

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



EPC



Council Tax



New  
Build

Hannah Close, Pensby

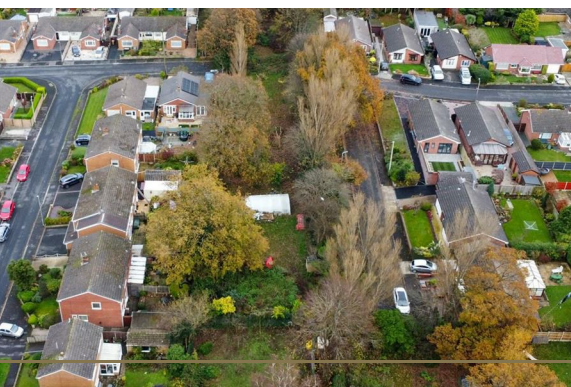
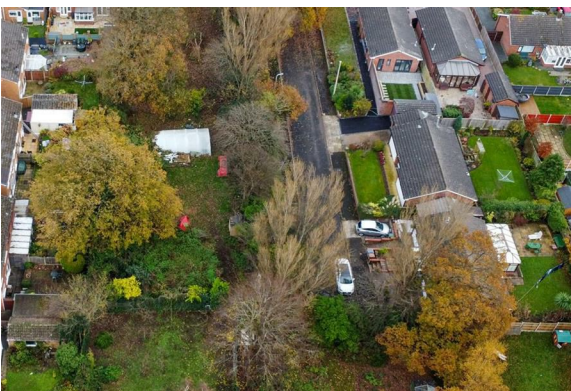
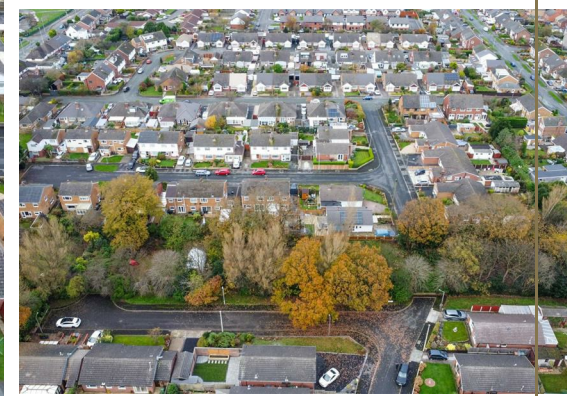
Offers Over  
£200,000

**\*\*OPPORTUNITY\*\*** What do we have here?  
A large (approx 0.5 Acre) plot in an excellent location which offers huge potential for development to provide a collection of superb family homes. This is a great opportunity that you will not want to miss and will be sold on a tendered basis subject to planning.

The site is well positioned off Hannah Close which is accessed via Kylemore Way and Kylemore Drive. The local area is predominantly residential with an range of styles and ages, ideal for many buyers who will benefit from the abundance of amenities on your doorstep with Heswall only 5 minutes away.

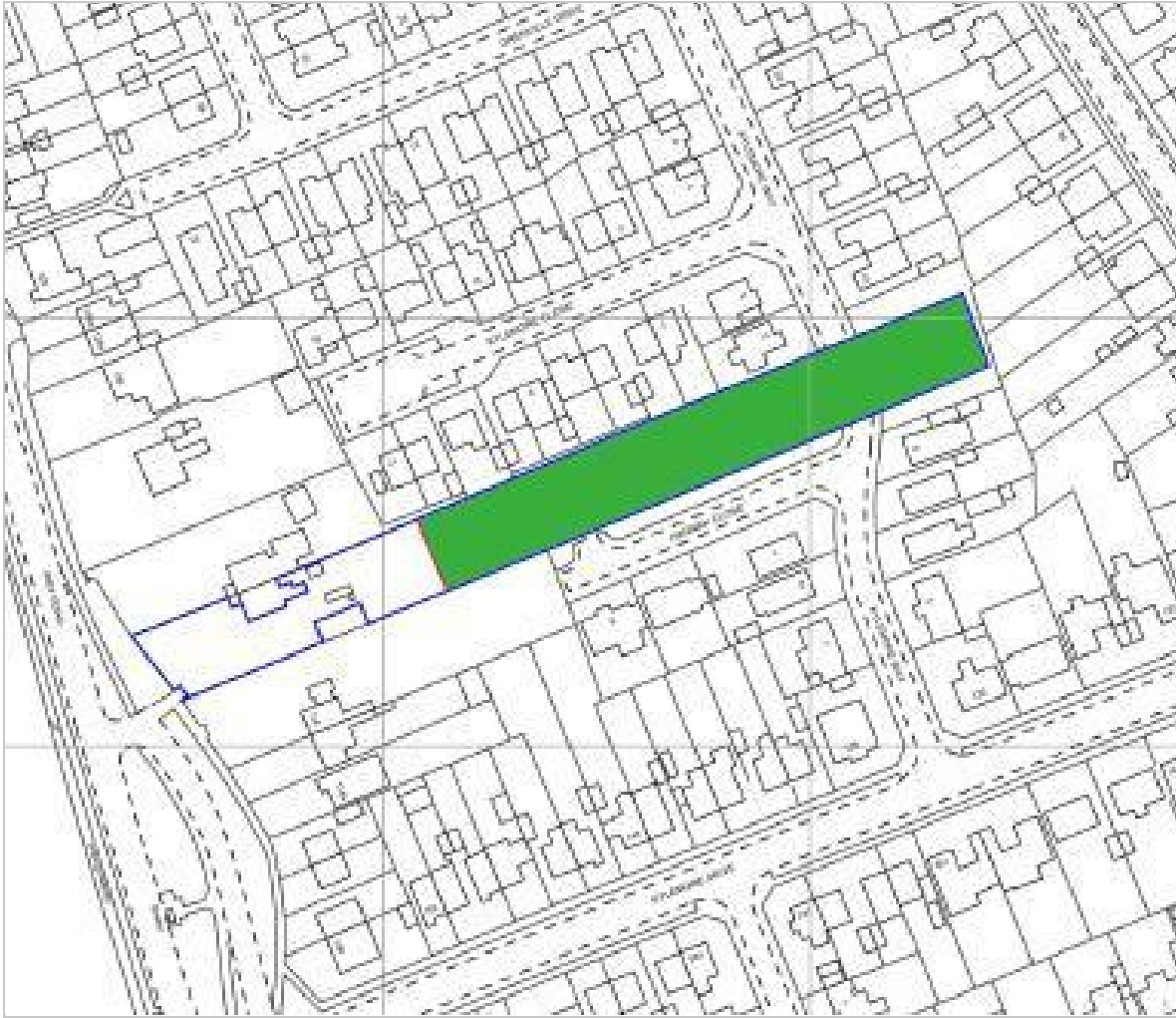
The site itself is mature with a range of trees, shrubs and bushes and even a small pond with a wide road frontage facing Hannah Close which is where there will be a right of access to the site (owned by a 3rd party and solicitors will draft the appropriate paperwork). The incoming owner will be responsible for erecting a suitable 6 ft boundary fence to divide the site.

For interested parties a Topographical and a Preliminary Ecological appraisal have been carried out. Further details will be available on request. On the plan, the land in question, is marked in green.





## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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