

For Sale (May Let)

On behalf of A D Rodger & G B Judd, Joint LPA Receivers

Development Opportunity

290 Vauxhall Road
Liverpool
L5 8SS

www.ps2property.co.uk



Contact

For further information or to arrange an appointment please speak to:

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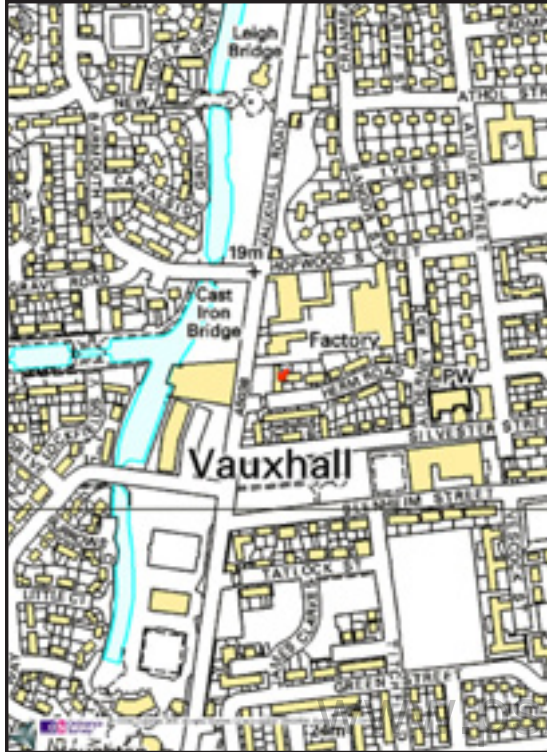
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- Development opportunity
- Suitable for a variety of uses (subject to planning)
- Formerly benefited from residential planning permission (now lapsed)
- Main road position
- 0.08 hectares (0.22 acres)

Location

Located in the suburb of Vauxhall, a mixed-use area approximately 1 mile north of Liverpool City Centre. The property has frontage onto the main A5083 (Vauxhall Road) at its junction with Ashfield Street.

Barratt Homes' new Trafalgar View development adjoins the property to the north and an established housing estate adjoins it to the east.



Site Area

We calculate that the site extends to approximately 0.08 hectares (0.22 acres).



Planning

The property has until recently had the benefit of planning permission for a four storey building to comprise 14 flats and associated parking facilities (planning reference 05F/3290). This permission has not been implemented and lapsed in December 2008.

We understand that the property falls within a designated Primarily Residential Area, however we recommend that all interested parties make their own enquiries of Liverpool City Council.

Tenure

We understand that the property is held freehold under title number MS292188.

Description

The property comprises a cleared level parcel of land which was formerly the site of petrol filling station. We understand that subterranean fuel tanks were removed from site in 2001.



Purchase Price

Unconditional offers are invited for the property with vacant possession. Each party is to bear their own legal costs.

Short term lettings may be considered. Evidence of funding must be provided upon submission of any offer.

VAT

All prices, outgoings and rentals are quoted exclusive of but may be subject to VAT.

Viewing

Viewings by appointment only through GVA Grimley Limited.

www.gvagrimley.co.uk

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