

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Plot @ Penrith Court Opposite 6 Penrith Court,  
Congleton, CW12 4JF

Auction Guide

£300

- LAND FOR SALE IN CONGLETON • FOR SALE VIA ONLINE AUCTION ON MON 20th July AT 1PM UNTIL TUES 21st July 1PM
- APPROX. 177m<sup>2</sup> TOTAL AREA • Safe affluent secure area
- Tenure: Freehold

## LAND FOR SALE IN CONGLETON

FOR SALE VIA ONLINE AUCTION ON MONDAY 20th July AT 1PM UNTIL TUESDAY 21st July 1PM

Guide £300 - £3,000

We have not visited or inspected the land.

Purchasers are deemed to rely on their own enquiries with regard to any possible development potential for this individual plot in respect of planning and any other consents or rights over the land including adopted highways, public right of ways etc.

For more information call or e-mail us.



# ACCOMMODATION

## LAND AT PENRITH COURT

1. Investment

3. APPROX. 177m<sup>2</sup> TOTAL AREA

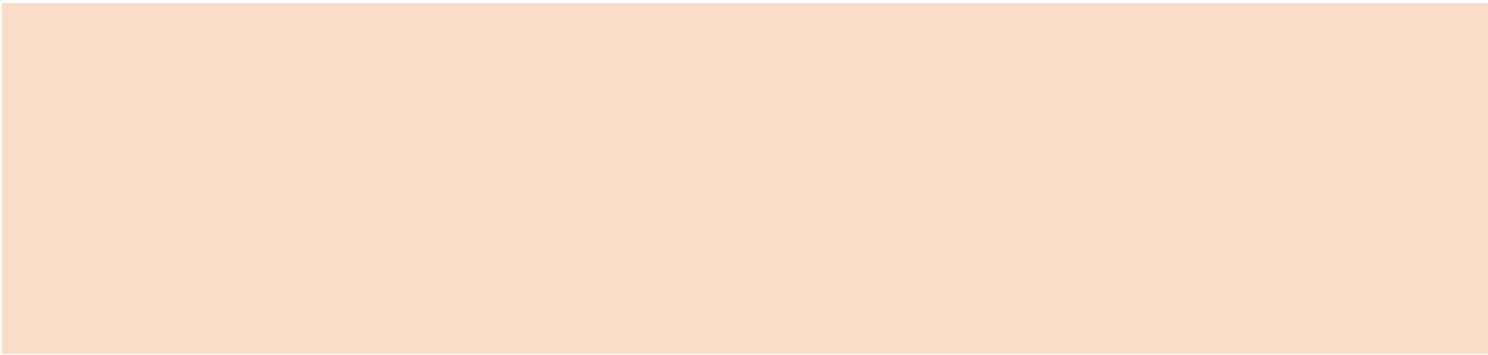
4. Safe affluent secure area.


5. CONGLETON

6. CHESHIRE

Tenure: Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale. Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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