



FOR SALE

Land To The Rear Of 110 Liverpool Road, Liverpool, L37 6BY

- Residential Development Opportunity, Subject To Planning
- Popular Residential Area
- Freehold Plot
- Site Area Approx. 1.6 Acres

FOR SALE

Land To The Rear Of, 110 Liverpool Road, Liverpool, L37 6BY

Location

The land is located to the rear of Liverpool Road (B5424), and adjacent to Altcar Lane within a suburban residential area approximately 1 mile south of Formby Town Centre.

Formby is a small town situated close to the Irish Sea coast and approximately 12 miles north of Liverpool and 8 miles south of Southport. It is situated along the A565 and on the Merseyrail Northern Line, both of which link Liverpool and Southport.

The estimated population of Formby in 2011 was 22,400. The main retailers in the town include Waitrose, Marks & Spencers and Tesco to name but a few.

The Site

The land provides a roughly rectangular shaped site, including a block of 10 stables. The site is currently accessed via an undefined pathway to the rear of 110 Liverpool Road, with potential for other points of access, subject to necessary planning consent.

Accommodation

Measured electronically on web based Ordnance Survey mapping, the site has a total surface area of:

Site Area Approx: 1.6 Acres

Tenure

The site is held Freehold under the title number MS227433.

Planning

The land is currently designated as greenbelt, as identified in Sefton Council's Local Unitary Development Plan (UDP). We understand the land has potential for residential development, subject to obtaining the necessary planning consents.

Proposal

Offers are invited on both a conditional and unconditional basis, on behalf of our client.

Additional Information

According to Sefton Council's Local UDP, the adjoining site has been allocated for housing provision (Policy MN2), with planning consent pending for 24 residential dwellings.

Costs

Our client requires the purchasing party to contribute the equivalent of 2% of the agreed purchase price plus V.A.T. towards the client's agent's selling fee, subject to a minimum fee of £6,000 plus V.A.T., which is to be paid upon exchange of contracts.

Price

Price upon application

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

