

FOR SALE

Residential Development
Opportunity

Price: £400,000 (NO VAT)

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

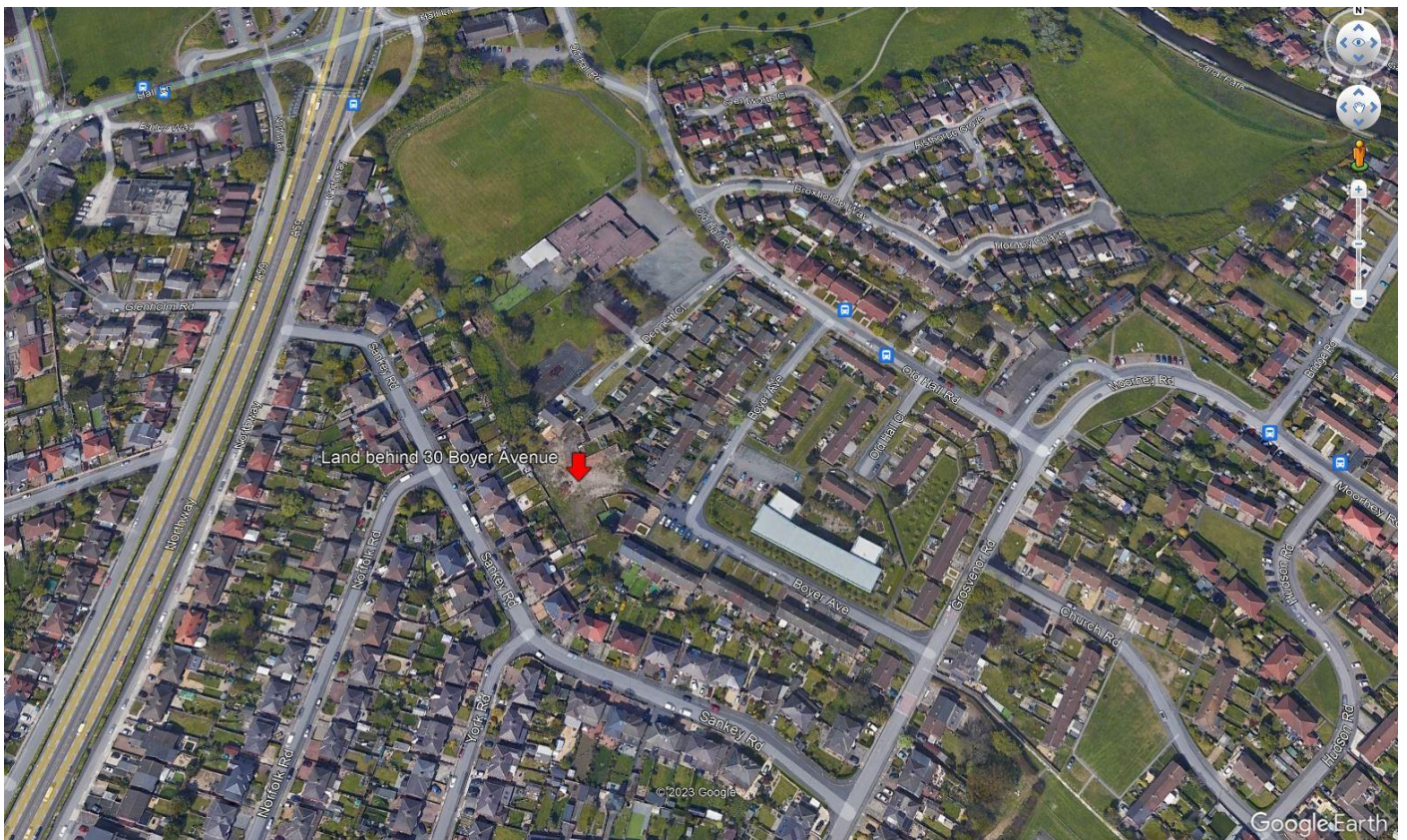
Land Behind 30 Boyer Avenue, Maghull, Merseyside L31 5NX



- Planning Permission granted for two detached houses and two semi-detached houses. Planning Reference No: DC/2022/0087.
- Phase 2 site investigation report available in addition to drawings for foul and surface water treatment.
- Two detached 4 bed dwellings as proposed extending to approximately 1,333 square GIA. Two semi-detached three storey four bed dwellings extending to approximately 1,100 square feet GIA as proposed.
- Freehold .

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: Boyer Avenue can be found off the A59 Northway in Maghull, via Hall Lane then turning right into Old Hall Road. Boyer Avenue can then be found on the right, after Dennett Close. As identified on our aerial image below. Sat Nav reference L31 5NX.



