



# Elmy Fields

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ANWYI

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[anwyl.co.uk/elmy](http://anwyl.co.uk/elmy)



# When it comes to *new homes* we think of everything.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice really matters.



## At Anwyl Homes, we know what it's like.

We should do. After all we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features - not to mention personal touches and friendly smiles every step of the way - your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.





# Welcome to the *neighbourhood.*

Elmy Fields is an exciting new collection of one, two, three and four-bedroom homes in Congleton.

Nestled in East Cheshire, Congleton is a charming market town that balances countryside tranquillity with modern convenience. Rich in history and surrounded by rolling hills, it offers a welcoming community, excellent schools, and a vibrant town centre with independent shops, cafés, and restaurants. With easy access to major road and rail links, Congleton is ideal for both commuters and families seeking a peaceful lifestyle without sacrificing connectivity.

Designed for modern living, our energy-efficient homes effortlessly combine luxury and sustainability offering the perfect setting for the future, whether you're downsizing, upsizing or simply seeking a fresh start.



# Elmy Fields, Congleton



Key:

- Ainsdale
- Birkdale
- Burton
- Cartmel
- Hampton
- Longford
- Marford
- Marbury
- Moreton
- Maxley
- Oakmere
- Rivington
- Styal
- Waverton

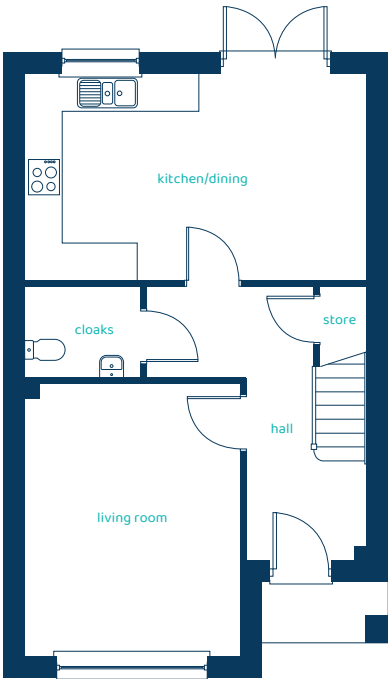
LEAP - Local Equipment Area for Play

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Any information provided in relation to Housing Association / Section 106 / Local Authority / Investors, tenure / location / volume is 'subject to change'. Please ask our homes adviser for specific plot details. Turf to rear gardens is not provided. 18/08/2025



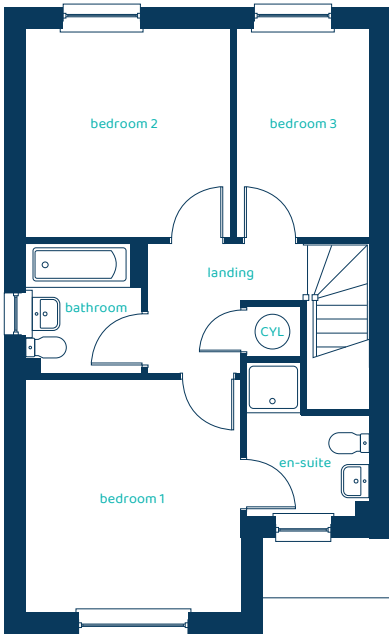


Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 18'7" x 11'1" | 5.65m x 3.37m |
| Living Room    | 11'6" x 14'8" | 3.51m x 4.47m |
| Cloaks         | 6'3" x 4'9"   | 1.90m x 1.45m |

First Floor Plan

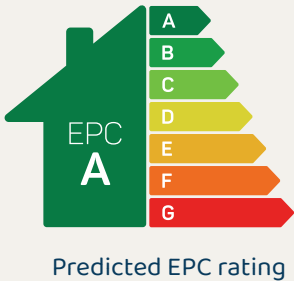


| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 11'6" x 12'6" | 3.51m x 3.82m |
| En-suite  | 6'9" x 8'4"   | 2.04m x 2.54m |
| Bedroom 2 | 11'0" x 11'3" | 3.36m x 3.42m |
| Bedroom 3 | 7'2" x 11'3"  | 2.19m x 3.42m |
| Bathroom  | 6'4" x 7'1"   | 1.93m x 2.15m |

# The Ainsdale

## 3 bed semi-detached

A neat three-bedroom semi-detached home with family bathroom, en-suite and downstairs cloakroom.



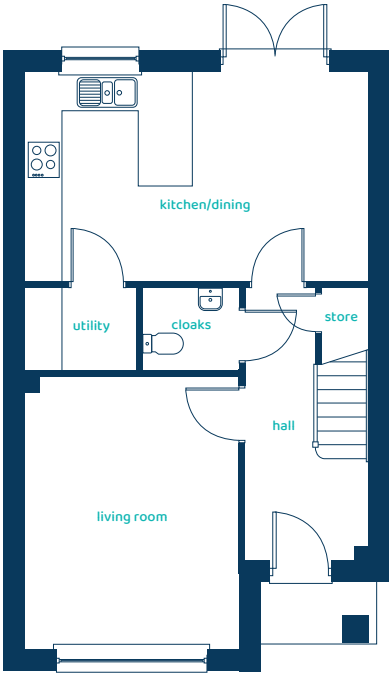
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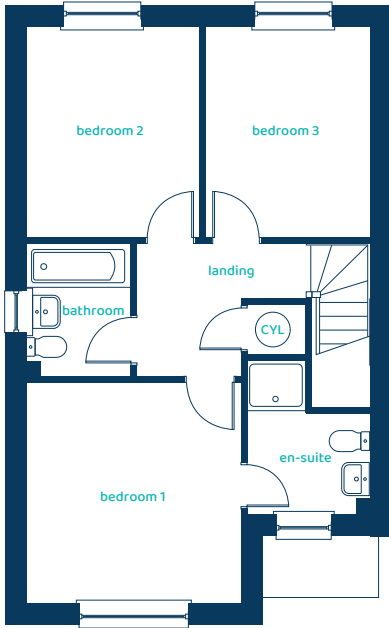


Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 18'6" x 11'2" | 5.65m x 3.41m |
| Living Room    | 11'6" x 14'8" | 3.51m x 4.47m |
| Utility        | 6'1" x 4'5"   | 1.85m x 1.35m |
| Cloaks         | 5'2" x 4'5"   | 1.57m x 1.35m |

First Floor Plan

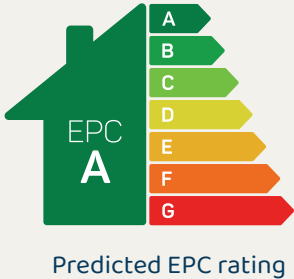


| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 11'6" x 11'11" | 3.51m x 3.62m |
| En-suite  | 6'8" x 8'3"    | 2.04m x 2.53m |
| Bedroom 2 | 9'5" 11'4"     | 2.86m x 3.46m |
| Bedroom 3 | 8'10" x 11'4"  | 2.69m x 3.46m |
| Bathroom  | 5'7" x 7'1"    | 1.71m x 2.15m |

# The Birkdale

3 bed detached or semi-detached

The Birkdale is a three-bedroom family home that comes in both detached and semi-detached styles.



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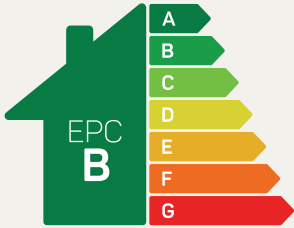




# The Burton

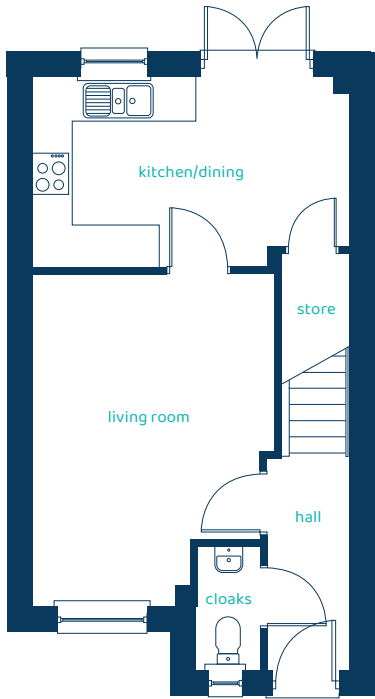
## 2 bed semi-detached

The Burton is a stylish two-bedroom home with en-suite bedrooms and spacious open-plan living making it ideal for first-time buyers and growing families.



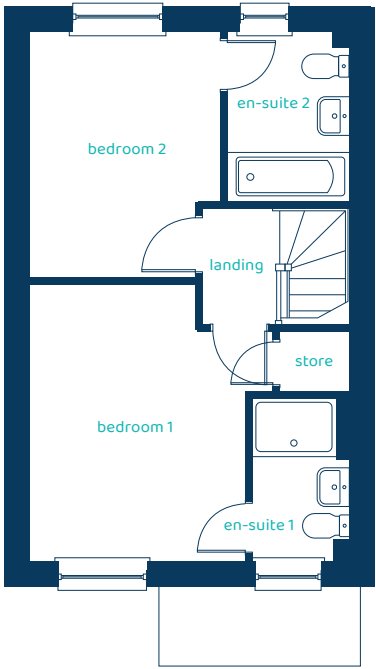
Predicted EPC rating

Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 14'9" x 8'9"  | 4.51m x 2.67m |
| Living Room    | 11'5" x 15'4" | 3.47m x 4.68m |
| Cloaks         | 2'11" x 5'8"  | 0.90m x 1.73m |

First Floor Plan



| Room       | Imperial      | Metric        |
|------------|---------------|---------------|
| Bedroom 1  | 10'0" x 12'9" | 3.05m x 3.89m |
| En-suite 1 | 4'6" x 7'6"   | 1.36m x 2.29m |
| Bedroom 2  | 8'10" x 11'4" | 2.70m x 3.46m |
| En-suite 2 | 5'7" x 7'10"  | 1.71m x 2.38m |

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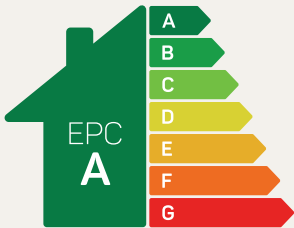




# The Cartmel

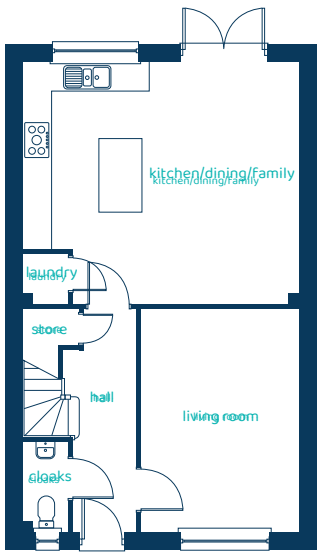
## 4 bed detached or semi-detached

A spacious four bedroom home featuring an open plan kitchen, dining and living space with French doors leading into the garden.



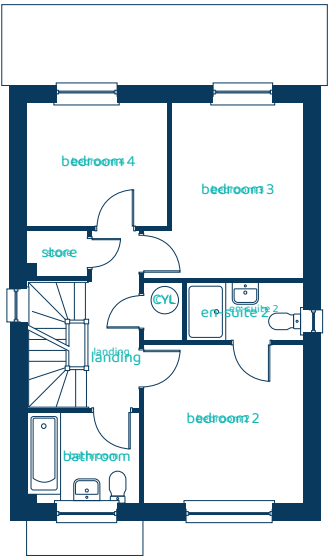
Predicted EPC rating

Ground Floor Plan



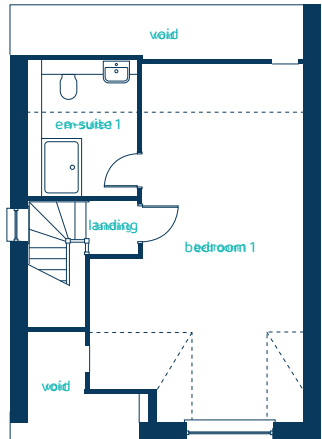
| Room                      | Imperial       | Metric        |
|---------------------------|----------------|---------------|
| Kitchen/<br>Dining/Family | 18'11" x 16'6" | 5.76m x 5.03m |
| Living Room               | 10'8" x 15'2"  | 3.25m x 4.63m |
| Cloaks                    | 3'1" x 6'2"    | 0.95m x 1.88m |
| Laundry                   | 3'1" x 3'5"    | 0.95m x 1.03m |

