

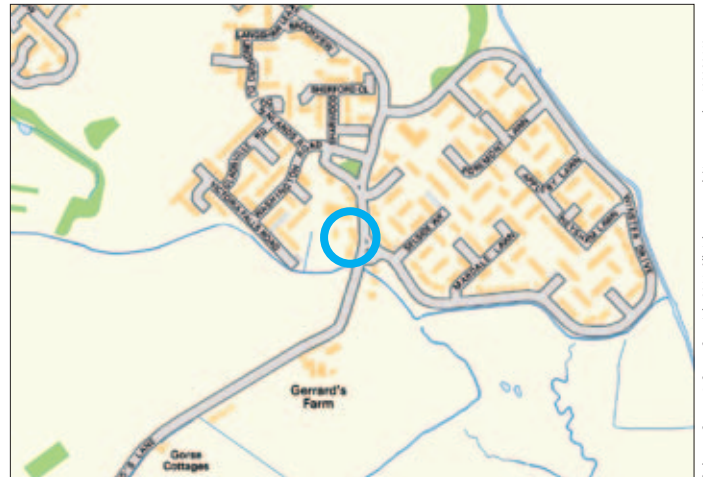
LOT  
**31**

**Holly Cottage, Wood Lane, Netherley, Liverpool L27 5RA**  
INVESTMENT OPPORTUNITY

**GUIDE PRICE £595,000+**



Not to scale. For identification purposes only



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A substantial residential development opportunity with planning permission to redevelop the site for residential purposes and erect 24 two and two and a half storey dwelling houses and layout new access road. The site currently comprises a large four bedroom detached cottage with gardens and garage, with various former stables and out buildings. The total site area is approximately 6390m<sup>2</sup> (1.58acres).

**Situated** The site is situated within a popular residential area fronting Wood Lane, close to Gerrards Lane on the border of Liverpool and Knowsley. It enjoys open aspect overlooking green belt land with views over Woolton Valley.

**Ground Floor**  
Lounge, Kitchen, Dining Room, Bathroom

**First Floor**  
Four Double Bedrooms, Bathroom

**Planning/Plans**  
Copies of the plans and planning permission are available upon request from the auctioneer's offices. Liverpool City Council granted Planning on 18th March 2008 (planning reference 07F/2417) and renewed 11th June 2013 under reference 11f/0145. The planning is subject to a section 106 agreement.

**Holly Cottage (Existing Dwelling Accommodation)**

HOUSE REFERENCE	NO OF HOUSE TYPES ON THIS DEVELOPMENT	ACCOMMODATION	TOTAL FLOOR AREA
A	15	GF – Kitchen/Dining Room, WC. FF – 2 Bedrooms, Bathroom, Living Room Outside – Gardens and Garage	98.09m <sup>2</sup> (1055.84sq ft)
B	1	GF – Hall, Living Room, Kitchen/D.Room, WC. FF – 3 Bedrooms, Bathroom Outside – Gardens	117.72m <sup>2</sup> (1267.14sq ft)
C	6	GF – Hall, Living Room, Dining Room, Kitchen, Utility, WC. FF – 3 Bedrooms (master with en-suite), Bathroom Outside – Gardens and Single Garage	155m <sup>2</sup> (1668.42sq ft)
D	2	GF – Hall, Kitchen/Dining Room Lounge, Conservatory, Utility, WC. FF – 4 Bedrooms,(master with en-suite bathroom) Bathroom Outside – Double Garage	185.44m <sup>2</sup> (1996.08sq ft)

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