



## Residential Development Opportunity

**North End Lane  
Halewood  
Knowsley  
L26 5QB**

**Price: £795,000**

All offers and acceptances subject to contract



**Allerton/South Liverpool**  
40/42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@suttonkersh.co.uk

**City Centre**  
30-32 Exchange Street East  
Liverpool L2 3PQ  
Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk

**West Derby**  
18 West Derby Village  
Liverpool L12 5HW  
Tel: 0151 256 7837  
Fax: 0151 226 1349  
westderby@suttonkersh.co.uk

**Old Swan**  
4 Broadgreen Road  
Liverpool L13 5SG  
Tel: 0151 259 2622  
Fax: 0151 228 1301  
oldswan@suttonkersh.co.uk

**Walton**  
102 County Road  
Liverpool L4 3QN  
Tel: 0151 521 7383  
Fax: 0151 286 3082  
walton@suttonkersh.co.uk

## **PROPOSED RESIDENTIAL DEVELOPMENT OPPORTUNITY**

An interesting opportunity to purchase a residential development site situated in this semi-rural location.

North End farm is situated off North End Lane, which in turn is off Gerrards Lane. The site comprises of a number of mixed use buildings including an interesting farmhouse and dovecot.

The site is of good size and is predominantly surrounded by open green land. The planning permission was granted on 23/7/08 and will expire three years from that date. Application number 08/00384/FUL.

The application provides permission for the conversion of the buildings to form six residential dwellings together with the construction of new ground works to form vehicle access, two court yards, a turning circle and visitor parking. A copy of the planning permission is available upon request. This development opportunity is summarised within the particulars including an overall site plan, which can be found on the facia of this brochure.

### **LOCATION:**

North End Lane is a no through road located off Gerrards Lane. Amenity centres are available at several nearby locations including Woolton Village, Halewood Village, Gateacre and Belle Vale.

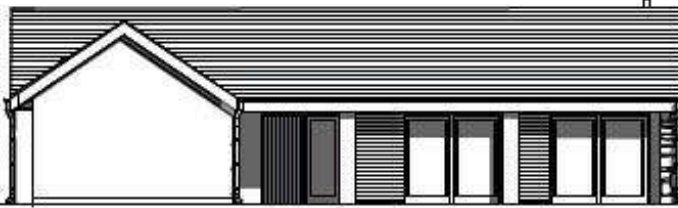
At all the amenity centres you can find a wide range of both superstore and local shopping in addition to public transport services. There is also popular schooling covering all age ranges in many off the surrounding area's.

In order to provide prospective purchaser's with an idea of the proposed development please refer to the illustrations shown within.

Over the years the surrounding area has seen many new developments, which have proved considerably successful for many builders. The opportunity that exists to develop the existing buildings and enhance the site would offer developers the opportunity to provide a high quality product to an improving market place. All enquiries should be directed to the Allerton Road sales office of Sutton Kersh where full details, plans and planning permission are available for inspection.

At present, the owner wishes to sell the site as a single proposition. Any buyers interested in individual units can register their interest with the agents in the event the site is developed at a later date.

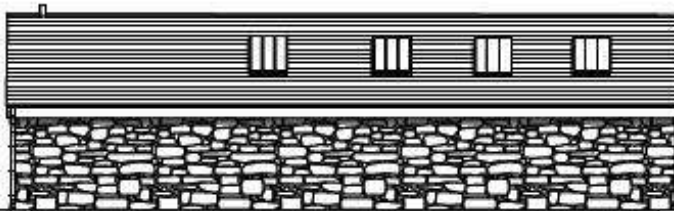
## North End Lane



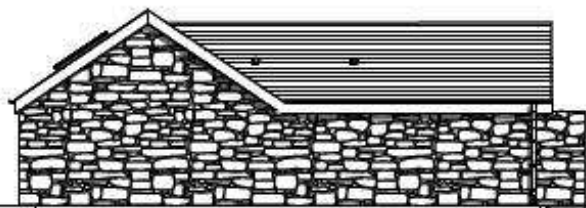
South Elevation



East Elevation



North Elevation



West Elevation

**Materials:**

**Roofs**

To be carefully stripped and rebed using existing slates and imported matching second-hand slates where necessary.

