



97 Junction Road, St. Helens, WA11 8SJ

Offers Invited £499,995



**STAPLETON
DERBY**

OFFERS INVITED!

BUSINESS AND DEVELOPMENT OPPORTUNITY!

An attractive 2 bedroom cottage with ground floor providing potential for further residential accommodation. The residence has appealing colour washed, rendered elevations under a tiled roof and enjoys the benefit of gas fired, central heating and double glazing (in need of full modernization) Set in grounds extending to approaching 1/4 of an acre the property is set well away from neighbours. (Pending re-application to the council). Potential to re-develop (smaller cottages) subject to planning Situated in a beautiful rural location with panoramic views over the surrounding farmland yet within easy travelling too all major transport links A long (40+ years) established family boarding business becoming highly rated and gaining an enviable local reputation. Licensed to Board 25 Dogs & 16 Cats, 100 kennels and breeding licence for 80 dogs. Closed six years ago, the licence expired five years ago due to retirement. This business has potential for future expansion (leasing the adjoining fields for horses) and the introduction of grooming (Pending re-application to the council).

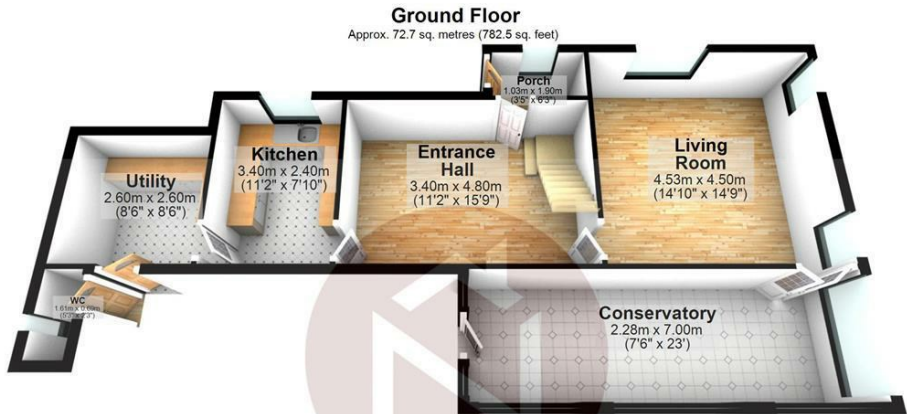






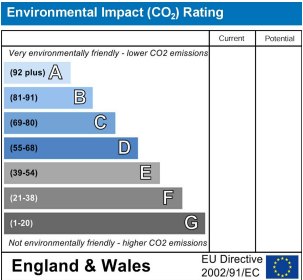
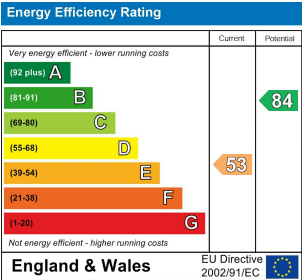


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Total area: approx. 118.2 sq. metres (1272.8 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
Plan produced using PlanUp.



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.