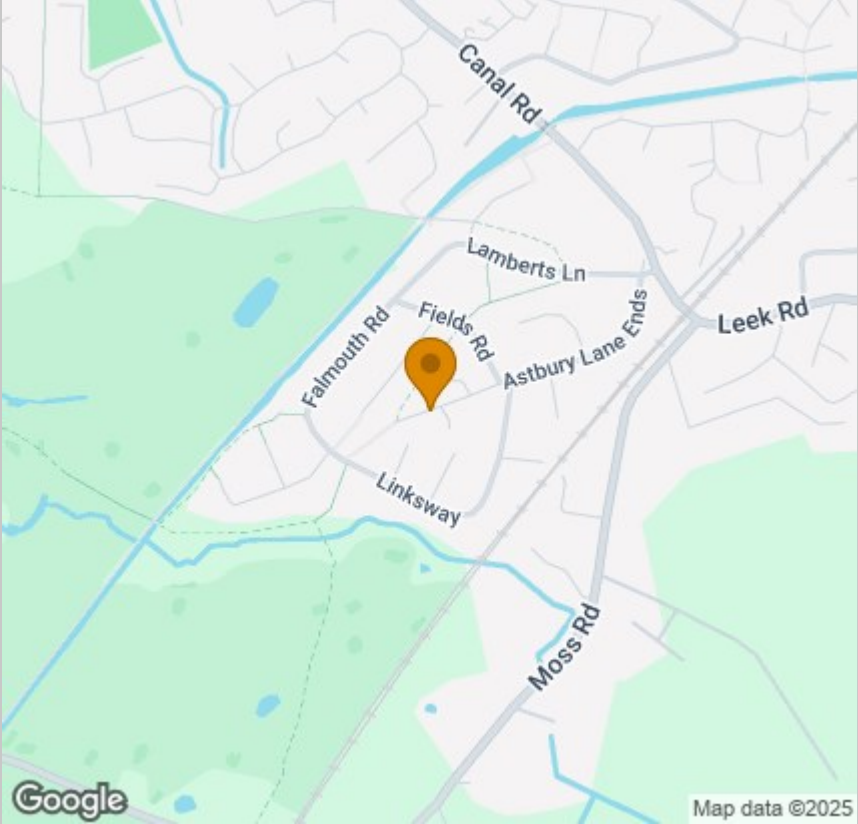




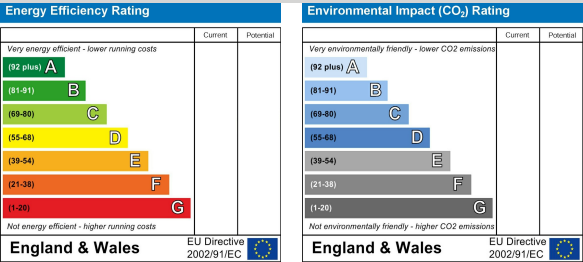
Floor Plan



Area Map



Energy Efficiency Certificate



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64