



**GASCOIGNE  
HALMAN**

PADDOCK PLOT, 57A CHERRY LANE, LYMM

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THE AREAS LEADING ESTATE AGENT

| £150,000

A parcel of paddock land for sale of 0.75 acre in an excellent location on the outskirts of Lymm.

This parcel of paddock land is very well located on the outskirts of Lymm adjacent to open fields and with wonderful countryside views. It measures approximately 0.75 acres and has direct access off Cherry Lane. The location is convenient with access to local shops, Lymm village and transport links including Lymm services and motorway network. The land is subject to an Overage Agreement (25 years from 2007) and is in Greenbelt. There are currently no mains services connected. No planning permission granted. Viewing by appointment only.

#### DIRECTIONS

From our Lymm office proceed up Eagle Brow, across the mini roundabout and at the end turn left, turn right onto Elm Tree Road and follow the road round to the right, then shart left and continue onto Cherry Lane where the land can be found on the left opposite the turning for Booth's Lane.

#### LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local

supermarket and Post Office, together with various restaurants, coffee shops and village pubs. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Warrington



#### LYMM OFFICE

01925 758345

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