

0151 268 5280

eddisons.com

FOR SALE – SUBSTANTIALLY COMPLETE
APARTMENT DEVELOPMENT

Eddisons



323 CLAUGHTON ROAD, BIRKENHEAD, WIRRAL CH41 4DU

- Substantially complete 8 apartment new build development
- Freehold
- 4 x 1 no. bed apartment and 4 x 2 no. bed apartments
- Close to amenities in Birkenhead Town Centre

Size: 494.1 sq m (5,320 sq ft)

Site Area – 0.03 ha (0.08 acres)

LOCATION

The property is located fronting the south side of Cloughton Road on the junction with Cole Street. Cloughton Road is an established residential area of predominately Victorian era housing. The former Cole Street Primary School Building adjoining the subject property is being converted into 47 no. apartments.

DESCRIPTION

The property comprises of a substantially complete new build apartment scheme comprising 8 no. apartments on lower ground, ground, first and second floors. Works internally to the apartments have been substantially completed.

The property is constructed on a concrete slab foundation with elevations in red brick with PVC windows and painted timber doors. The pitched roof is overlaid with concrete tiles with roof lights providing natural light to the second floor apartments.

Internally, the building is serviced by a single circulation core central stairwell with two apartments per floor. A platform lift will also provide access to the ground floor apartments.

It is proposed that the site will be grassed around the perimeter with the provision of cycle storage and a bin store. No car parking is proposed.

ACCOMMODATION

From "as built" floor plans provided to us we understand the floor areas to be as follows:

UNIT	M ²	SQ FT
Lower Ground Floor		
Flat 1 – 1 bed	58.6	631
Flat 2 – 2 bed	81.0	872
Ground Floor		
Flat 3 – 1 bed	50.3	541
Flat 4 – 2 bed	80.9	871
First Floor		
Flat 5 – 1 bed	57.2	616
Flat 6 – 2 bed	55.5	598
Second Floor		
Flat 7 – 1 bed	56.2	605
Flat 8 – 2 bed	54.4	586
TOTAL	494.1	5,320

PLANNING

The site originally received planning permission on 11 December 2018 (Application No: APP1801341) to demolish the existing building and construct 8 no. new self-contained apartments. An amended permission was granted on 12 May 2023 (Application No: RVC/22/01914) retrospectively providing permission for alterations to the as built scheme and adding further conditions. Further information is available upon request.

TENURE

The site is held Freehold under Title No: CH83744.

TERMS

Our clients freehold interest is placed to the market reflecting the substantially completed 8 unit apartment scheme on site with guide price and further information available upon request.

ADDITIONAL INFORMATION

The following additional information is available to include the following:

- Land Registry document and associated plan
- Copy planning permissions and associated plans
- Building Regulations Registration via Building Consents Ltd

VAT

We understand that the sale will not be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Strictly via the agents

Eddisons

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MARCH 2024

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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PHOTOGRAPHS



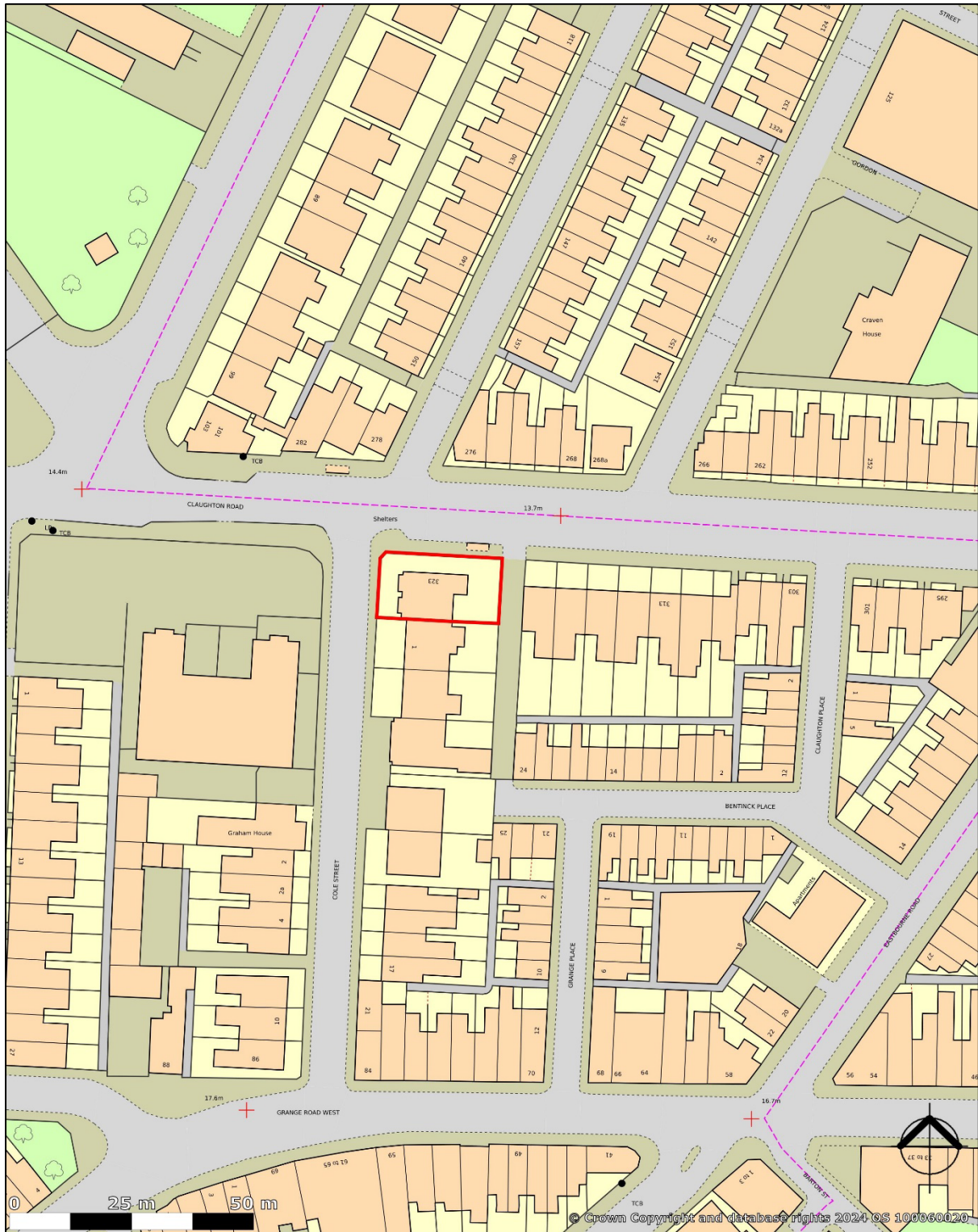
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SITE PLAN



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