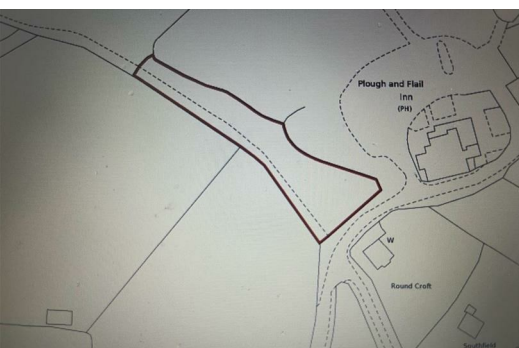




**North West Side Of Paddock Hill, Mobberley, WA16 7DB  
Offers over £62,000**

Introducing a rare opportunity to invest in a piece of land nestled in an affluent area. The land is approx 1/2 acres and surrounded by an array of fantastic amenities, just next to the site, the Plough and Flail Pub offers a cozy atmosphere and a great place to unwind after a long day. Nature lovers will appreciate the proximity to an Alpaca farm, providing a unique opportunity to experience these charming animals up close.

Don't miss out on this exceptional opportunity to own a piece of land with great potential (subject to necessary planning permissions) and amenities in an affluent area.





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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	