

Residential Development  
Opportunity

FOR SALE

Guide Price: £785,000

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**139a Hart Street & Rear of 140 Norwood Road, Southport, Merseyside PR8 6EH**



- **Three-Storey Four Bed Detached House With Garage.**
- **2 No Four Bed Semi-Detached Dwellings.**
- **10 No New Build Two Bed Apartments.**
- **3 No Three-Bedroom Detached Houses.**
- **Conversion And Extension Of Existing Office Block To Provide 8 No 1 Bed Apartments.**
- **Scheme As Proposed Is By Way Of Two Planning Applications.**
- **Reference DC/2018/01904 (No. 3 Three-Storey Three Bed Detached And Conversion Extension Of Office Block) And Reference DC/2016/02476 (Detached House, 2 Semi-Detached And 10 Two Bed Apartments)**
- **24 Residential Units In Total.**
- **Tenure 999 Year Long Leasehold Free From Any Onerous Covenants, Restrictions Or Easements - Pending Written Verification.**
- **Approx 1 Acre Site in Total – Subject To Confirmation With The Deeds.**

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

**Location:** The site of the proposed development is to be accessed from land adjacent to 139a Hart Street, Southport. Hart Street is located just off the A5267 (Rose Hill / St Luke's Road) or the B5276 (Norwood), close to its juncture with Poplar Street, approximately 1.5 miles away from Lord Street in Southport Town Centre, in an established & densely populated residential location close to the all amenities and well served by the public transport links.



**Description:** Two planning applications are approved which can be summarised as follows:-

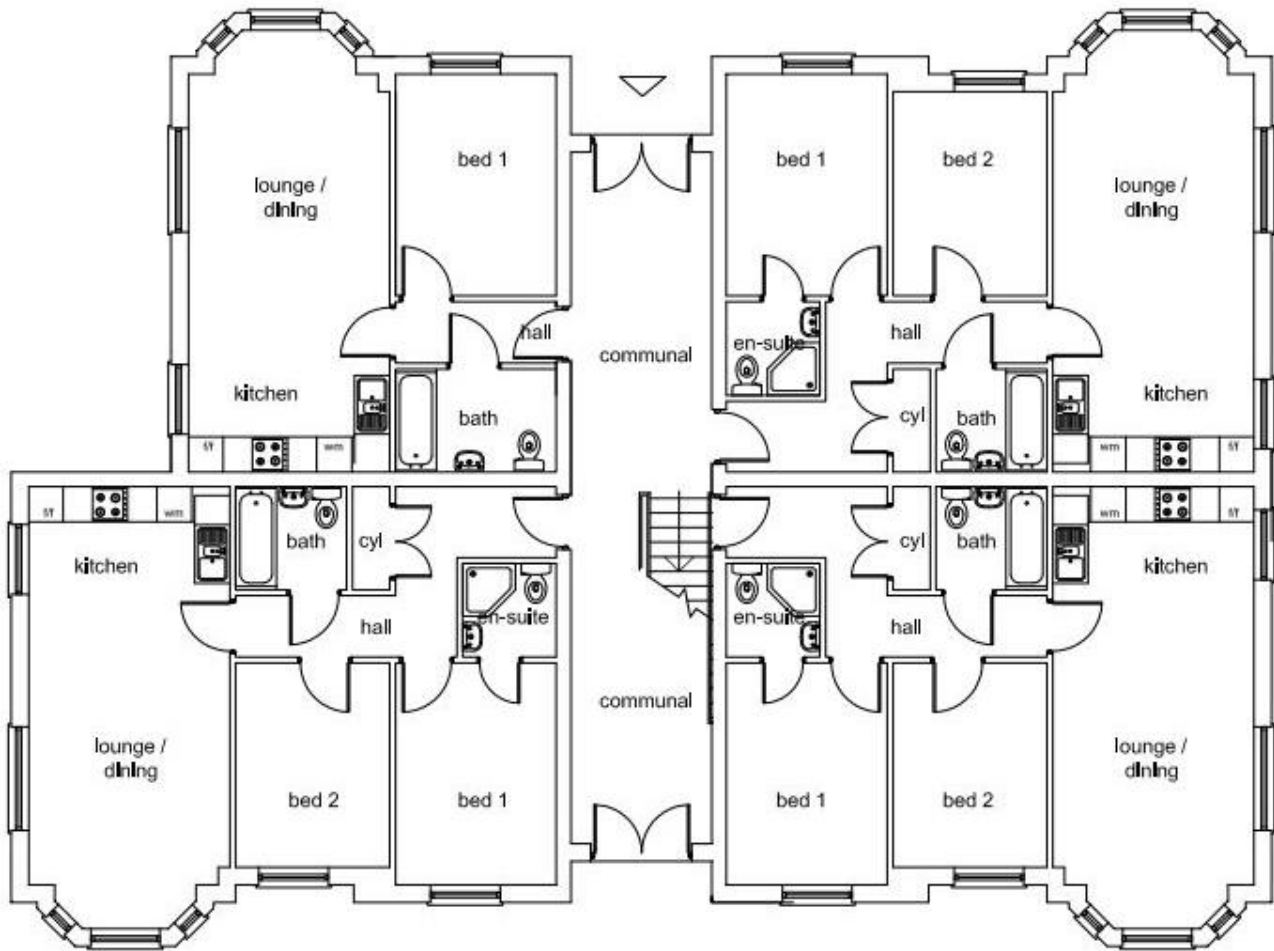
Reference DC/2016/02476 - This provides for a new access road to be created off Hart Street and comprises of 13 dwellings to be constructed, 10 self-contained two bedroom flats within a separate three-storey block to the north of the site, 1 pair of four bedroom semi-detached dwellings in addition to a four bedroom three-storey detached house created onto the front of Hart Street

