

# Congleton, Cheshire - Residential

## Town Report, March 2013



Copied from OS Landranger Map 118. Not to scale.

By KVM Research

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**Disclaimer:** The following information is partly based on information from publicly available sources, partly on survey on site of the area in question, and partly on research into property prices by KVM Research. It is meant to picture the strength of Congleton as a place to live and work. It is not a directory. Every effort has been made to ensure the accuracy of the information at the time of writing. However, readers are advised to satisfy themselves in this regard. KVM Research accepts no responsibility for any loss, damage or injury physical, social, financial or any other type however caused as a result of using this information.

**Location:**

Congleton is located in South Cheshire on the A34 to the North of the City of Stoke-on-Trent and was formerly the main town within the Congleton Borough Council area, now part of the unitary authority of Cheshire East and within the North West Region. In the preparation for the new Cheshire East Local Plan Congleton has been identified as a Key Service Centre.

The M6 motorway bypasses Congleton some 6 miles to the West. Access to the town can be gained from junctions 17 or 18.

**Population:** Persons in private households: 23,099  
No of private households: 10,247  
Average no of persons per household: 2.25  
Source: 2011 Census

**Area:** 1,068 hectares (2,639 acres)  
Source: 2011 Census

**Distances:**

Birmingham ~ 101 kilometres (63 miles)  
Buxton ~ 28 kilometres (18 miles)  
Chester ~ 51 kilometres (32 miles)  
Crewe ~ 20 kilometres (13 miles)  
Derby ~ 63 kilometres (39 miles)  
Heathrow Airport ~ 280 kilometres (174 miles)  
Liverpool ~ 73 kilometres (46 miles)  
London ~ 283 kilometres (176 miles)  
Manchester ~ 42 kilometres (26 miles)  
Newcastle-under-Lyme ~ 20 kilometres (12 miles)  
Stoke-on-Trent ~ 22 kilometres (14 miles)  
Source: Google Maps

**Main Railway Stations:**

Congleton  
Crewe  
Macclesfield  
Manchester  
Stoke-on-Trent

**Communication:** Postcode area: CW12; Landline telephone area: 01260; Television: BBC North West and ITV Granada; Radio: BBC Radio Stoke; Independent radio: Silk 106.9

**Major Retailers:** Morrison's Supermarket, Tesco Supermarket, Aldi Supermarket, W H Smith, Argos, Boots (2 outlets), Laura Ashley, Halfords, M&S Simply Food.  
Source: Site Survey

**Branches of Banks & Building Societies:** Barclays, Britannia, Cheshire BS, HSBC, Leek United, Lloyds TSB, National Westminster, Nationwide.  
Source: Site Survey

**Earnings\*), Local Authority Residents:**

Total	£27,582	(£26,891)
Full Time Workers	£33,665	(£32,463)
Part Time Workers	£12,795	(£13,049)

\*)Gross annual pay, 2012 (and 2011). Source: Nomis.

**Estate Agents:** Timothy A Brown, Beech & Co, Dane Housing, Reeds Rains, Whittaker & Biggs, Butters John Bee  
Source: Site Survey.

**House Prices Feb 2013 (Feb 2012):**

All ~ £204,569 (£197,100)  
Detached ~ £272,940 (£255,761)  
Semi detached ~ £156,950 (£181,279)  
Terraced ~ £116,975 (£131,811)  
Flat ~ N/A (£127,488)  
Rent ~ £576 (£683)  
Source: KVM Research

**Main residential areas:** Congleton Town (£102,475\*), Lower Heath (£184,975), Mossley (£189,617), The Marsh (£469,500), West Heath (£180,800), Woodlands Park (£335,000)

\*Average advertised price Febr 2013

## Council Tax Bands

Band	Property Value (1991 Valuation)	Total Council Tax Payable - Excluding Parish Charge 2012-13
A	Up to £40,000	£955.33
B	£40,001 to £52,000	£1,114.55
C	£52,001 to £68,000	£1,273.77
D	£68,001 to £88,000	£1,432.99
E	£88,001 to £120,000	£1,751.43
F	£120,001 to £160,000	£2,069.87
G	£160,001 to £320,000	£2,388.32
H	Over £320,000	£2,865.98

