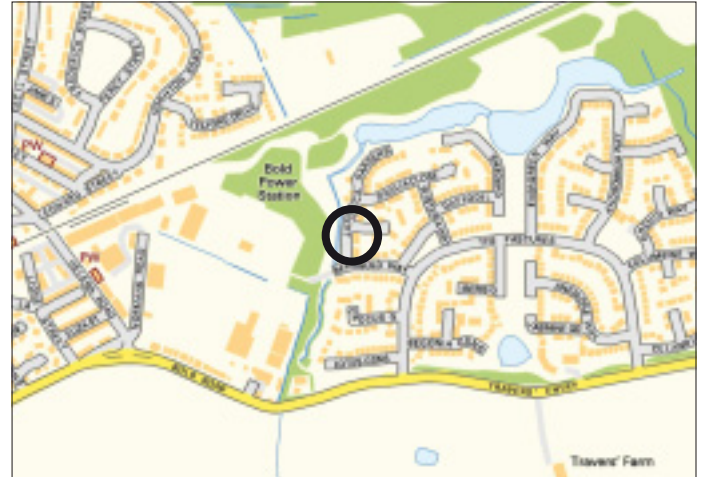


LOT  
**74**

## Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP

LAND

Guide price **£1,000+**



Not to scale. For identification purposes only

**Freehold vacant land site approximately 0.37 acres, which may be suitable for a variety of uses subject to the necessary consents.**

### **Situated**

The land is situated to the west of Japonica Gardens in close proximity to the attractive modern style houses in Japonica Gardens and Marigold Way, which form part of the 'New Bold Housing Estate.

### **Note**

The buyer will be responsible for the seller's legal and selling costs of £740, along with a buyers administration fee of £550+VAT.