



FOR SALE

Land At The Corner Of,
Ancroft Road & Grant Road,
Knotty Ash, Liverpool,
L14 0LJ

- Development Opportunity
- Densely Populated Residential Area
- Site Area Approx. 0.25 hectares (0.62 acres)

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Location

The Site is located in Dovecot, a predominantly residential district of Liverpool. Liverpool City Centre is 4.4 miles (7 km) to the west. The nearest train station is Roby (With services to Wigan, Manchester & Liverpool), 0.8 miles (1.3 km) to the southeast, whilst bus services are available within 350 metres from Page Moss Lane & Pilch Lane. Junction 5 of the M62 motorway is 0.6 miles (1 km) to the south. The Site is located in a predominantly residential location at the corner of Ancroft Road and Grant Road. Dovecot Primary School is within 50 metres to the east whilst Dovecot Park is 550 metres to the west.

The Property

The Site is roughly flat and rectangular in shape. It is understood to comprise predominantly grassland with a number of mature trees / hedging inside the rear (northeastern) and southeastern boundaries. There`s also a telegraph pole at the western corner (The corner of Ancroft Road and Grant Road). Low metal vehicle barriers run along the boundary of the Site to the Ancroft Road and Grant Road frontages. The remaining boundaries comprise predominantly fencing to adjoining residential plots.

Accommodation

We have measured the site electronically on web-based Ordnance Survey mapping to provide following total surface area of the site:

0.25 hectares (0.62 acres)

Tenure

Freehold

Price

Offers Invited

TERMS

Our clients are seeking offers on either a conditional (subject to planning) or an unconditional basis. Further information available upon request.

VAT

We understand that the transaction will not be subject to V.A.T

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

