



FOR SALE

Land At The Corner Of
Wavertree Road And
Innovation Boulevard,
Liverpool, L7 9PA

- Development Opportunity
- Suitable for a Number of Uses,
Subject to Planning
- Freehold Plot
- Site Area Approx: 1.056 acres
(0.427 ha)

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Land At The Corner Of Wavertree Road & Innovation Boulevard, Liverpool, L7

Location

The subject site is situated on undeveloped land between Innovation Boulevard, Wavertree Road and National Rail land. The site is located within the district of Wavertree, approximately 2.5 miles to the eastern edge of Liverpool City Centre. The immediate surrounding area is predominantly industrial in nature comprising a number of commercial units and in close proximity to Wavertree Technology Park Opposite the site is public parkland, with a Retail Park situated immediately west of the Wavertree Road/Innovation Boulevard junction comprising a number of national occupiers such as Matalan and Home Bargains, to name but a few.

The Site

The existing site comprises undeveloped, irregular shaped parcel of grassland, shrubbery and trees. The site is secured by perimeter steel palisade fencing and vehicle access obtained off Innovation Boulevard, via the steel security gates.

Accommodation

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

Site Area Approx: 1.056 acres (0.427 ha).

Tenure

The site is held Freehold under the Title Number: MS683255.

Planning

We understand the site has an outline planning application pending to erect to erect petrol filling station and coffee shop drive thru under application number 200/2720. Further details available upon request.

Proposal

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

Additional Information

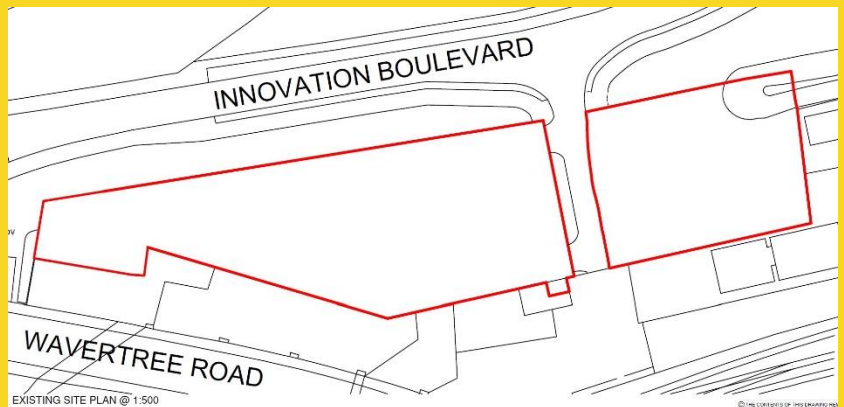
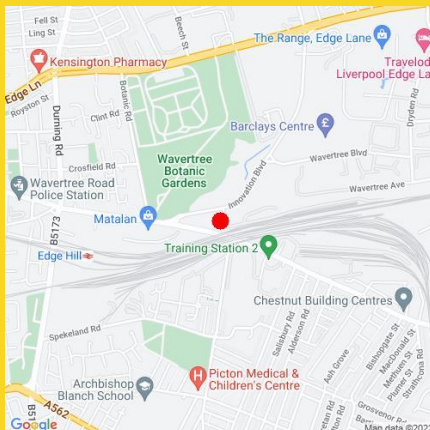
According to Liverpool City Council's Local UDP, the subject site forms part of the primarily industrial area (policy EC1 & EC2) the adjacent site allocated as a local district centre (policies SP1, SP2 & SP3).

Price

Offers in the region of £525,000

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)



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