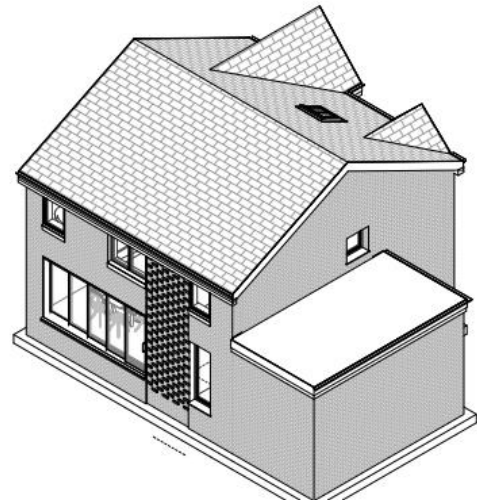
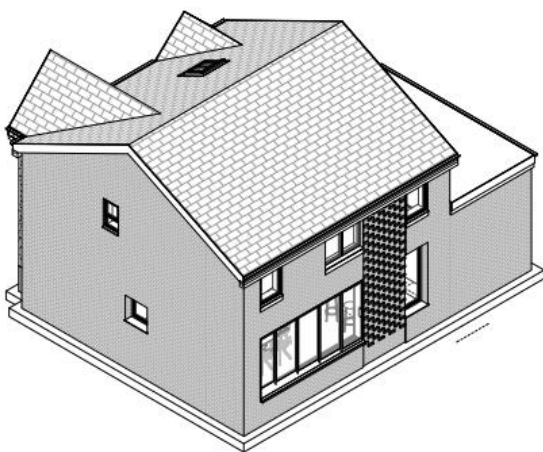
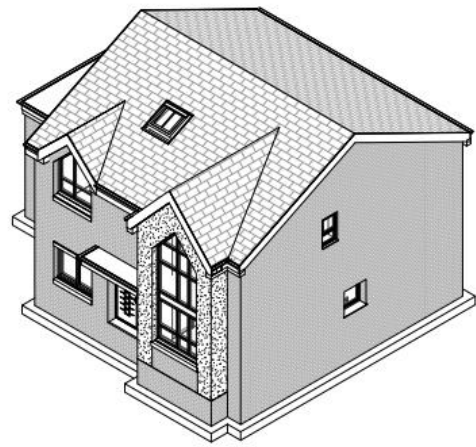
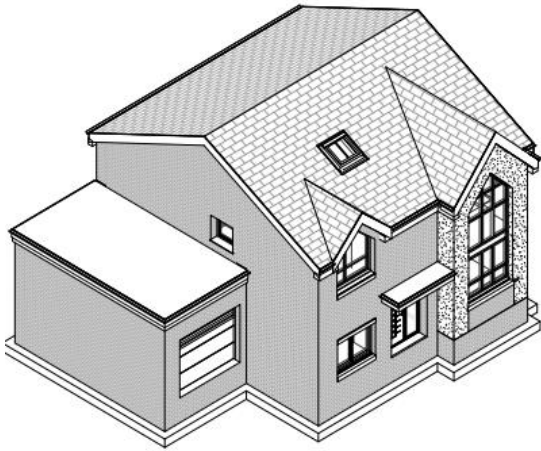
Description: The site, we understand, was historically used for garages and which have been demolished, and the site is now clear save for vegetation, it provides an excellent development opportunity in an established residential location in Maghull to provide two two-storey detached houses, which from plans provided each extend to approximately 1,333 square feet GIA as proposed, in addition to two three storey four-bedroom semi-detached houses, each providing approximately 1,100 square feet GIA again as proposed.

Planning Consent was granted with conditions by Sefton Council, reference DC/2022/00887, a copy of the Planning Permission is available on request.

Also with the Planning Application are a variety of drawings pertaining to drainage, proposed pavement and kerbing layout, proposed foul and surface water layout. A Phase 2 site investigation & preliminary ecological report are also available, copies of which are also available on request.

