




Constables
SALES & LETTINGS

Hooton Road

Willaston, Neston

£350,000

A photograph of a rural property. In the foreground, there is a gravel area and a fence made of metal pipes. To the left, there are dense green trees and bushes. In the background, there is a grassy field and more trees under a blue sky with some clouds. Two signs are attached to the fence: one with a red circle and a diagonal line over a walking figure, and another with a red circle and a diagonal line over a car icon.

A fantastic opportunity to purchase two plots of grazing land on the outskirts of Willaston, Cheshire. One of the plots has planning permission approved for the erection of a replacement stable building and associated permeable hardstanding for car and horsebox turning and parking area.

Planning application number: 23/00021/FUL. Local authority is Cheshire West & Chester.

Please note the approval given is only for private equestrian use and not for use in connection with any commercial equine operation.

There is mains water and electricity connection points on site.

The plots are approximately 1.5 acres and 2 Acres.

The stables, hardstanding and fencing have not yet been completed, the seller is open to completing the works at a price to be negotiated.

Please note one of the plots is subject to an overage.

Viewing Strictly By Appointment.



Constables

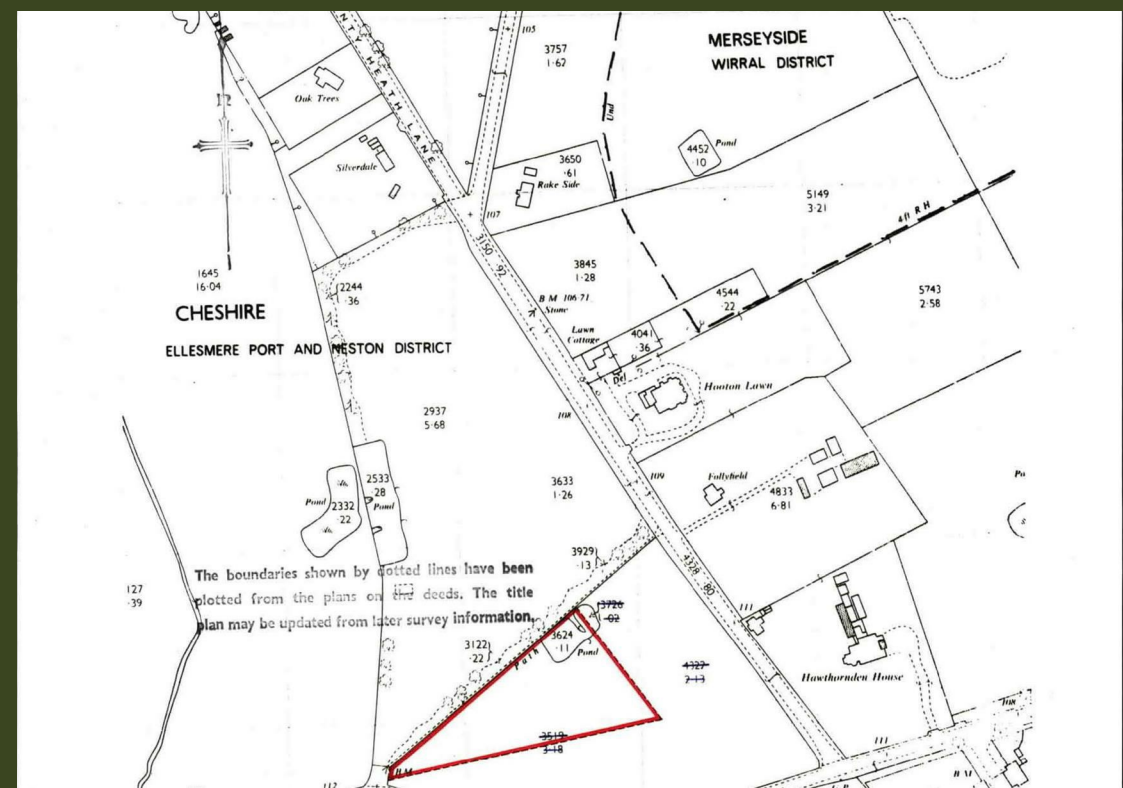
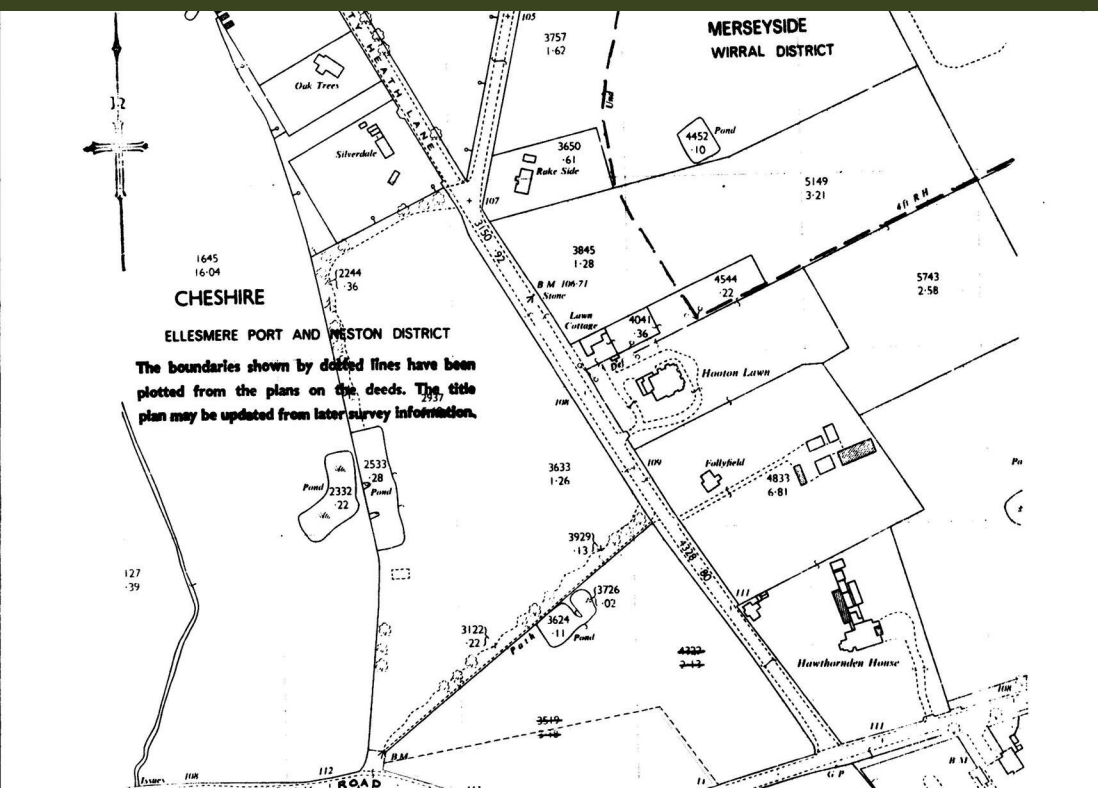
SALES & LETTINGS