**External Walls**

Existing stonework to be retained and repointed as necessary. New walls to be rendered blockwork to match existing.

**Windows & Doors**

High performance double-glazed units in hardwood frames with stained finish. Timber to be obtained from renewable source.

**Window Cills**

New cills in artstone to match local sandstone.

Rainwater goods in cast iron with paint finish.

**Windows and door openings in facades:**

Existing area of openings: 13.8 sqm.  
Proposed area of openings: 16.0 sqm.  
Percentage increase in area of openings = 16%

**GriffithsThompsonPartnership**  
Architects ■ Development Consultants ■ Project Managers  
Corlin House, 32/36 Hanover Street, Liverpool L1 4LN  
Telephone 0151 706 0611 Facsimile 0151 706 0622

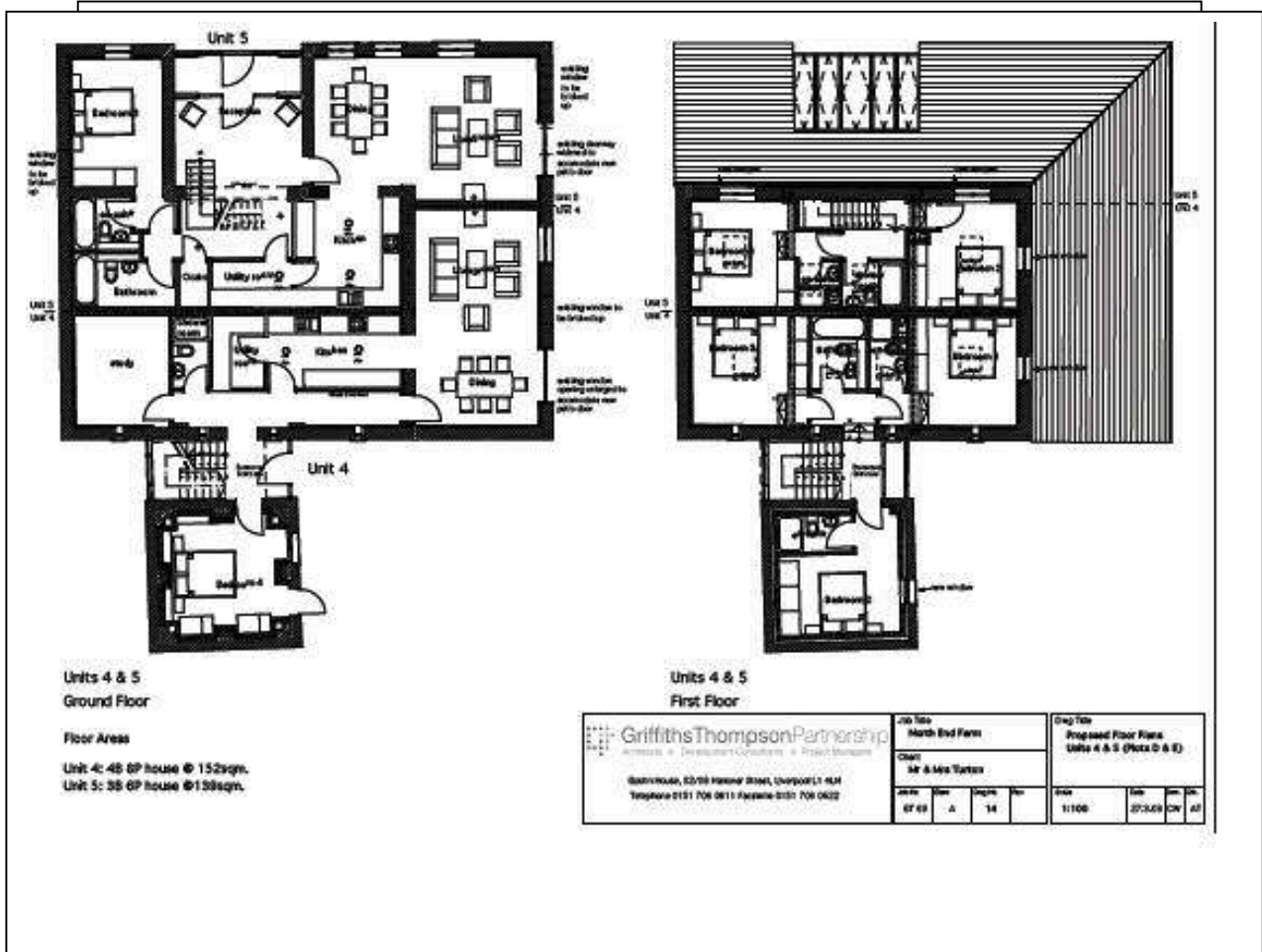
**Job Title**  
North End Farm  
**Client**  
Mr & Mrs Turton

