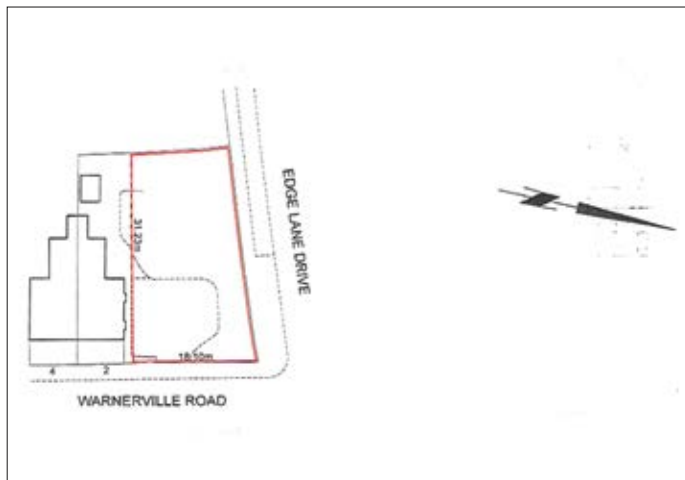


## Land adjacent to 2 Warnerville Road, Liverpool L13 4BG

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Development opportunity.**

**Description** A plot of land which would be suitable for residential redevelopment with potential for a detached house or a pair of semi detached houses with associated gardens and parking, subject to any necessary planning consents. The land is sold subject to a 125 year lease with a requirement to develop the site within 2 years and then an option to acquire the Freehold for £1 subject to satisfactory redevelopment of the site. We believe all main services are available however potential purchasers should make their own enquiries. Planning enquiries should be made to Planning and Building Control on 0151 233 3021 or [planningandbuildingcontrol@liverpool.gov.uk](mailto:planningandbuildingcontrol@liverpool.gov.uk)

**Situated** On the corner of Warnerville Road and Edge Lane Drive in a popular and well established residential location within close proximity to local amenities, schooling, Rathbone Hospital and approximately 5 miles from Liverpool city centre.

**Planning** The site has mature trees on it and the purchaser shall make their own enquiries

with Planning as to whether or not a Tree Preservation Order applies on the subject trees.

**Fees** In addition to the purchase price the purchaser is to be responsible for the council's legal and surveyors fees at 3% of the sale price with a minimum of £1,500.