- Two Paddocks Extending to Approx 3.5 Acres in Total
- Water and Electric on Site


- Fantastic Location on Outskirts of Willaston
- Suitable for Private Equestrian Uses

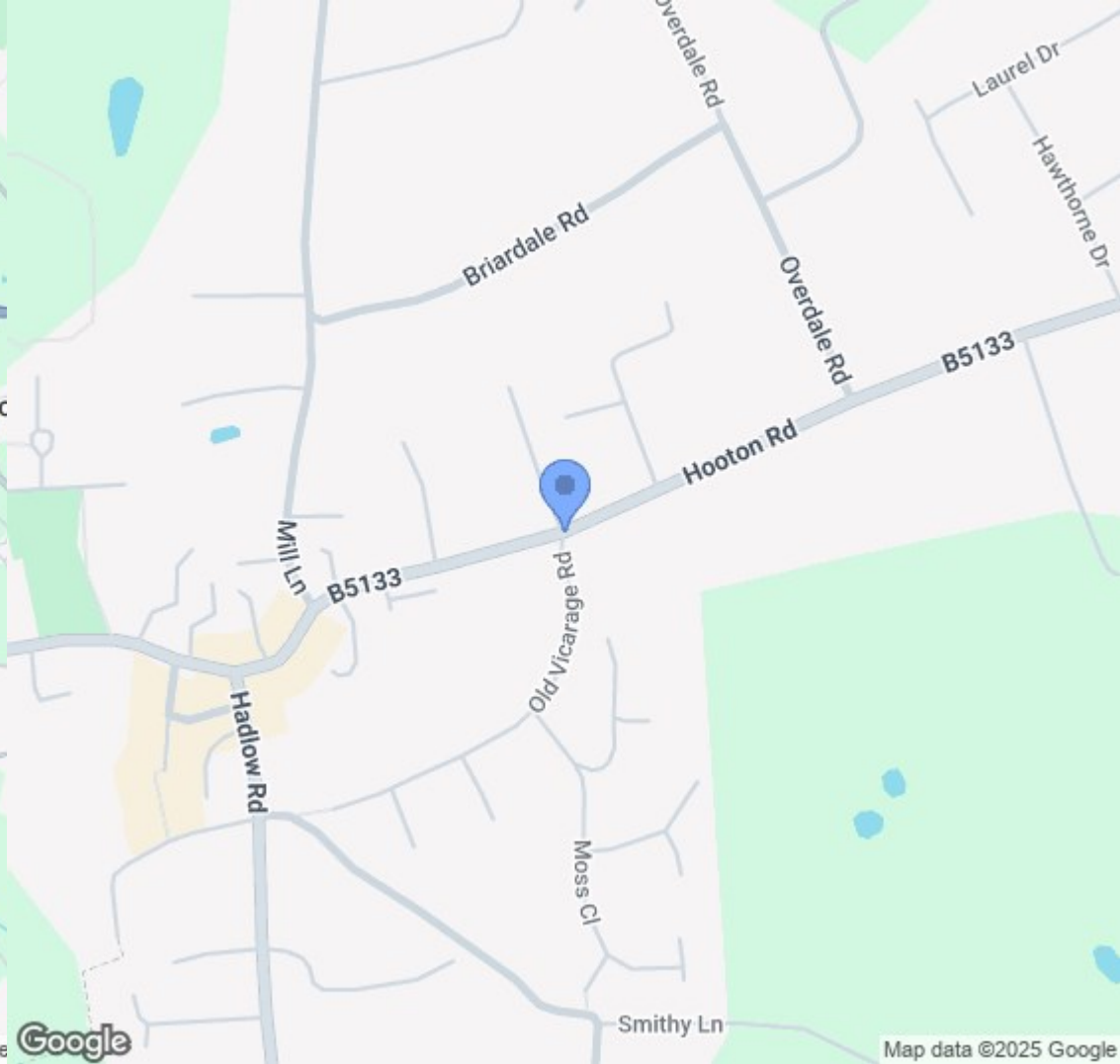