Reference DC/2021/01451 - Is the conversion of an existing office block building to include the construction of a part first floor and a part two-storey extension to the side, involving alterations to the roof to form 8 one bedroom apartments in addition to the construction of a three detached 3 bed houses, i.e. 11 residential units in total. Copies of the various plans and details for these planning submissions are available on request.

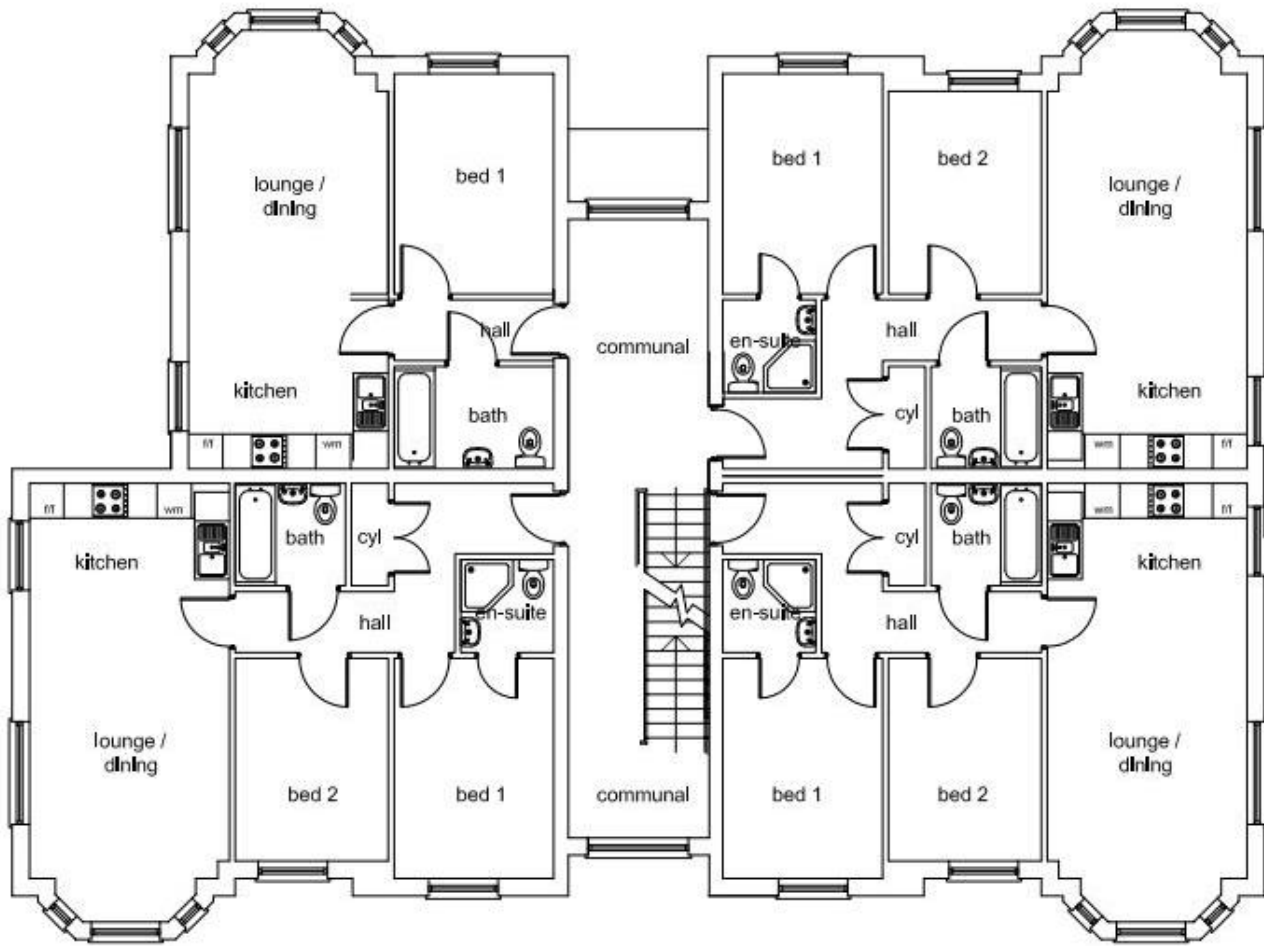




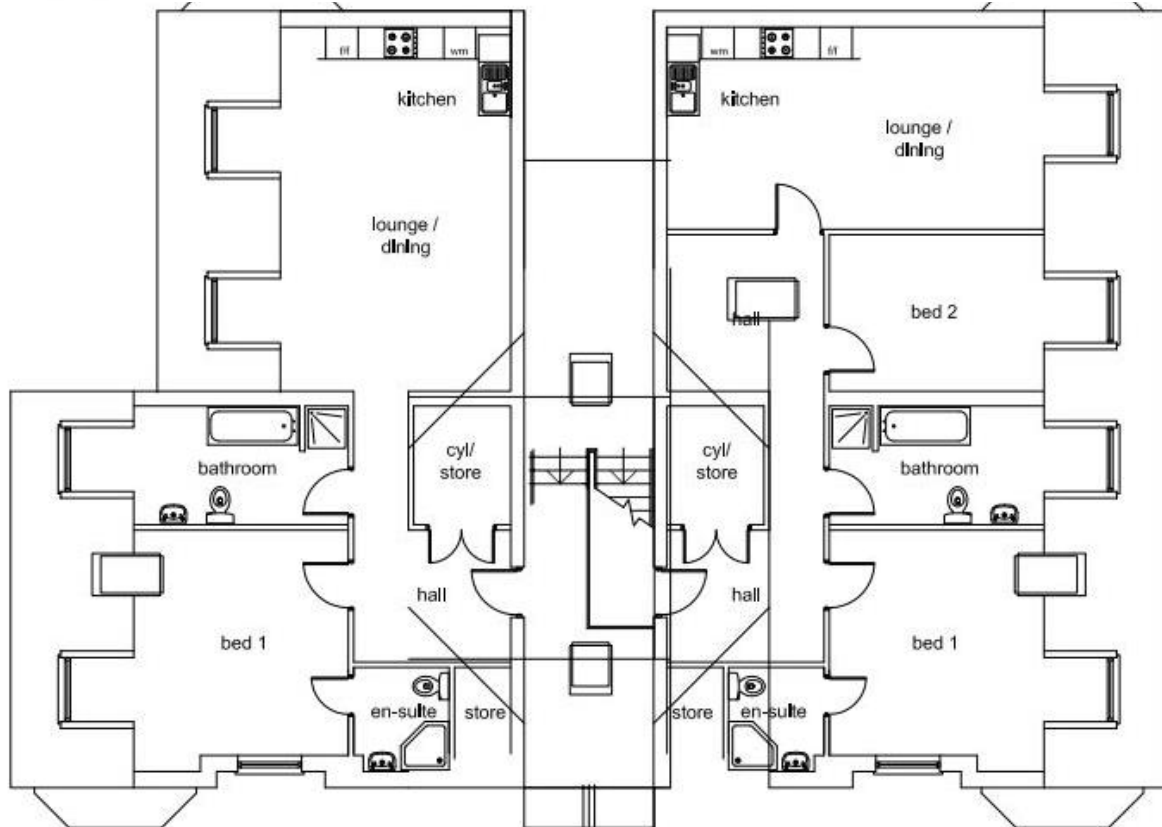
Front Elevation



Ground Floor Plan



First Floor Plan

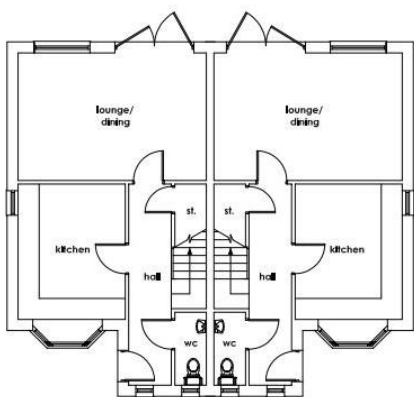


Second Floor Plan

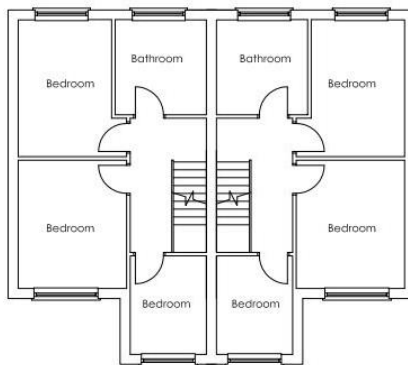
# Norwood Road Detached Houses



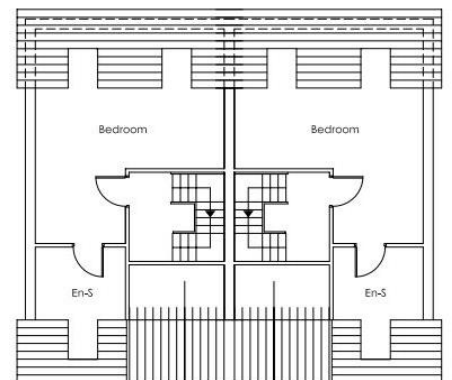