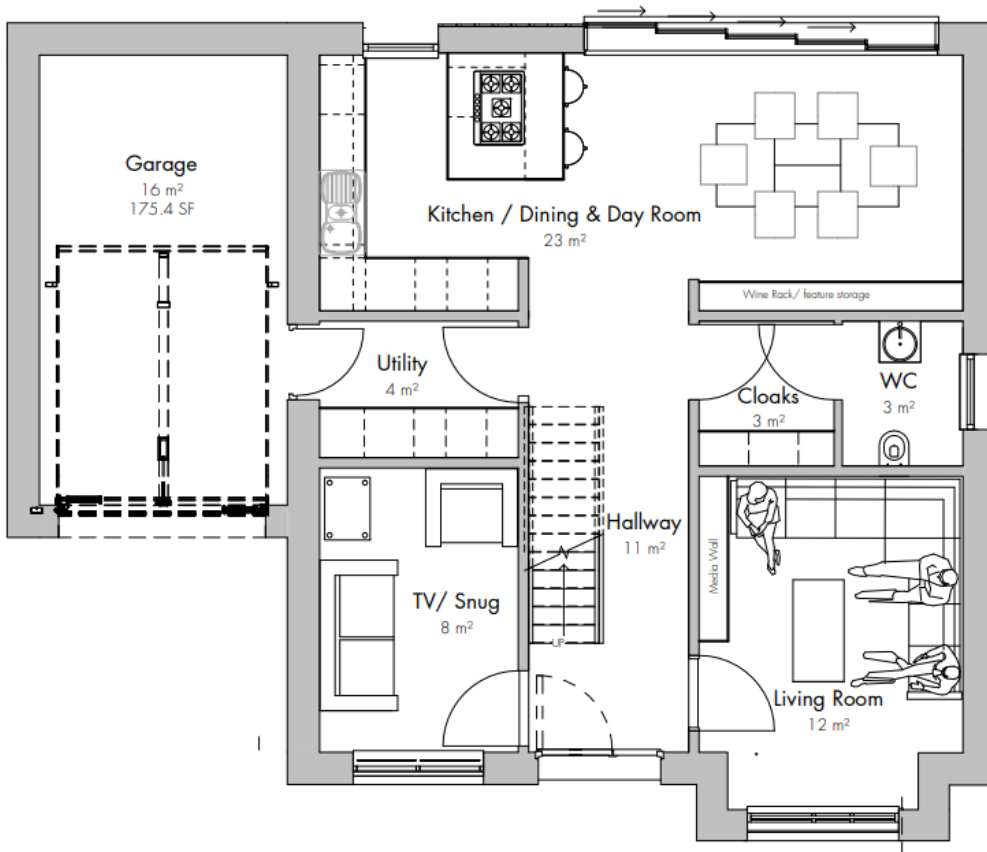
Proposed Site Layout



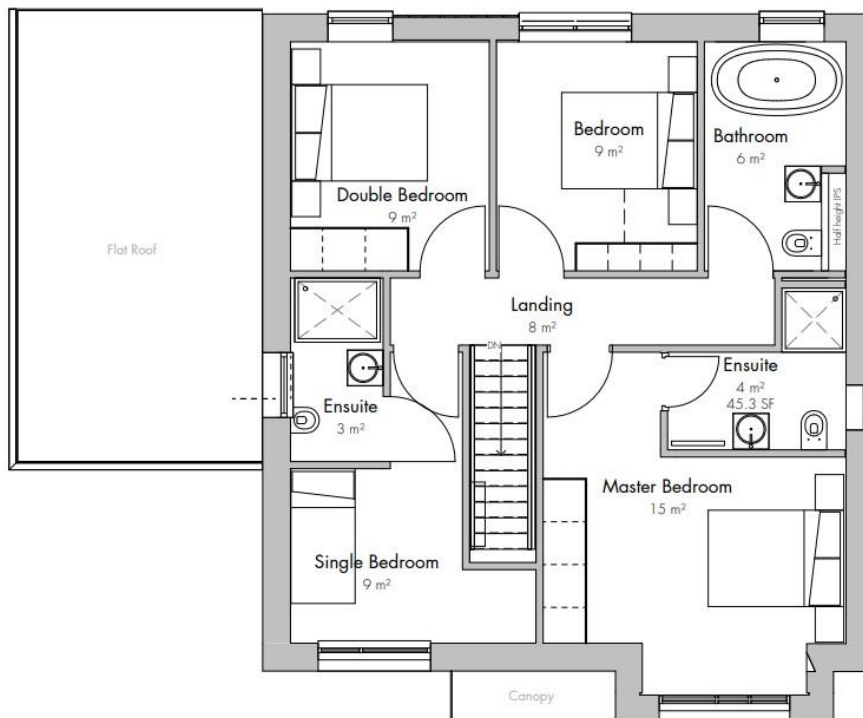


Accommodation:

