

# LAND AT TOWNSEND LANE/ RECTOR ROAD, LIVERPOOL, L6 0BY



## LAND FOR SALE

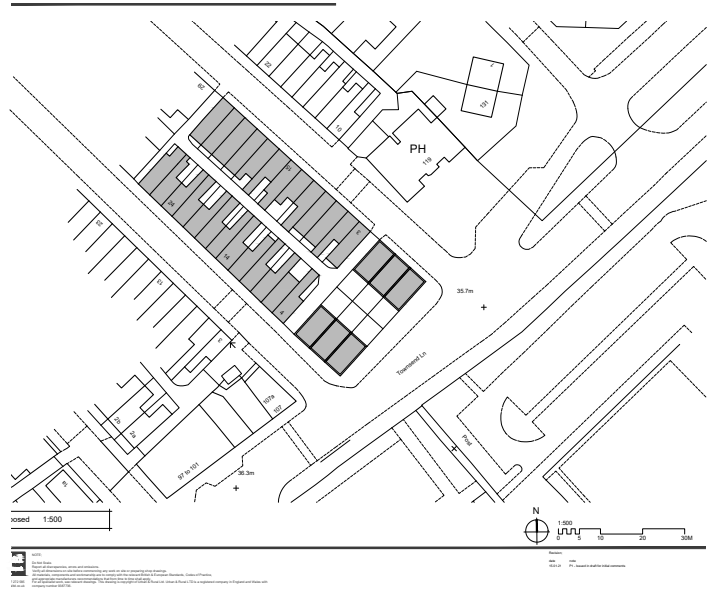
### RESIDENTIAL DEVELOPMENT OPPORTUNITY

- 474.5 SQ.M. (5,107 SQ.FT.) APPROXIMATELY
- LOCATED IN A PROMINENT POSITION IN A MAINLY RESIDENTIAL AREA
- PLANNING IN PRINCIPLE FOR SIX TOWN HOUSES

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

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# LAND AT TOWNSEND LANE/RECTOR RD, LIVERPOOL, L6 0BY



## LOCATION

The site is located within the Anfield area of Liverpool, approximately 2 miles from the city centre. The site is located within a primarily residential area within the Liverpool Development Plan. Local amenities are available on Townsend Lane and the area benefits from excellent public transport links.

## DESCRIPTION

The site is a vacant piece of land to the north of Townsend Lane and is level and rectangular in shape. It is currently surrounded by hoardings and forms an end of terraced plot.

The site is bounded by shared access to the rear (north-west), Curate Road to the north east, Townsend Lane to the south east and Rector Road to the south west. The site is opposite Edinburgh Park and the Anfield Sports and Community Centre and a new residential development being undertaken by Persimmon Homes.

## PLANNING

The Site has been granted planning in principle for up to six residential dwellings. Planning reference 20PIP/2998.

## TENURE

This is understood to be Freehold.

## PRICE

Available upon Application.

## VAT

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

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## 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

Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared January 2021

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.

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