



The Paddock, Lees Lane, Neston CH64 7TH

welcome to

The Paddock Lees Lane, Neston

A superb opportunity to acquire a building plot with accompanying land, set in a peaceful rural location. Planning permission has already been granted under application number 22/60766/FUL, allowing for the construction of a delightful, detached home.



The plot is positioned at the rear of the land and is accessed via a long driveway that passes through the front portion of the property. This arrangement offers both privacy and a scenic approach to the site.

This is an ideal opportunity for anyone looking to build their dream home in a quiet countryside setting.



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welcome to

The Paddock, Lees Lane

- Building plot with planning permission
- Adjacent land included in sale
- Peaceful Rural location
- Viewings by appointment only
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Tenure: Freehold EPC Rating: Exempt

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GRE105913 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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