First Floor Plan



| Room       | Imperial        | Metric        |
|------------|-----------------|---------------|
| Bedroom 2  | 10'11" x 10'10" | 3.33m x 3.29m |
| En-suite 2 | 8'0" x 3'11"    | 2.44m x 1.20m |
| Bedroom 3  | 10'11" x 12'1"  | 3.33m x 3.67m |
| Bedroom 4  | 9'7" x 8'6"     | 2.93m x 2.60m |
| Bathroom   | 7'8" x 6'2"     | 2.34m x 1.88m |

Second Floor Plan



| Room       | Imperial      | Metric        |
|------------|---------------|---------------|
| Bedroom 1  | 14'7" x 24'5" | 4.43m x 7.44m |
| En-suite 1 | 6'7" x 9'4"   | 2.00m x 2.85m |

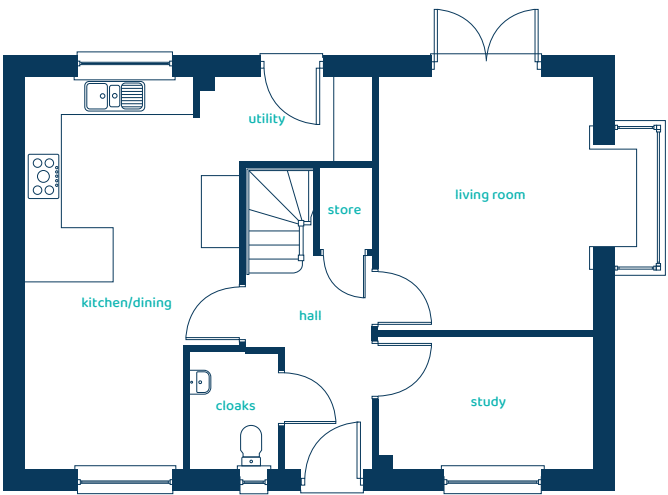
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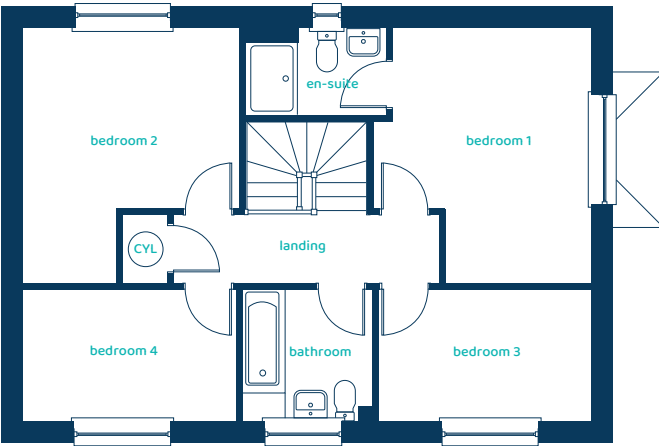


Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 11'6" x 21'1" | 3.51m x 6.43m |
| Living Room    | 14'1" x 13'9" | 4.30m x 4.18m |
| Study          | 11'6" x 7'1"  | 3.51m x 2.16m |
| Utility        | 7'2" x 4'5"   | 2.18m x 1.35m |
| Cloaks         | 4'9" x 6'3"   | 1.45m x 1.90m |

First Floor Plan

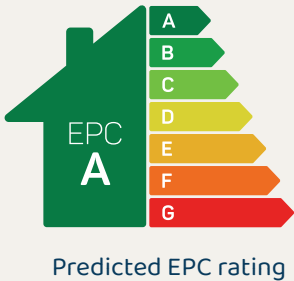


| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 11'9" x 13'9" | 3.57m x 4.19m |
| En-suite  | 7'8" x 4'8"   | 2.35m x 1.43m |
| Bedroom 2 | 11'9" x 13'9" | 3.57m x 4.19m |
| Bedroom 3 | 11'6" x 7'1"  | 3.50m x 2.15m |
| Bedroom 4 | 11'6" x 7'1"  | 3.52m x 2.15m |
| Bathroom  | 7'1" x 7'1"   | 2.15m x 2.15m |

# The Hampton

4 bed detached

Traditional styling and four generously-sized bedrooms define this elegant and impressive family home.



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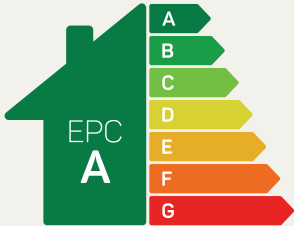




# The Longford

3 bed detached

The Longford is a sensational double-fronted home that is idyllic for downsizers and families.



Predicted EPC rating

### Ground Floor Plan

| Room           | Imperial       | Metric        |
|----------------|----------------|---------------|
| Kitchen/Dining | 12'11" x 18'6" | 3.93m x 5.65m |
| Living Room    | 10'5" x 18'6"  | 3.18m x 5.65m |
| Cloaks         | 5'5" x 7'3"    | 1.65m x 2.20m |

### First Floor Plan

| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 10'6" x 14'5" | 3.21m x 4.39m |
| En-suite  | 10'6" x 6'0"  | 3.21m x 1.84m |
| Bedroom 2 | 11'7" x 8'4"  | 3.54m x 2.53m |
| Bedroom 3 | 13'1" x 9'11" | 3.98m x 3.03m |
| Bathroom  | 7'10" x 7'1"  | 2.38m x 2.15m |

