



Hannah Close, Pensby

Offers Over £200,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

****OPPORTUNITY**** What do we have here? A large (approx 0.5 Acre) plot in an excellent location which offers huge potential for development to provide a collection of superb family homes. This is a great opportunity that you will not want to miss. Any development is subject to planning and will be the responsibility of the buyer. The site could also be used for a variety of other uses to suit your needs.

The site is well positioned off Hannah Close which is accessed via Kylemore Way and Kylemore Drive. The local area is predominantly residential with an range of styles and ages, ideal for many buyers who will benefit from the abundance of amenities on your doorstep with Heswall only 5 minutes away.

The site itself is mature with a range of trees, shrubs and bushes with a wide road frontage facing Hannah Close which is where there will be a right of access to the site (owned by a 3rd party and solicitors will draft the appropriate paperwork). The incoming owner will be responsible for erecting a suitable 6 ft boundary fence to divide the site.

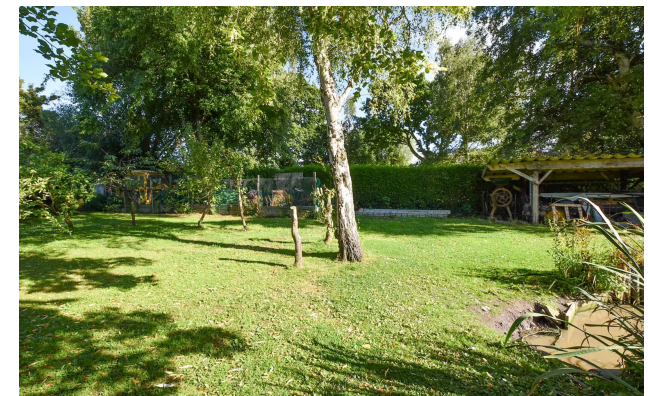
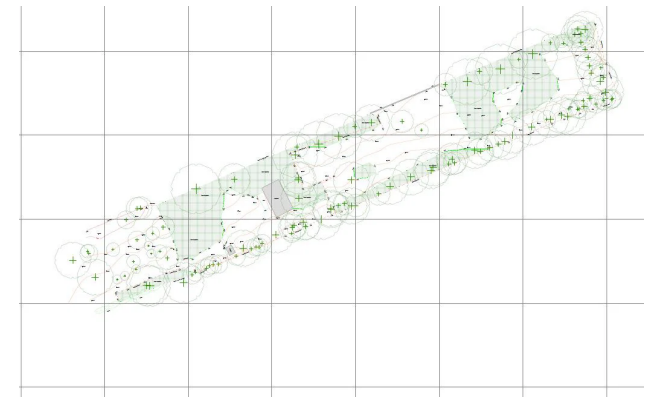
For interested parties a Topographical and a Preliminary Ecological appraisal have been carried out. Further details will be available on request. On the plan, the land in question, is marked in green. The site does fall within a Tree preservation zone with a code under Wirral Borough Council of WR0050.

Tenure: Freehold









- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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