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## Land east of St Monicas Parochial Club, Stewart Avenue, Bootle, Merseyside L20 9JD

GUIDE PRICE **£175,000+**\*

LAND

### Description

A cleared site offered with the benefit of full planning permission to erect two × two storey apartment blocks containing a total of ten × one bedroomed self-contained apartments with vehicular access road and associated car parking. The site extends to 1115sq m. We assume all services are available, however potential purchasers should make their own enquiries. Once built the apartments could be sold off separately or let out as an investment opportunity with a potential rental income of approx. £78,000 per annum. Planning reference: DC/2023/01114

### Situated

Adjacent to St Monicas Parochial Club on Stewart Avenue, Off Fernhill Road which in turn is off Southport Road and Aintree Road in a popular and well-established residential location and within close proximity to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

### Tenure

Freehold