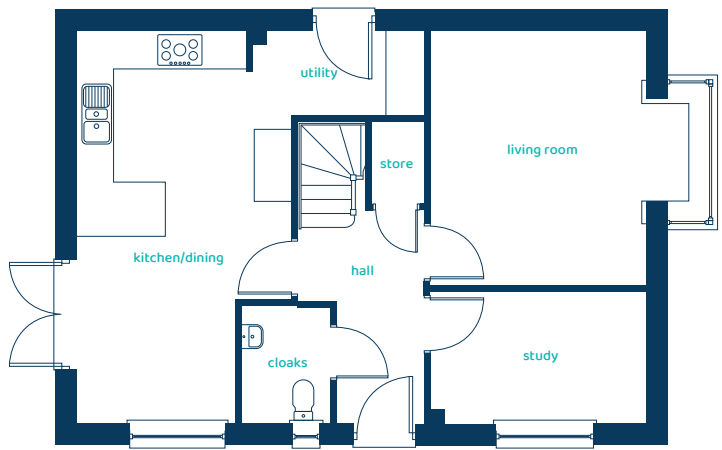
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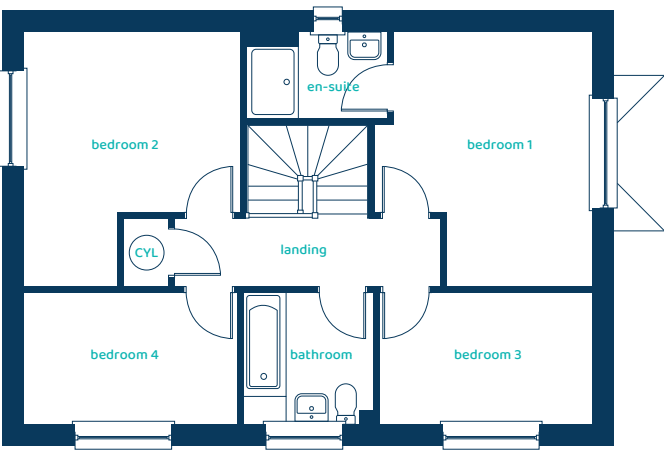


Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 11'6" x 21'1" | 3.51m x 6.43m |
| Living Room    | 14'1" x 13'9" | 4.30m x 4.18m |
| Study          | 11'6" x 7'1"  | 3.51m x 2.16m |
| Utility        | 7'2" x 4'5"   | 2.18m x 1.35m |
| Cloaks         | 4'9" x 6'3"   | 1.45m x 1.90m |

First Floor Plan

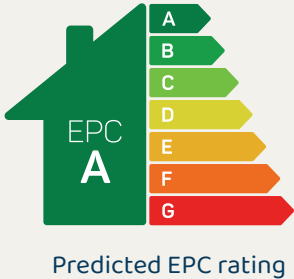


| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 11'9" x 13'9" | 3.57m x 4.19m |
| En-suite  | 7'8" x 4'7"   | 2.33m x 1.41m |
| Bedroom 2 | 11'9" x 13'9" | 3.57m x 4.19m |
| Bedroom 3 | 11'6" x 7'1"  | 3.50m x 2.15m |
| Bedroom 4 | 11'6" x 7'1"  | 3.52m x 2.15m |
| Bathroom  | 7'1" x 7'1"   | 2.15m x 2.15m |

# The Marford

4 bed detached

This impressive four-bedroom detached home is the ideal setting for family living.



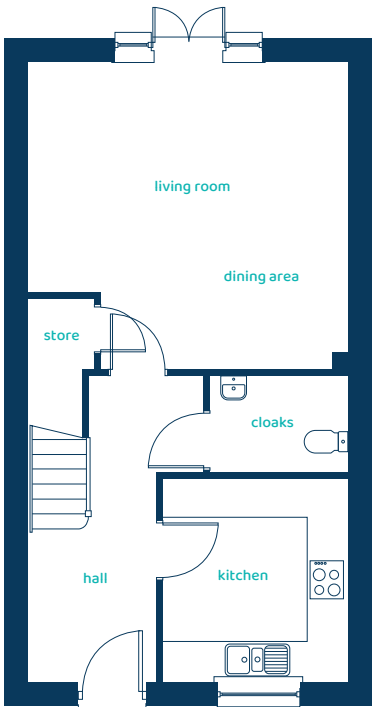
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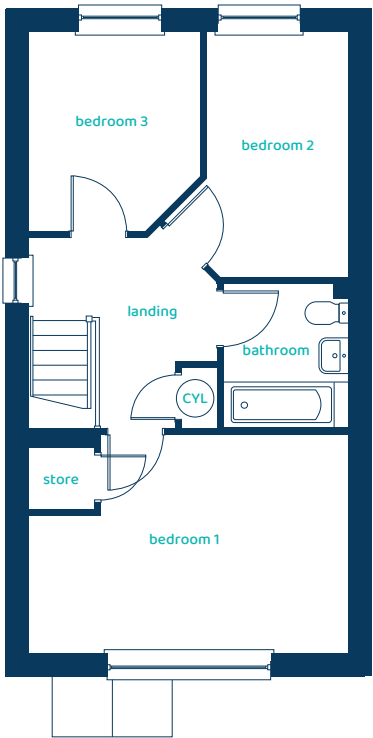


Ground Floor Plan



| Room          | Imperial       | Metric        |
|---------------|----------------|---------------|
| Kitchen       | 9'3" x 10'3"   | 2.81m x 3.11m |
| Living/Dining | 15'11" x 15'5" | 4.84m x 4.69m |
| Cloaks        | 6'10" x 4'9"   | 2.09m x 1.45m |

First Floor Plan

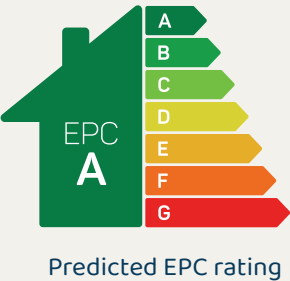


| Room      | Imperial        | Metric        |
|-----------|-----------------|---------------|
| Bedroom 1 | 15'11" x 10'11" | 4.84m x 3.32m |
| Bedroom 2 | 7'1" x 12'3"    | 2.15m x 3.73m |
| Bedroom 3 | 8'6" x 9'11"    | 2.60m x 3.02m |
| Bathroom  | 6'3" x 7'3"     | 1.90m x 2.20m |

# The Marbury

## 3 bed semi-detached

A traditional three-bedroom semi-detached home that's ideal for first-time buyers and downsizers.



