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LOCATION PLAN 1:1250 @ A4

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REV	DATE	NOTES
-	24.03.25	Issued for marketing only.

LOCATION PLAN

PROJECT:

Foxearth, St David's Lane,
Noctorum, Wirral
CH43 9UD

DRAWING TITLE:

Marketing Plan

DRAWN/APPROVED BY:

SI/BR

DRAWING NO:

23100-SDA-ZZ-ZZ-DR-A-MP01

SDA ARCHITECTURE

Freehold



Council Tax



St. Davids Lane, Prenton

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Guide Price
£275,000

A building plot for sale in approximately a quarter of an acre in the prestigious quarter of Noctorum, just off Noctorum Road; a plot with planning granted March '25 (APP/24/01275 comprising a sub division of an extensive garden plot at 'Foxearth', St Davids Lane, Noctorum CH43 9UD

Our first image shows the existing property and proposed new build set within substantial gardens below 'Foxearth'

Full planning has been given given subject to conditions as set out within the Notice of Grant Of Planning Permission as attached here and which can be viewed on the Wirral Planning Portal as per application number above.

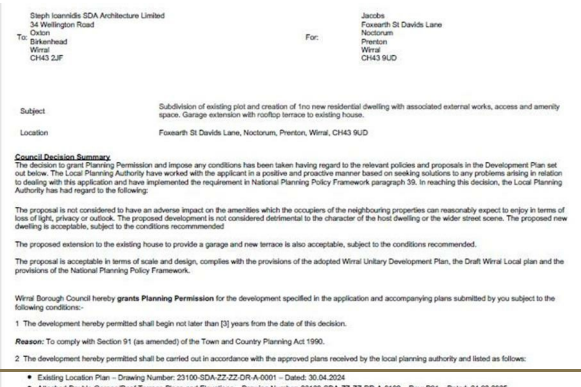
The plans approved show a detached house of 294 sqm (3,164 sq ft) comprising five bedrooms, four bathrooms with an open plan living room with kitchen (70sqm); an office/Tv room, separate living room (29sqm) and cloakroom facilities.

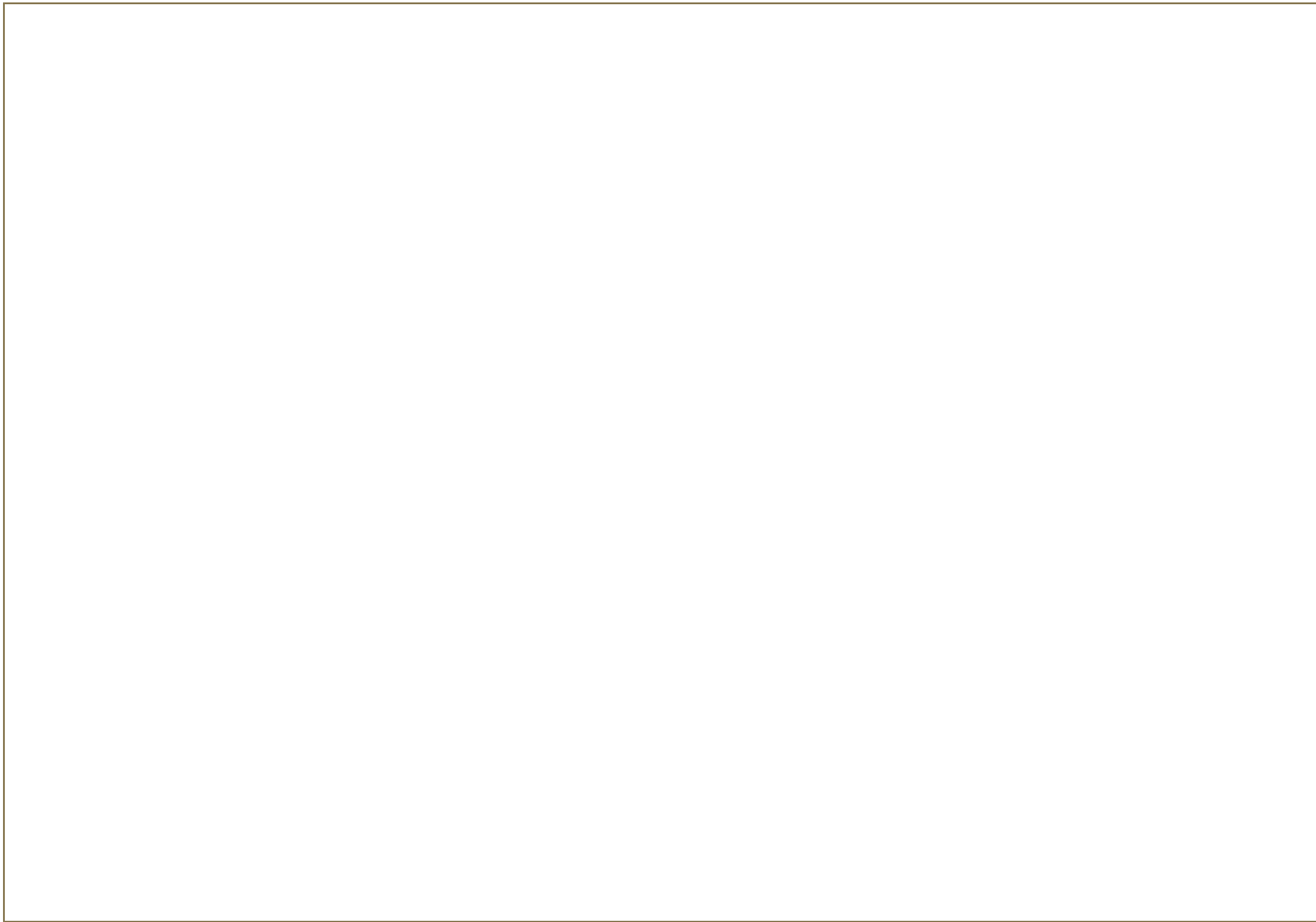
Outdoors comprise a south west facing garden, terrace and carport for two vehicles side by side

St Davids Lane stands off Noctorum Road and is a non through road. Foxearth will be seen at the south side head of this lane

St Davids Lane, off Noctorum Road, lies less than five minutes by car from Birkenhead School, with access to the tunnel for the city around about another ten minutes away. Wirral Golf Course can be accessed by foot just passed the top of St Davids lane whilst 100 acres of Woodland Trust (Bidston Hill) is just a ten to fifteen minute walk. For directions please sat nav: CH43 9UD

Please email Prenton@b-a-o.com or call (0151) 608 8586 for a viewing







Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Brennan Ayre O'Neill

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