**Dwg Title**  
Proposed Elevations  
Unit 6 ( Plot F)

Job No	Rev	Dwg No	Rev
GT 08	A	18	

Scale	Date	Drawn	Check
1:100	27.3.08	CW	AT

North End Lane



**Units 4 & 5  
Ground Floor**

**Floor Areas**  
 Unit 4: 48 6P house @ 152sqm.  
 Unit 5: 38 6P house @ 138sqm.

**Units 4 & 5  
First Floor**

**West Elevation**

**Materials:**

**Roofs**  
 To be carefully stripped and rebed using existing slates and imported matching second-hand slates where necessary.

**External Walls**  
 Existing brickwork to be refurbished and repointed as necessary. Brickwork to match existing in areas of new construction.

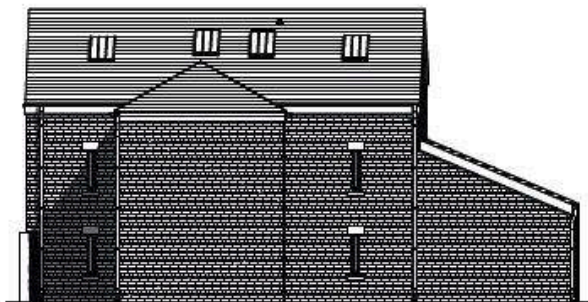
**Windows & Doors**  
 High performance double-glazed units in hardwood frames with stained finish. Timber to be obtained from renewable source.

**Window Cills**  
 New cills in sandstone to match local sandstone.

**Rainwater goods** in cast iron with paint finish.

**Windows and door openings in facades:**  
 Existing area of openings: 50.5 sqm.  
 Proposed area of openings: 35.6 sqm.  
 Percentage increase in area of openings = +17.5%

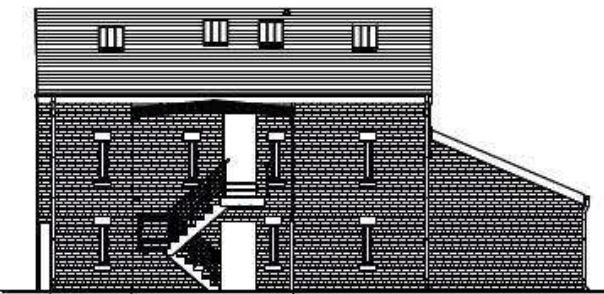
<b>GriffithsThompsonPartnership</b> Architects • Development Consultants • Project Managers Goeth House, 32/36 Hanover Street, Liverpool L1 4LN Telephone 0151 706 0611 Facsimile 0151 706 0622				<b>Job Title</b> North End Farm <b>Client</b> Mr & Mrs Turton		<b>Draw Title</b> Proposed East and West Elevations Units 4 & 5 (Plots D & E)			
Job No	Desk	Draw No	Rev	Date	Date	Drawn	Check		
07 68	A	16		1:100	27.3.08	CW	AT		



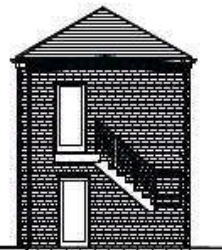
Unit 4  
South Elevation (Plot D & E)



Unit 5  
North Elevation (Plot E)



Unit 4  
South Elevation of Barn (Plot E)



Unit 4  
North Elevation of Small Barn  
(Plot D)

**Materials:**

**Roofs**  
To be carefully stripped and recled using existing slates and imported matching second-hand slates where necessary.

**External Walls**  
Existing brickwork to be refurbished and repointed as necessary. Brickwork to match existing in areas of new construction.

**Windows & Doors**  
High performance double-glazed units in hardwood frames with stained finish. Timber to be obtained from renewable source.