Predicted EPC rating

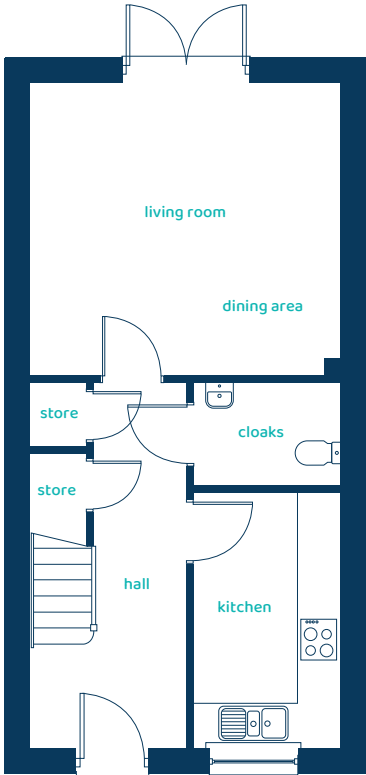
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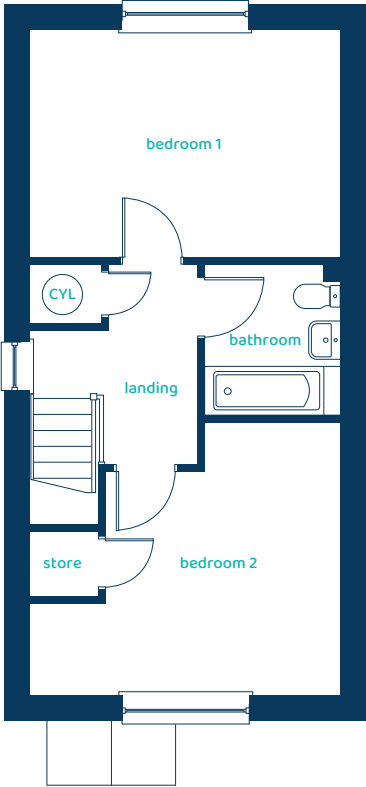


Ground Floor Plan



| Room          | Imperial       | Metric        |
|---------------|----------------|---------------|
| Kitchen       | 6'10" x 11'11" | 2.08m x 3.64m |
| Living/Dining | 14'5" x 13'8"  | 4.39m x 4.15m |
| Cloaks        | 6'10" x 4'9"   | 2.09m x 1.45m |

First Floor Plan

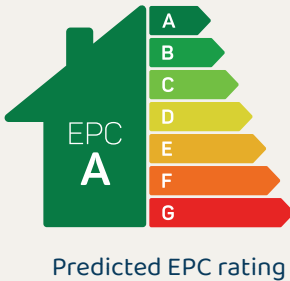


| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 14'5" x 10'7" | 4.39m x 3.23m |
| Bedroom 2 | 14'5" x 12'8" | 4.39m x 3.87m |
| Bathroom  | 6'3" x 7'1"   | 1.90m x 2.15m |

# The Moreton

2 bed semi-detached

A smartly-designed two-bedroom semi-detached home with self-contained kitchen and combined living and dining space.



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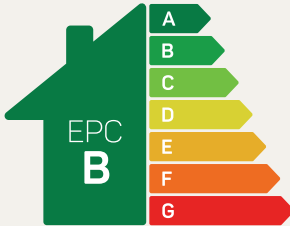




# The Maxley

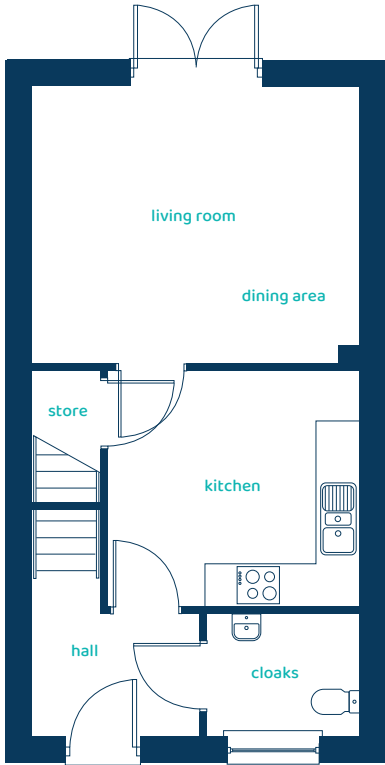
2 bed semi-detached

A traditionally-styled two-bedroom semi-detached home suited to first-time buyers and downsizers.



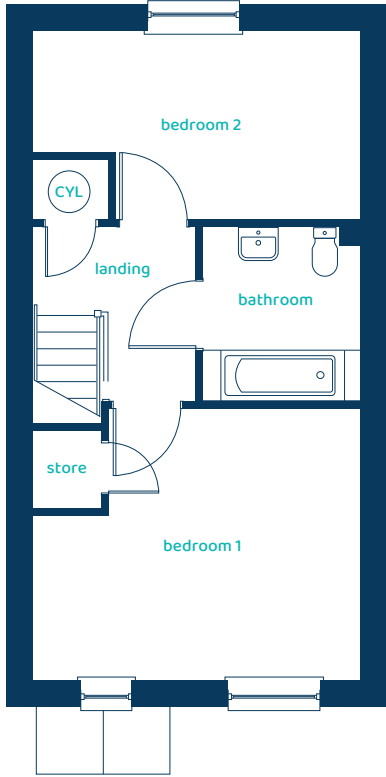
Predicted EPC rating

Ground Floor Plan



| Room          | Imperial      | Metric        |
|---------------|---------------|---------------|
| Kitchen       | 11'3" x 10'7" | 3.43m x 3.23m |
| Living/Dining | 14'7" x 12'5" | 4.45m x 3.79m |
| Cloaks        | 6'9" x 5'5"   | 2.06m x 1.66m |

First Floor Plan



| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 14'7" x 12'2" | 4.45m x 3.71m |
| Bedroom 2 | 14'7" x 8'6"  | 4.45m x 2.58m |
| Bathroom  | 6'11" x 7'10" | 2.12m x 2.39m |