## House Type - Semi Detached



Ground Floor

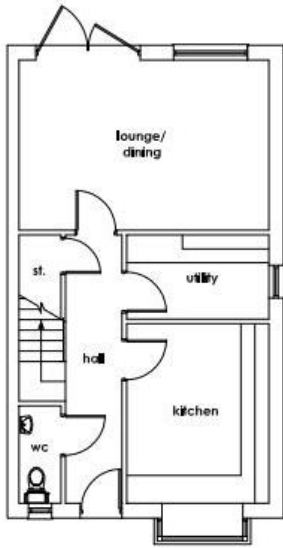


First Floor

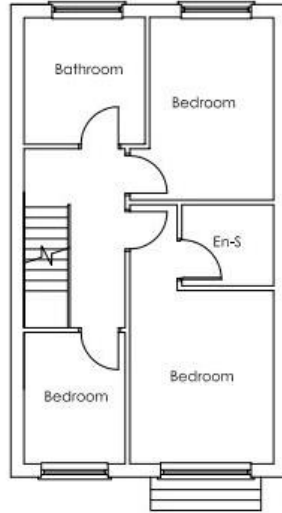


Second Floor

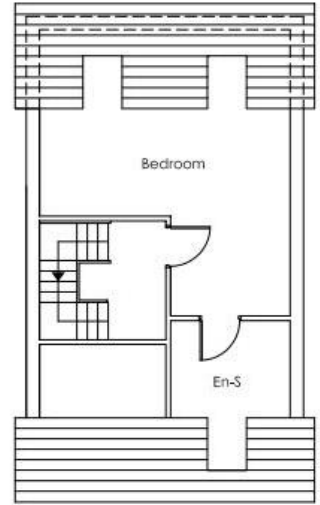
# House Type - Detached



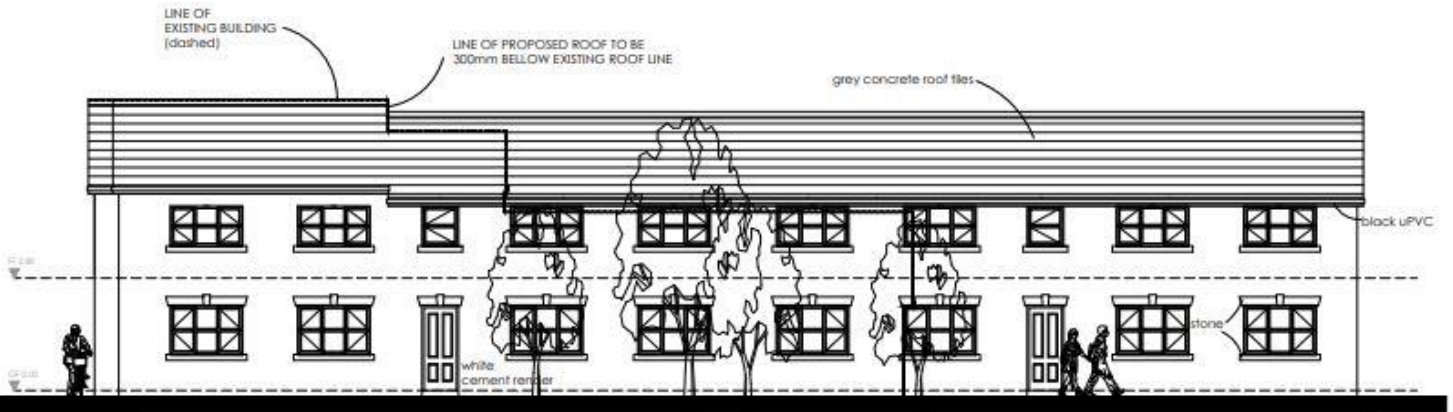
Ground Floor



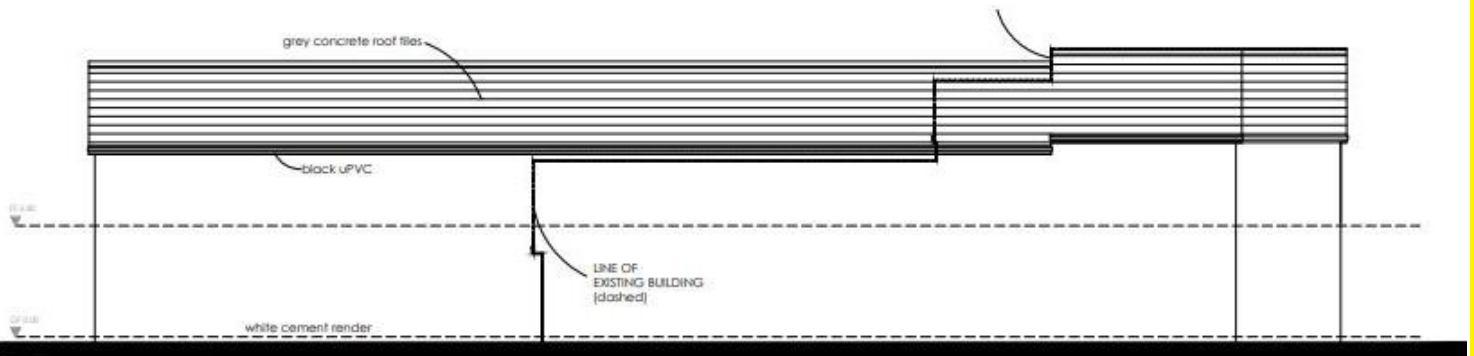
First Floor



Second Floor

