

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS



0800 083 3216

DEVELOPMENT SITE



**ADJACENT TO
123 LIVINGSTONE STREET
BIRKENHEAD
WIRRAL
CH41 4HQ**

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

LOCATION

Travelling along the A550 follow signs for Birkenhead/A550/Manchester/M56. Continue onto the A41/New Chester Road. Continue to follow A41 signs which go through three roundabouts. Take the A5227/Borough Road East. At the roundabout, take the third exit onto the A552/Clifton Crescent and continue to follow the A552. At the next roundabout, take the first exit onto the A553/Conway Street. Continue to follow the A553. Turn right into Livingstone Street and the site will be identified by the agents marketing board.

DESCRIPTION

Detailed Planning Consent has been granted for the construction of a two storey property comprising of two two-bedroom apartments with associated amenity space in a residential area off Livingstone Street, Birkenhead.

The site has approximately a 4m frontage to Livingstone Street and currently has six garages which are to be demolished. Planning Permission was granted from Wirral Borough Council for the demolition of the existing disused garages and the erection of two self-contained two bedroom flats and associated works on 27th April 2010 under Planning Application Reference: AP/10/00258. A copy of the detailed Planning Permission with layout plans are available for inspection upon request.

SERVICES

All mains services are available within the roadway, but none are connected to the site. Prospective purchaser to make their own enquiries with the Statutory Authorities.

PLANNING

Detailed Planning Permission has been granted, as mentioned above.

TENURE

The property is held on a Freehold interest.

PRICE

Offers in excess of **£50,000** are being sought for the site.

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock Chartered Surveyors.

Tel: 01244 817160

Email: guy@guywoodcock.com

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