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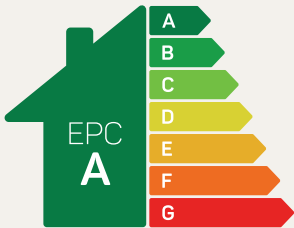




# The Oakmere

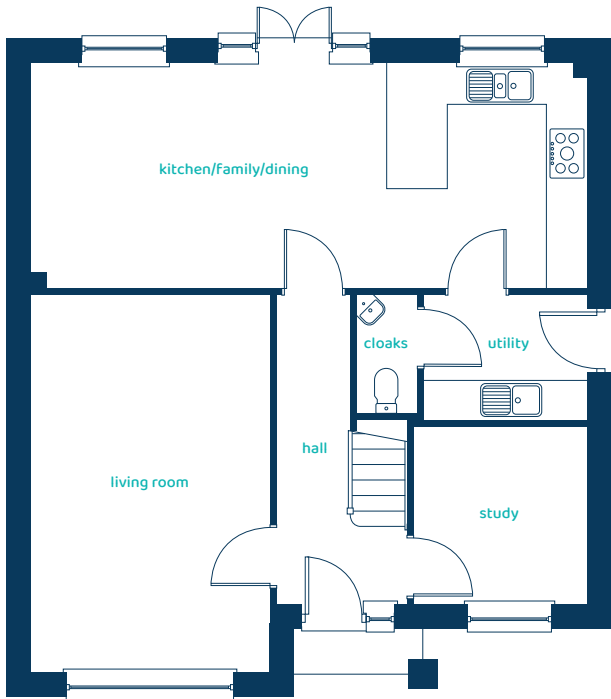
## 4 bed detached

The Oakmere is a four-bedroom home with high ceilings, generous living areas, and a luxurious main suite making it perfect for busy family life.



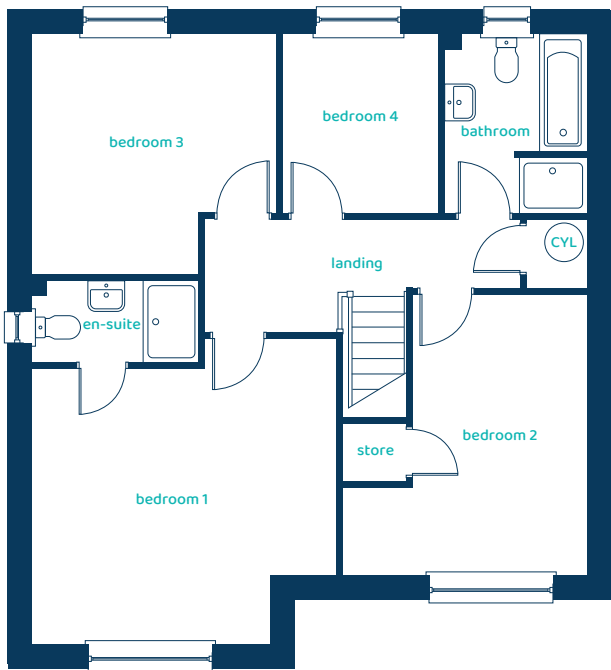
Predicted EPC rating

Ground Floor Plan



| Room                  | Imperial       | Metric        |
|-----------------------|----------------|---------------|
| Kitchen/Family/Dining | 27'0" x 10'10" | 8.24m x 3.31m |
| Living Room           | 11'6" x 18'3"  | 3.51m x 5.56m |
| Study                 | 8'6" x 8'7"    | 2.59m x 2.62m |
| Utility               | 7'11" x 6'0"   | 2.42m x 1.83m |
| Cloaks                | 2'11" x 5'8"   | 0.90m x 1.72m |

First Floor Plan



| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 14'10" x 13'4" | 4.52m x 4.07m |
| En-suite  | 8'1" x 3'11"   | 2.47m x 1.20m |
| Bedroom 2 | 11'10" x 13'8" | 3.62m x 4.16m |
| Bedroom 3 | 11'11" x 11'7" | 3.62m x 3.54m |
| Bedroom 4 | 7'7" x 8'8"    | 2.31m x 2.63m |
| Bathroom  | 6'11" x 8'8"   | 2.11m x 2.63m |

Anwyll Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Oakmere 18/08/2025.