**Window Cills**  
New cills in artstone to match local sandstone.

**Rainwater goods** in cast iron with paint finish.

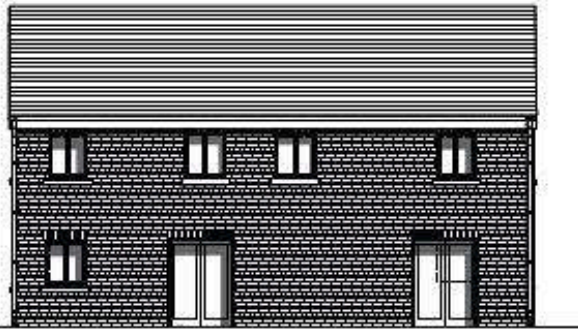
**Windows and door openings in facade:**

Existing area of openings: 30.3 sqm.  
Proposed area of openings: 35.6 sqm.  
Percentage increase in area of openings = +17.5%

**GriffithsThompsonPartnership**  
Architects • Development Consultants • Project Managers

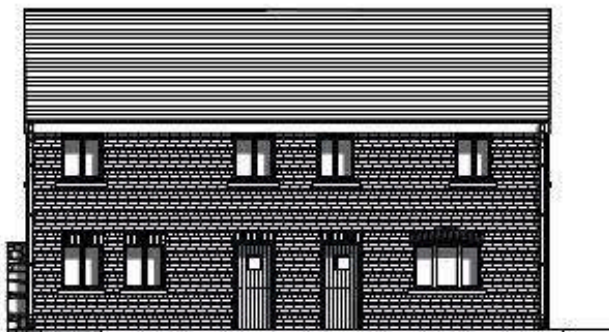
Goslin House, 32/34 Hanover Street, Liverpool L1 4LN  
Telephone 0151 706 0611 Facsimile 0151 706 0622

<b>JOB TITLE</b> North End Farm				<b>DWG TITLE</b> Proposed North and South Elevations Units 4 & 5 (Plots D & E)			
<b>CLIENT</b> Mr & Mrs Turton							
<b>Job No.</b> GT 68	<b>Drawn</b> A	<b>Dwg No.</b> 15	<b>Rev.</b>	<b>Scale</b> 1:100	<b>Date</b> 27.3.08	<b>Drawn</b> CW	<b>Check</b> AT



Unit 3  
South Elevation

Unit 2



Unit 2  
North Elevation

Unit 3



Unit 3  
West Elevation



Unit 2  
East Elevation

**Materials:**

**Roofs**  
To be carefully stripped and recycled using existing slates and imported matching second-hand slates where necessary.

**External Walls**  
Existing brickwork to be refurbished and repointed as necessary. Brickwork to match existing in areas of new construction.

**Windows & Doors**  
High performance double-glazed units in hardwood frames with stained finish. Timber to be obtained from renewable source.

**Window Cills**  
New cills in artstone to match local sandstone.

**Rainwater goods** in cast iron with paint finish.

**Windows and door openings in facades:**

Existing area of openings: 33 sqm.  
Proposed area of openings: 35 sqm.  
Percentage increase in area of openings = +3.5%

**GriffithsThompsonPartnership**  
Architects • Development Consultants • Project Managers

Goatin House, 32/36 Hanover Street, Liverpool L1 4LN  
Telephone 0151 706 0611 Facsimile 0151 706 0622

<b>Job Title</b> North End Farm				<b>Draw Title</b> Proposed Elevations Units 2 & 3 (Plot C)			
<b>Client</b> Mr & Mrs Turton							
<b>Job No</b> GT 66	<b>Draw</b> A	<b>Draw No</b> 15	<b>Rev.</b>	<b>Scale</b> 1:100	<b>Date</b> 27.3.06	<b>Drawn</b> CW	<b>Chk.</b> AT

#### Services

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

#### Structural Alterations

Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

#### Viewings

By appointment with Allerton office. Open 7 days.

#### Purchasing Procedure

If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

#### Surveying Services

Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

We offer Valuation Reports, Homebuyers Reports and full Building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Quine at our Survey Department, 2 Cotton Street, LIVERPOOL, L3 7DY or telephone on 0151 207 9966  
15/10/09



[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

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