

LOT  
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18 Rock Park, Birkenhead, Merseyside CH42 1PJ

GUIDE PRICE **£100,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises is in poor condition and has suffered from severe fire damage throughout and would be suitable for a variety of uses. The property comes with the benefit of planning permission for restoration of the existing building and conversion into six x two bedroomed flats. Planning Ref: APP/20/01322

### Situated

The property forms part of a Private Residential Park situated on the west bank of the River Mersey. Birkenhead town centre is approximately 2.5 miles away.

### Basement

Various Rooms

### Ground Floor

Various Rooms

### First Floor

Various Rooms

### Outside

Front & Rear Gardens and  
Parking for approximately 9-10  
cars.

### Note

Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