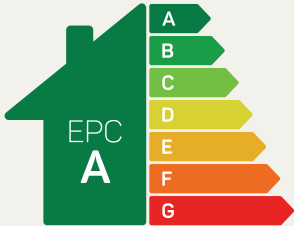




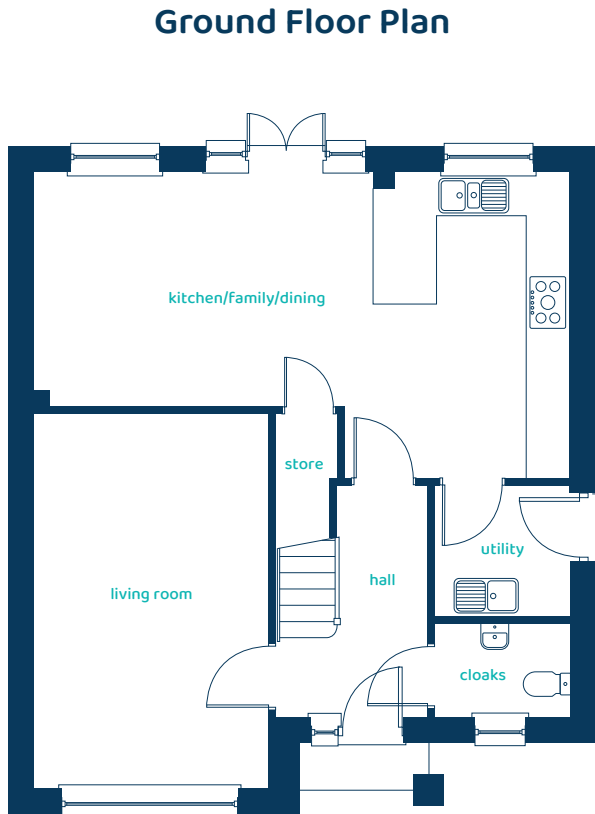
# The Rivington

4 bed detached

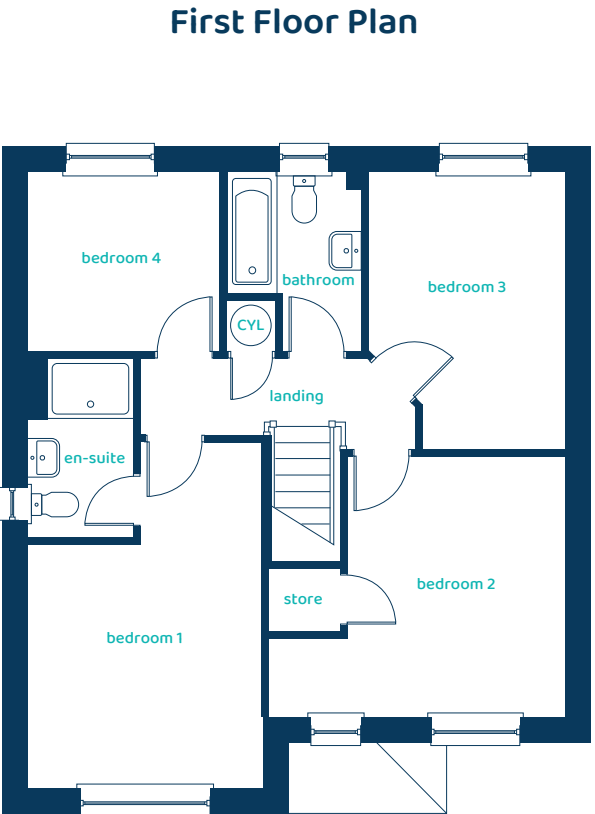
This spacious four-bedroom detached home combines traditional styling with the best in contemporary living.



Predicted EPC rating



| Room                  | Imperial       | Metric        |
|-----------------------|----------------|---------------|
| Kitchen/Family/Dining | 24'10" x 14'2" | 7.56m x 4.31m |
| Living Room           | 10'9" x 17'3"  | 3.28m x 5.25m |
| Utility               | 6'3" x 6'2"    | 1.90m x 1.87m |
| Cloaks                | 6'3" x 4'3"    | 1.90m x 1.30m |



| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 10'9" x 16'0" | 3.28m x 4.88m |
| En-suite  | 4'10" x 8'4"  | 1.48m x 2.55m |
| Bedroom 2 | 13'9" x 12'1" | 4.18m x 3.67m |
| Bedroom 3 | 9'1" x 12'10" | 2.77m x 3.91m |
| Bedroom 4 | 8'11" x 8'3"  | 2.70m x 2.51m |
| Bathroom  | 6'3" x 8'3"   | 1.90m x 2.51m |

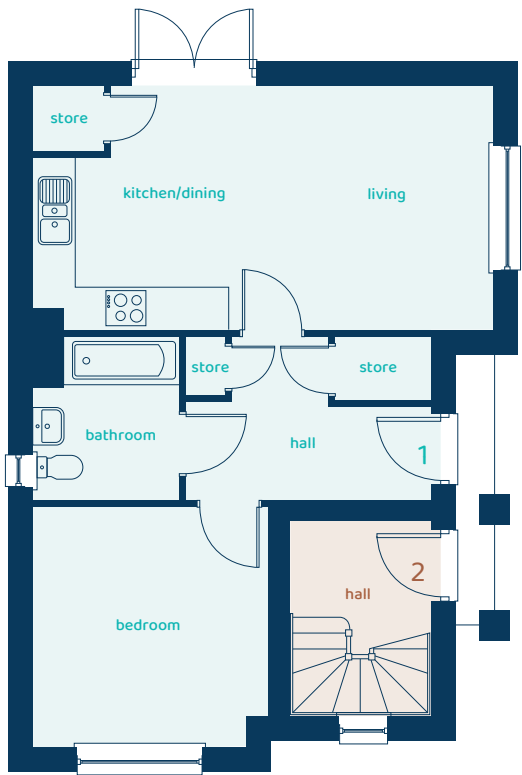
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Ground Floor Apartment



| Room                      | Imperial       | Metric        |
|---------------------------|----------------|---------------|
| Kitchen/Family/<br>Dining | 21'10" x 11'6" | 6.66m x 3.51m |
| Bedroom                   | 11'1" x 11'4"  | 3.38m x 3.46m |
| Bathroom                  | 6'11" x 7'7"   | 2.11m x 2.32m |

First Floor Apartment

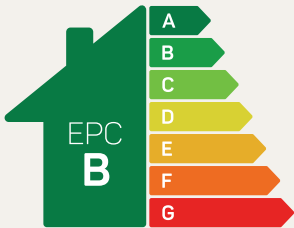


| Room                      | Imperial       | Metric        |
|---------------------------|----------------|---------------|
| Kitchen/Family/<br>Dining | 21'10" x 11'6" | 6.66m x 3.51m |
| Bedroom                   | 11'11" x 11'8" | 3.64m x 3.56m |
| Bathroom                  | 7'1" x 7'7"    | 2.15m x 2.30m |

# The Styal

## 1 bed apartment

Perfect for first-time buyers and couples, boasting an open-plan living space with a modern kitchen-diner-living area, one spacious bedroom and family bathroom.



