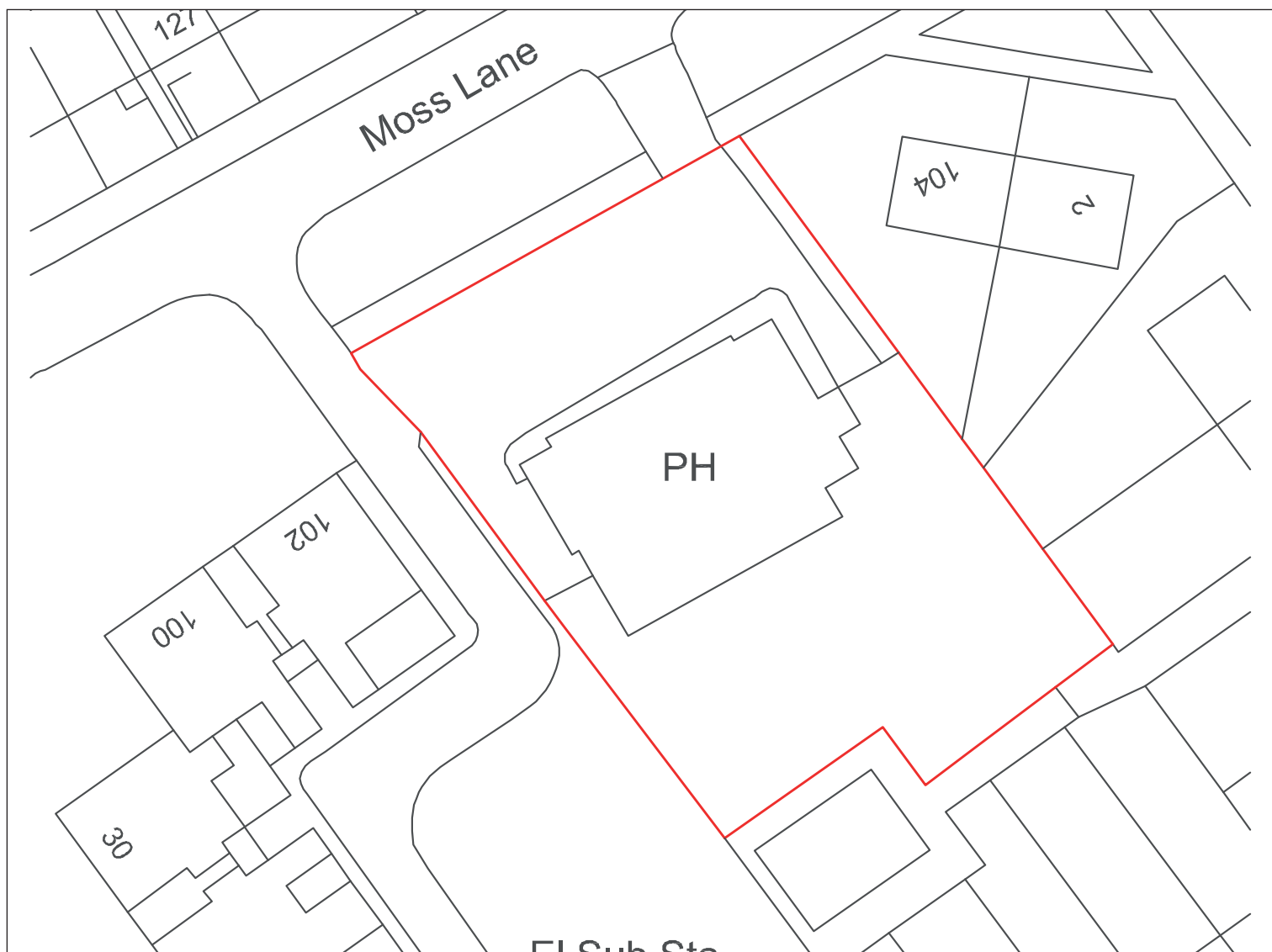


MOSS LANE LITHERLAND, L21 7NJ



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- 0.23 ACRES (1,295 SQ.M.)
- LAPSED PLANNING FOR 14 TWO BED APARTMENTS

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

MOSS LANE, LITHERLAND, L21 7NJ



LOCATION

The site is located on the south side of Moss Lane, close to its junction with Kirkstone Road North, in the Litherland area of Liverpool. The site is within a predominantly residential area, close to all amenities and Kirkstone Park. It is a short distance from the A5036 Dunnings Bridge Road, which provides access to the M57 and M58, approximately 2 miles to the north east. Liverpool City Centre is located approximately 5 miles to the south. The area benefits from excellent public transport services and Seaforth and Litherland Mersey Rail Station is located approximately 1 mile from the site.

DESCRIPTION

The site was formerly occupied by the Kirkstone Public House, which was recently demolished to facilitate a development of 14 apartments. The site is regular in shape and level, and bounded to the north by Moss Lane, to the south and east by residential dwellings, and to the west by retail premises.

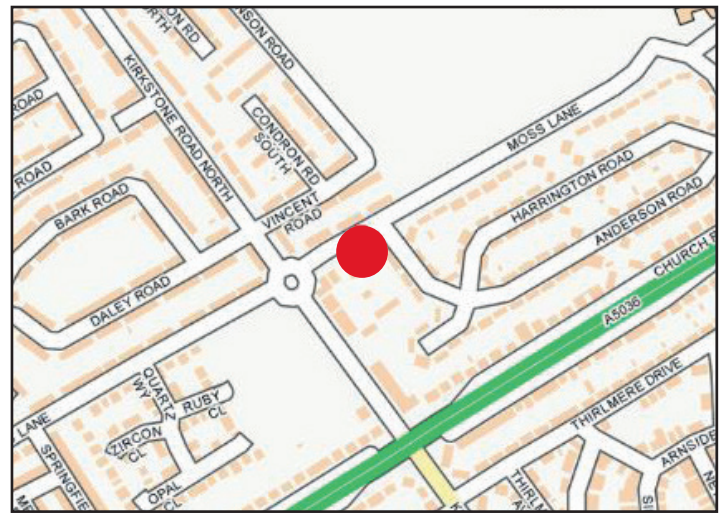
SITE AREA

0.23 acres (1,295 square metres)

PLANNING

Planning was granted in July 2016 for the erection of part 3 and part 4 storey blocks, containing two-bed apartments with car parking and associated garden areas.

Details of the application can be viewed on the Sefton Council Planning Portal, reference DC4/2016/01024.



TENURE

Freehold

PRICE

£250,000.

VAT

All the figures quoted are exclusive of, but may be subject to VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared February 2020

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

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