



**Constables**  
SALES & LETTINGS

Parkgate Road, Neston

£185,000



A fantastic opportunity to acquire a mixed use commercial and residential property with huge potential for conversion or ideal for a small business owner who requires living accommodation. The property has recently had a brand new roof.

Gayton House is a unique period property dating back to the 1800s, it is located in the heart of Neston town centre. The property was originally two separate residential dwellings and it has now been converted into one building. At present the property has mixed use classification; that being business use on the ground floor and residential on the first floor and so it presents an excellent business opportunity. We also expect that it could be converted into one spacious home or two separate dwellings or two commercial properties (subject to the relevant permissions). The property already has two staircases and you can clearly see from the road where the second entrance was located.

The current accommodation comprises; two ground floor office areas, a kitchen and cloakroom. The office areas would lend themselves for use as a living room and kitchen-dining room if repurposed for residential occupation. On the first floor there is an open plan kitchen-dining-living room, a bathroom and two bedrooms.

The property has an access door at the rear of the building and there is a right of way over the neighbouring drive that provides access onto Church Lane. The property benefits from nearby public parking areas

Offered for sale with no onward chain, early viewing is recommended.





# Constables

SALES & LETTINGS

- Period Character Property
- Town Centre Location
- Tenure: Freehold
- Ground floor commercial with first floor flat
- Two Bedrooms
- Council Tax Band: A
- Potential to convert to one large dwelling or two separate dwellings
- Brand New Roof
- No Onward Chain

## Location

The property is situated in the much sought-after market town of Neston. It is also a short distance to the conservation village of Parkgate in Cheshire.

Neston offers an excellent range of amenities for everyday needs including supermarkets, doctor and dentist surgeries, independent retailers, and a number of restaurants, pubs, and cafés. A weekly market is held on a Friday. The coastal village of Parkgate has a number of restaurants, pubs and cafés and is popular with bird watchers and walkers along The Wirral Way; there is an access point to the Wirral Way on Church Lane.

The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and

leisure facilities complemented by several out-of-town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with The Parkgate Club offering cricket, squash, hockey, bowling and tennis. Other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby in Neston, secondary schools including Wirral, Caldy and West

Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

The property is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

## Ground Floor Room One

13'6" x 11'8" + 11'6" x 9'3" (4.11m x 3.56m + 3.51m x 2.82m)

## W.C.

## Ground Floor Room Two

25'8" max x 15'5" max (7.82m max x 4.70m max)  
Including kitchen area.

## Landing

## Kitchen-Living Room

25'2" max x 14'8" max (7.67m max x 4.47m max)

## Bedroom One

13'6" x 11'9" (4.11m x 3.58m)

## Bedroom Two

12'2" x 9'11" (3.71m x 3.02m)


## Bathroom

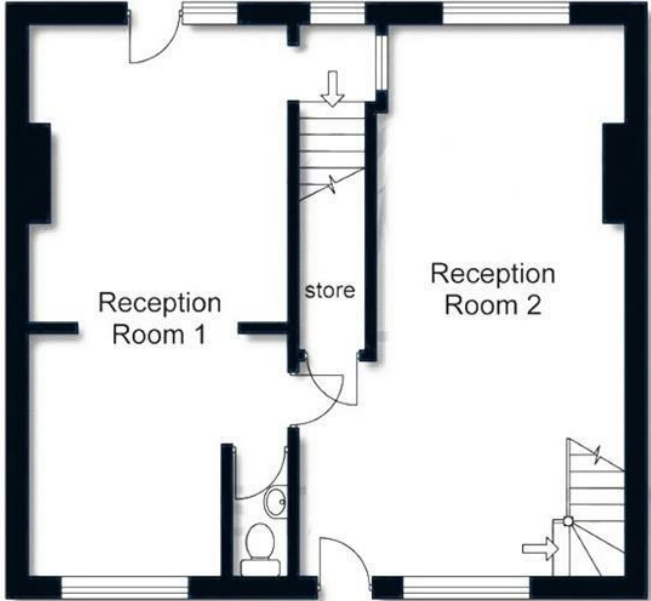
7'6" x 4'11" (2.29m x 1.50m)





# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



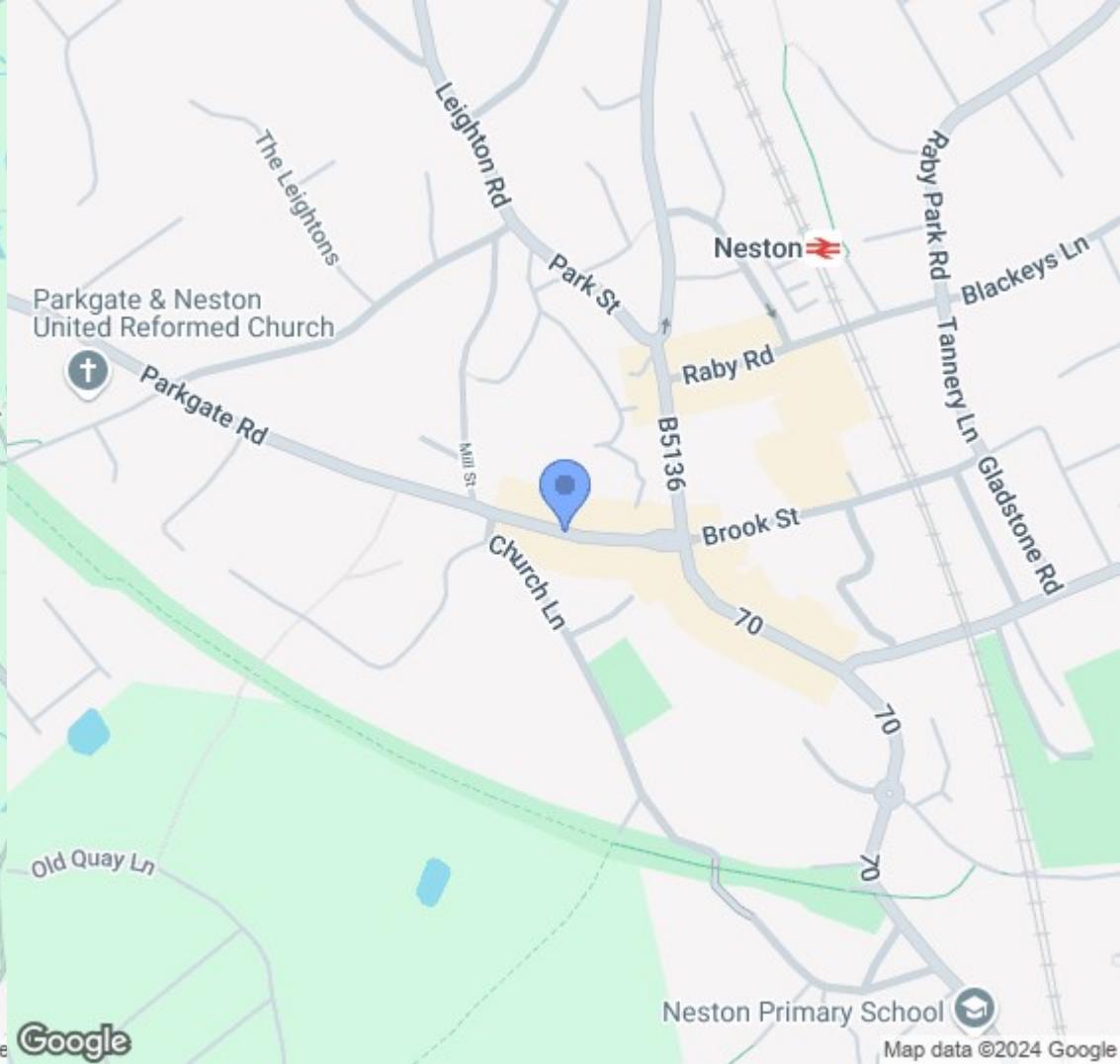
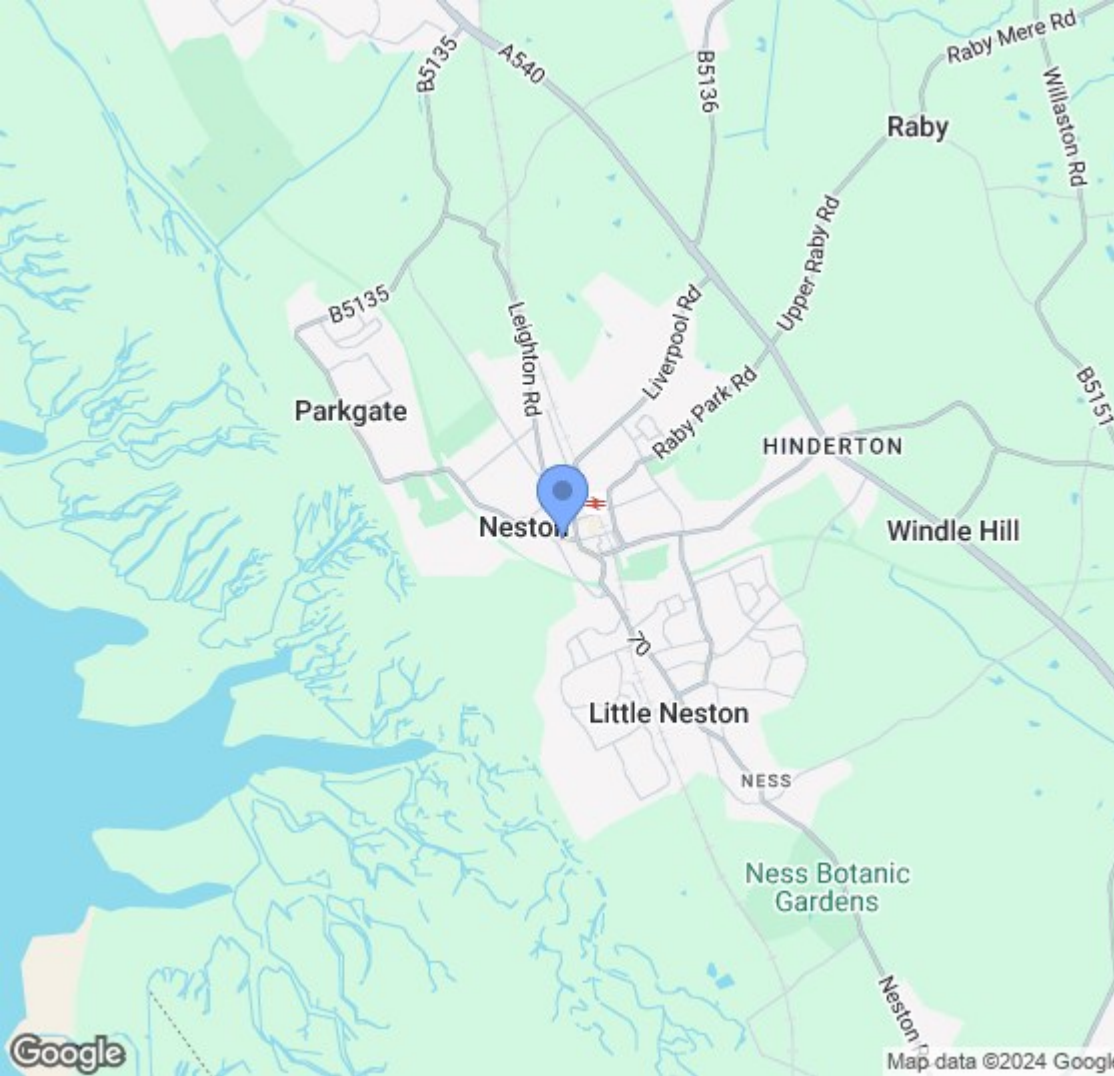
Ground Floor



First Floor

Shower Room

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

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