Source: [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

### Tenure:

	Congleton		Cheshire East UA	
	No	%	No	%
<b>All Households</b>	11,561	100.0	159,441	100
<b>Owned:</b>	8,666	75.0	118,766	74.5
Outright	4,477	38.7	59,846	37.5
With a Mortgage or Loan	4,189	36.2	58,920	37
<b>Part Owned and Part Rented</b>	48	0.4	779	0.5
<b>Rented:</b>	2,718	23.5	38,079	23.9
Rented from Council	267	2.3	4,285	2.7
Other Social Rented	1,242	10.7	13,856	8.7
Private Landlord or Agency	1,091	9.4	18,244	11.4
Other Private Rented	118	1.0	1,694	1.1
Rent Free	129	1.1	1,817	1.1

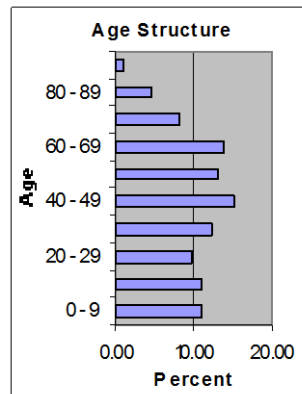
Source: Derived from 2011 Census, tables KS402EW

**Planning:** Cheshire East UA is in the process of completing a local plan (local development framework) for the whole authority area. A major consultation exercise was closed for further comments on the 26<sup>th</sup> of February. According to draft documents the authority expect Alsager within the plan period (2010 to 2030) to deliver 2200 new homes on four separate sites along the northern edge of the town and a further 1300 homes to be built elsewhere. In addition a new link road round the northern and north

western edge is being considered. For further information and update see [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk).

**Population:** 23,435 (including Communal Establishments)  
 Source: 2011 Census

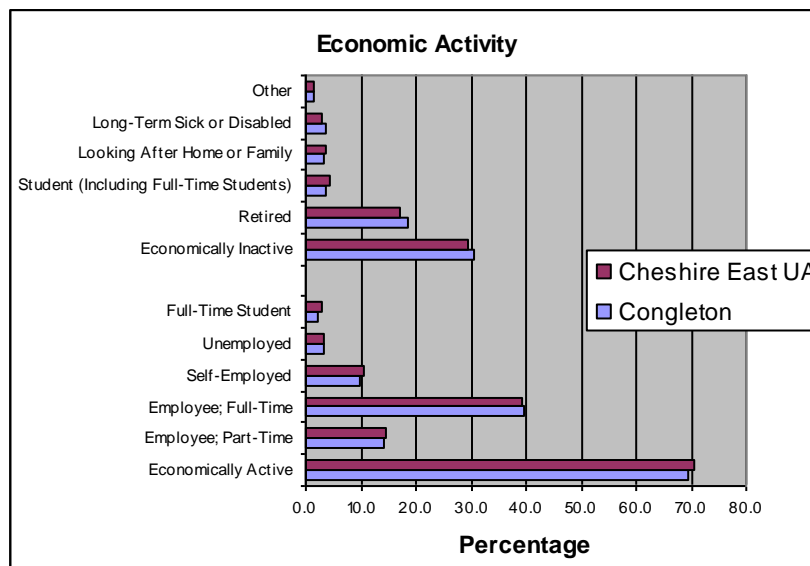
**Age Structure:**



Source: 2011 Census

**Average age:** 43.02

**Economic Activity:**



Source: Derived from 2011 Census, table KS601EW.

**Economic Activity - Gender:**

	Congleton		Cheshire East UA	
	No	%	No	%
<b><u>Usual Residents Aged 16-74</u></b>	19,408	100.0	270,953	100.0
Males	9,650	100.0	134,093	100.0
Females	9,758	100.0	136,860	100.0
<b><u>Economically Active</u></b>	13,467	69.4	191,253	70.6
Males	7,173	74.3	101,124	75.4
Females	6,294	64.5	90,129	65.9
<b><u>Economically Inactive</u></b>	5,941	30.6	79,700	29.4
Males	2,477	25.7	32,969	24.6
Females	3,464	35.5	46,731	34.1
<b><u>Unemployed</u></b>	677	3.5	8,781	3.2
Males	440	4.6	5,368	4
Females	237	2.4	3,413	2.5

Source: Derived from 2011 Census, tables KS601/2/3EW