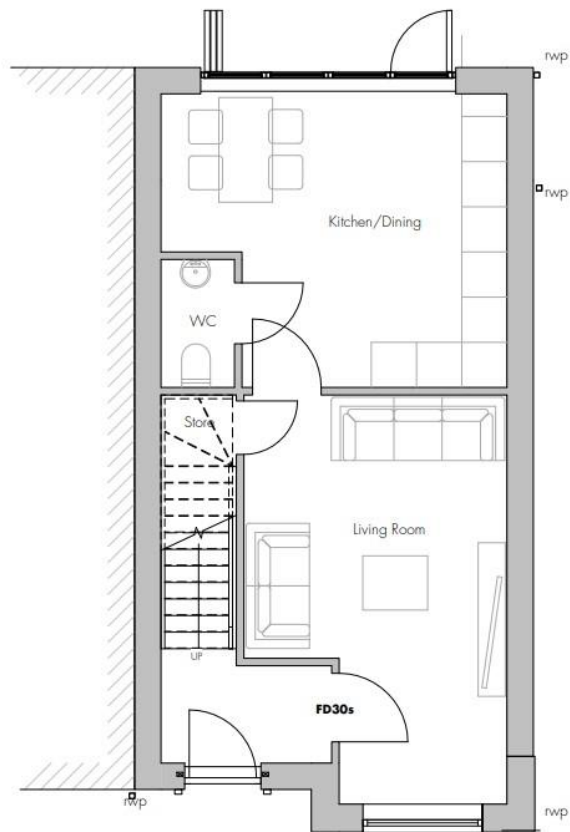
House Type A – Ground Floor



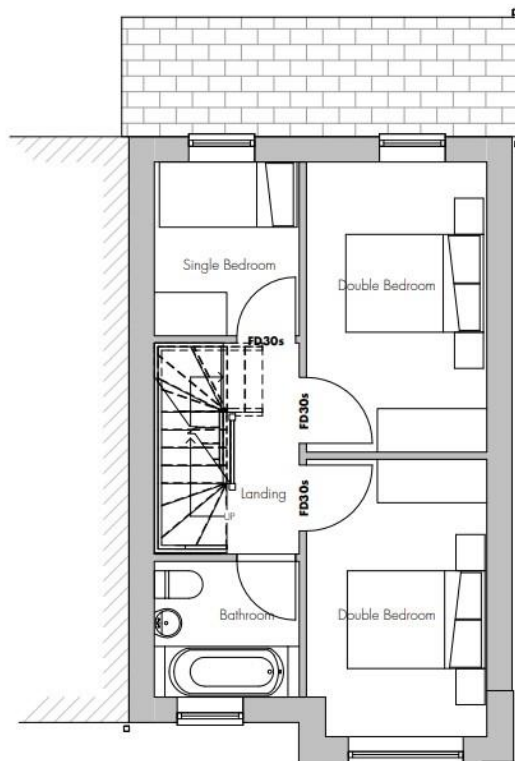
House Type A – First Floor



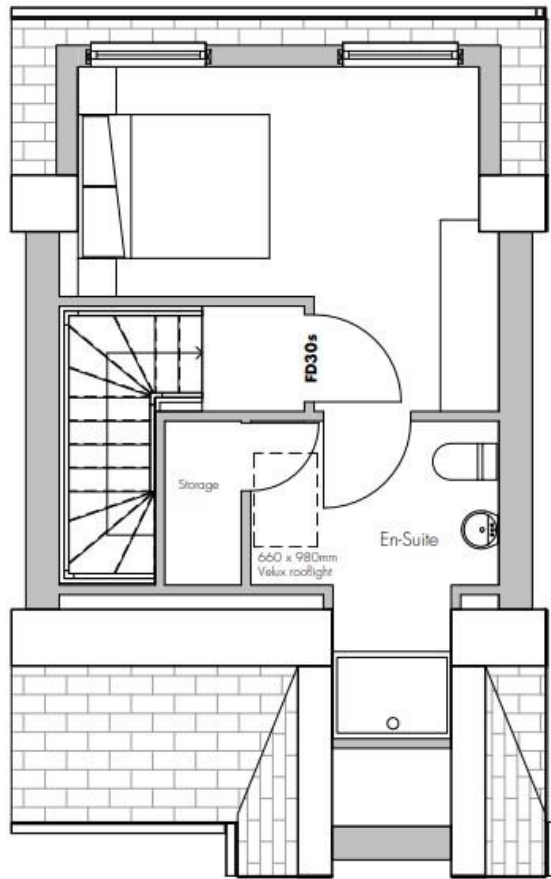
House Type B – Ground Floor



House Type B – First Floor



House Type B – Second Floor



Tenure: We understand the property is held freehold.

Guide Price: £400,000

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand that VAT would not be applicable to the purchase price.

Legal: Each party would be responsible for the payment of their own legal costs incurred in the transaction.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 13 February 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.