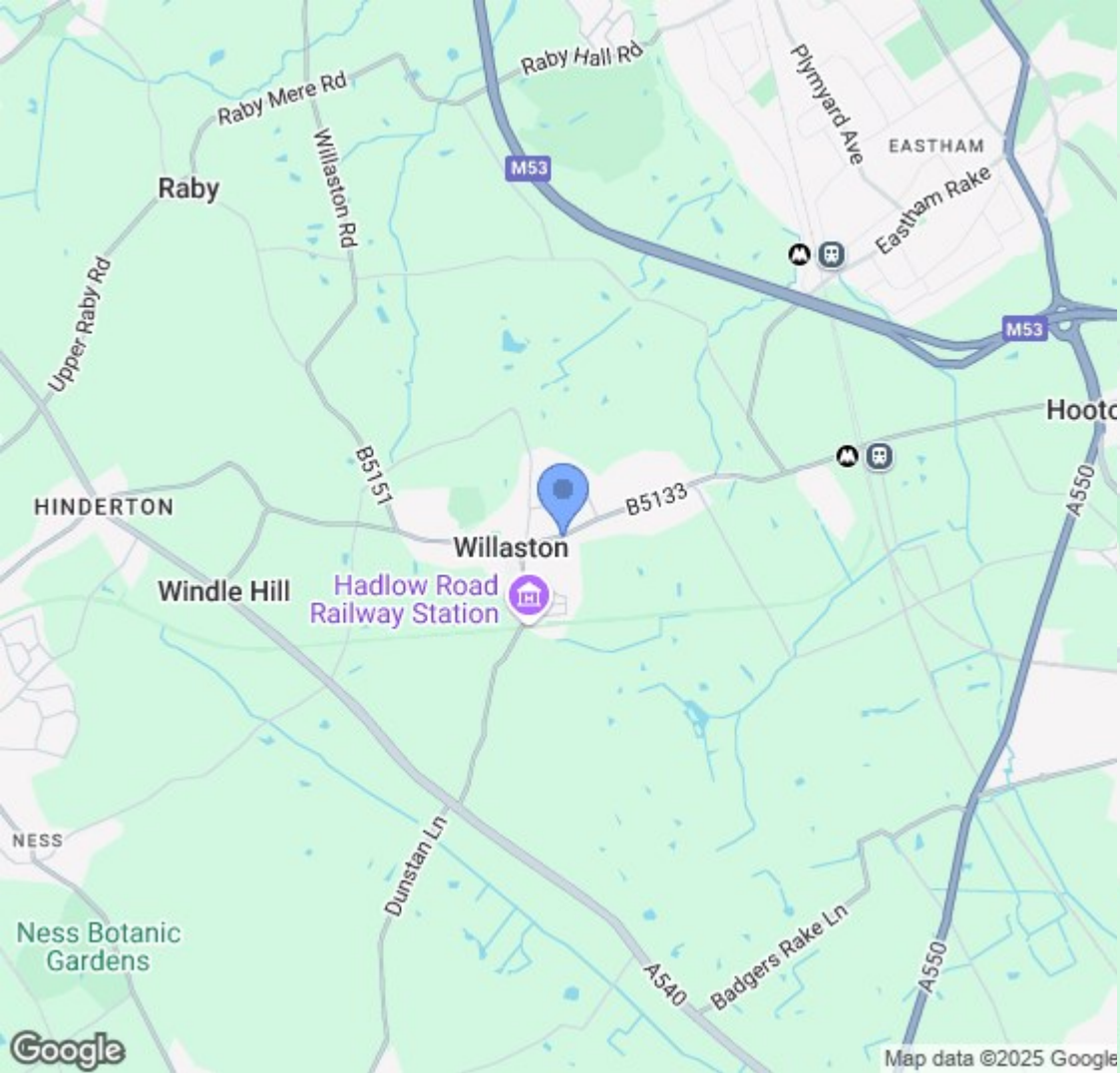
- Planning Approved from New Stable Block and Hardstanding
- Viewing Strictly by Appointment.





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333