



A vacant detached two storey brick built residential lodge situated within Clarke Gardens. It is a curtilage Listed building within the grounds of the Grade II\* Allerton Hall. The property is in need of refurbishment and modernisation and would be suitable for occupation. The property has large gardens to the front side and rear with a brick built outhouse.

**Situated** In a sought after location of South Liverpool, within the Grounds of Allerton Hall off Springwood Avenue. Access to the property is off Springwood Avenue over a shared drive at the entrance of Allerton Hall.

**Ground Floor**  
Hall, Lounge, Dining Room, Kitchen.

**First Floor**  
Three Bedrooms, Bathroom, Separate WC.

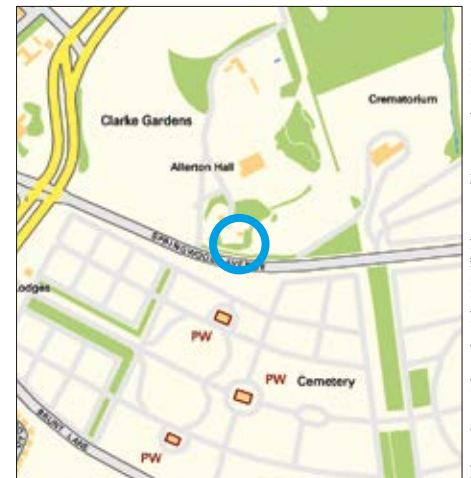
**Outside**  
Gardens to front rear and side of the property, brick outhouse at the rear. Site Area 1458sq metres.



**Fees**  
The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1500. The buyer's premium to the Auctioneer is £500.00 plus vat.

**Tenure**  
Liverpool City Council owns the freehold and is offering a 125 year FRI lease with a requirement to refurbish the property within 24 months of the lease commencement date. Use is to remain as residential and no additional building or development to be permitted within the curtilage of the site.

**Planning**  
Listed building Consent would be required for any external/internal alterations to the property. Enquiries regarding planning/listed building consent should be made to the Council's Planning South Team on 0151 233 3021.



Not to scale. For identification purposes only

