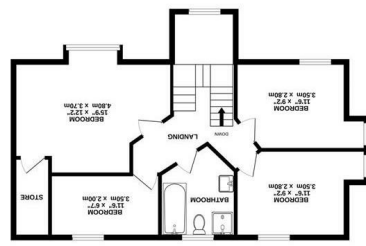


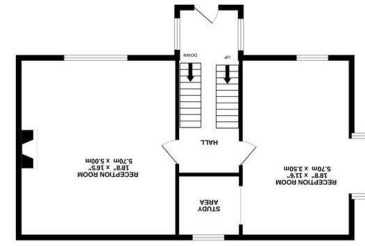


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is illustrative purposes only and should be used as such for any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

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1ST FLOOR  
689 sq ft (64.0 sq m.) approx.



GROUND FLOOR  
689 sq ft (64.0 sq m.) approx.



LOWER GROUND FLOOR  
689 sq ft (64.0 sq m.) approx.



## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Ingestre Road, Oxton CH43 5TZ



Guide Price  
**£520,000**

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377 Woodchurch Road, Prenton, Wirral,  
www.b-a-o.com

Starting at the top of the house, New Place, as you can see from our floor plan, is presented over three floors. All four bedrooms are situated on the second floor, all four have either south easterly or south westerly views. They are serviced by a 'family' bathroom, however there is a walk in closet in the 'master' bedroom which would be ideal en suite facilities.

Moving down a floor to the entrance hall of the house, with its lovingly salvaged wrought ironwork staircase. Either side of the hall are the two principle reception rooms, one having a study area set to the side. At the lower level, stairs lead to cloakroom facilities, before entering a well proportioned kitchen/diner, on the south side of the house enjoying access and views to the garden. Access from the kitchen side (Aga in situ) off this room leads through to a utility area, storage facilities and onto a large square room. Set slightly apart from the main house, this area would lend itself well to additional accommodation for relatives, home office facilities or teenage breakout space. New Place has gas central heating to 'skirt' radiators.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.



**Conclusions**

So altogether an interesting proposition. A house of a period nature by appearance which as you see from the floor plan, competes easily for floor space against any contemporary detached house in its price league. A house that invites your input and offers many exciting possibilities for you to plan, and to remodel and upgrade, if desired. An opportunity then to refurbish a grand and striking house, that stands within the conservation area of Oxton Village. Within this area, full of beautiful period architecture and listed buildings, New Place holds its own, capable of both blending in and standing out, with its sensitive and confident design.

Within our slide show of images you will find, as a rough guide only, an aerial map highlighting the site - it extends to just under 0.25 of an acre. This includes the majority of mature gardens facing a south westerly orientation with particularly good views over the lower tree tops towards North Wales at both first and second floor level.

Within this large garden plot sits foundations for a dwelling. Our client had planning permission granted to build a circular house of approximately 1,400 square feet. Footings and services are laid and as such, permission to develop remains in situ.

While the value for selling the building plot would be far greater presented as a separate entity ; building plot for sale, separate from the house sale; circumstances are such that our client instructs us to sell the two combined' offering them with a considerably more attractive guide price. This approved site may be used for the construction of a three storey house with a south facing aspect and garden, carefully designed and proportioned for the space. The plot may equally be of interest for the installation of a landscaped garden office for home working, or similar (we would refer you to the original planning application APP/15/01289 on WBC's planning portal, for your consideration).

**Locator**

Easily passed by and missed, the gated and cobbled shared drive sits inconspicuously on the corner of Ingestre Road and

Mill Hill and has a calm, tucked away feel. You see this cluster of handsome period style homes standing behind a sandstone wall adjacent to The Little Arno. New Place sits elevated above Duck Pond Lane and St Saviour's Primary School. In the other direction Oxton Village is within a five to ten minute walk. The motorway spur, Birkenhead School and BHSA schools just a couple of minutes only by car. For your Sat Nav: CH43 5TZ

