

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



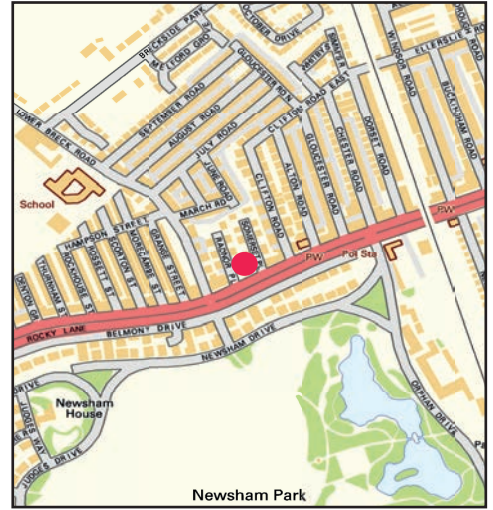
MIXED USE DEVELOPMENT SITE FOR SALE

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

CONTACT HITCHCOCK WRIGHT
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Hitchcock Wright
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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.

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 October 2017

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