

**439 WEST DERBY ROAD
LIVERPOOL
L6 4BL**



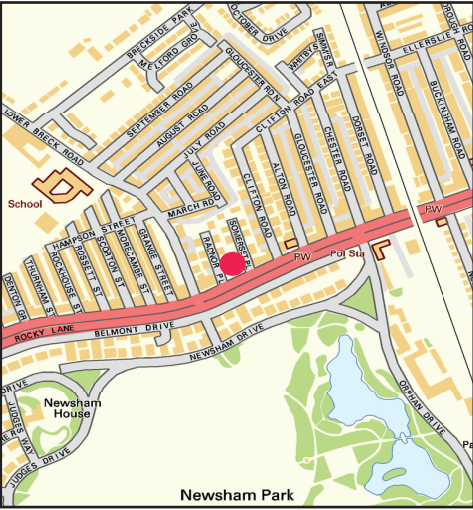
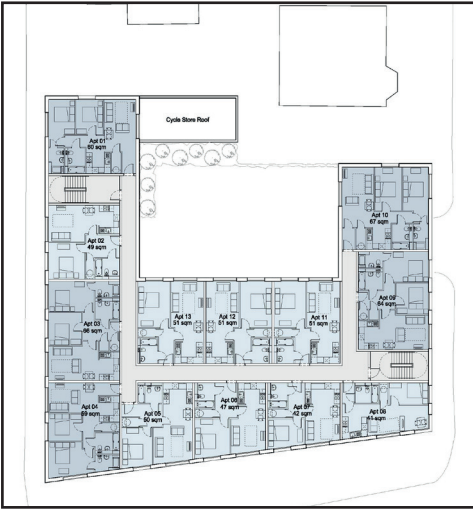
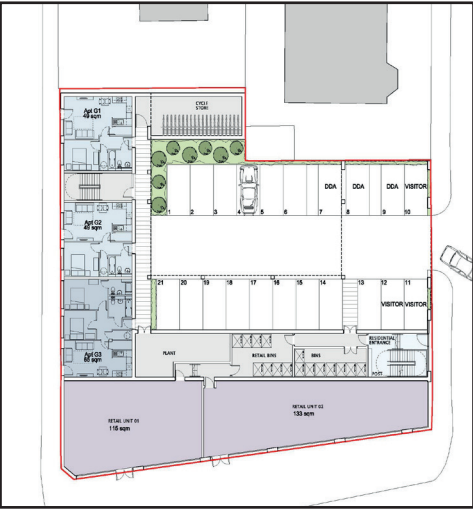
MIXED USE DEVELOPMENT SITE FOR SALE

**FULL PLANNING CONSENT GRANTED
SUITABLE FOR HOUSING ASSOCIATION
39 APARTMENTS & 2 RETAIL UNITS**

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

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

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LOCATION

The site occupies a prominent position on the northerly side of West Derby Road (A5049) at the junction with Radnor Place. This is a popular commuter and public transport route linking Liverpool City Centre to West Derby, Queens Drive, M62 motorway and beyond.

Tuebrook has a population of over 14,000 residents and a wide range of amenities in the area largely based on West Derby Road. This includes local supermarkets, newsagents, fast food restaurants and other small retailers. The site is opposite Newsham Park, a large public heritage park spanning over 121 acres. The development falls within the catchment area for West Derby School which is less than a 10 minute walk and also St Francis of Assisi is nearby.

DESCRIPTION & ACCOMMODATION

The site is a cleared former petrol filling station. Our client has secured full planning consent to erect a 4 storey block comprising of 39 apartments and 2 retail units. The consent is for 26 x 1 bed apartments and 13 x 2 bed apartments but could be varied to provide up to 50 x 1 bed apartments. The proposed retail comprises two units of 1,237 sq.ft. (115 sq.m.) and 1,431 sq.ft. (133 sq.m.) fronting West Derby Road. There is parking to the rear for up to 21 cars.

PLANNING APPLICATION

Full planning application available to view on Liverpool City Councils Website. Planning application reference: 16F/0238

PURCHASE PRICE

£495,000.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available upon completion of construction.

VAT

All figures quoted are exclusive of but maybe subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs and stamp duty.

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 Matt Kerrigan or Nick Harrop Hitchcock Wright & Partners. Ref: MRK/NJH

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Subject to Contract

Details Prepared January 2020

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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