Predicted EPC rating

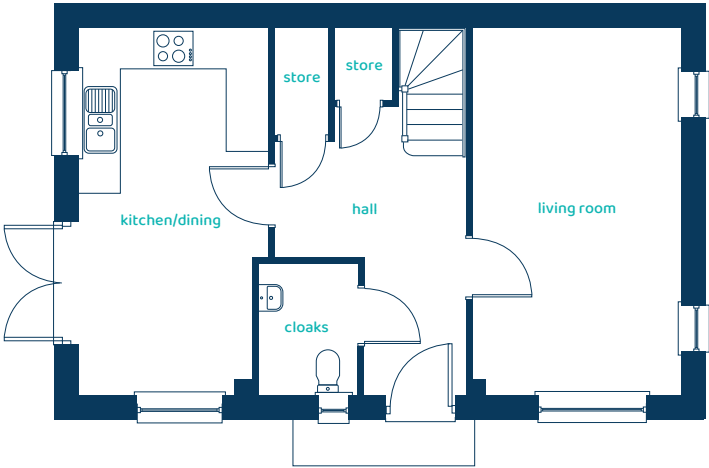
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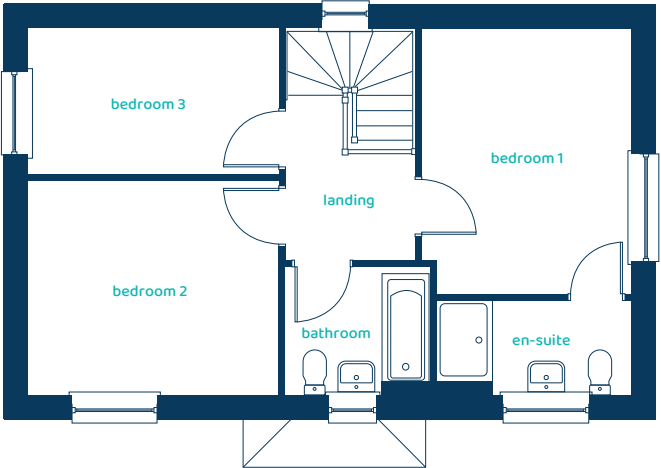


Ground Floor Plan



| Room           | Imperial       | Metric        |
|----------------|----------------|---------------|
| Kitchen/Dining | 9'1" x 17'11"  | 2.77m x 5.45m |
| Living Room    | 10'0" x 17'10" | 3.05m x 5.42m |
| Cloaks         | 4'9" x 6'3"    | 1.45m x 1.90m |

First Floor Plan

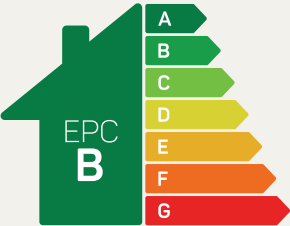


| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 10'2" x 12'10" | 3.09m x 3.92m |
| En-suite  | 9'5" x 4'7"    | 2.87m x 1.41m |
| Bedroom 2 | 12'1" x 10'5"  | 3.69m x 3.18m |
| Bedroom 3 | 12'2" x 7'1"   | 3.70m x 2.15m |
| Bathroom  | 7'1" x 6'3"    | 2.15m x 1.90m |

# The Waverton

3 bed detached

Three bedrooms and generously-sized living spaces are at the heart of this beautiful traditionally-styled home.



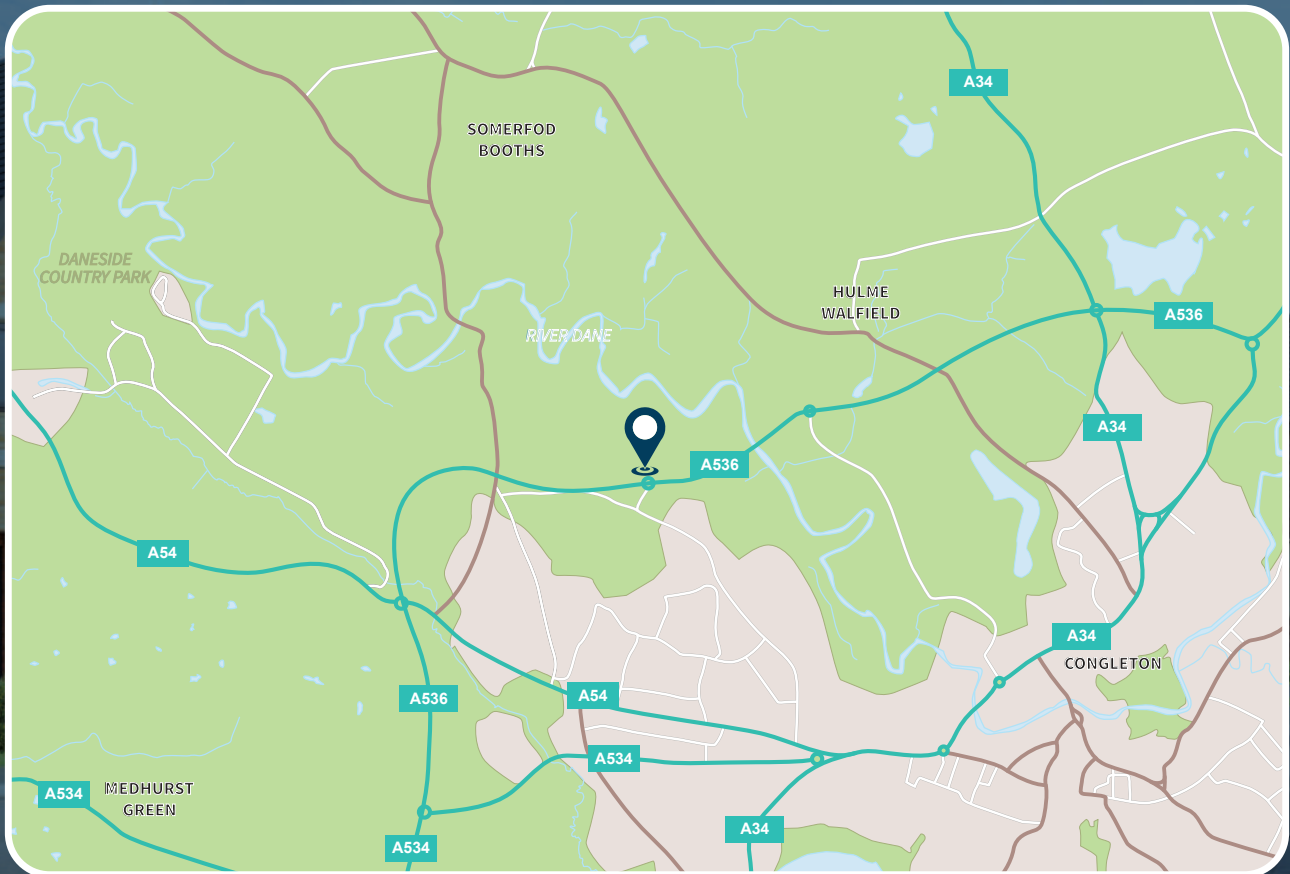
Predicted EPC rating

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# ANWYL

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