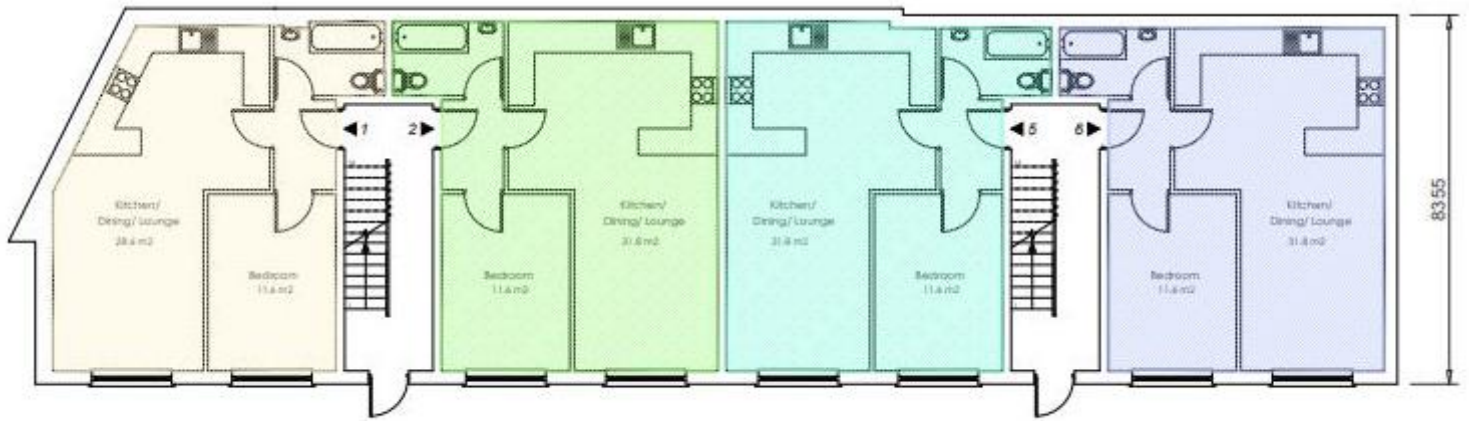


Proposed Front (SouthWest) Elevation



Proposed Rear (NorthWest) Elevation

## Office Conversion & Extension



Proposed  
Ground Floor Plan



Proposed  
First Floor Plan

**Tenure:** We understand the Title is that of 999 year long leasehold and will be offered free from any onerous restrictive covenant or easement.

**Price:** £785,000 subject to contract.

Offers are invited subject to and with the benefit of the aforementioned planning consents.

**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 VAT will not apply to the purchase price.

**Legal:** Each party is to be responsible for their own legal costs incurred.

**Viewings/Further Information:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345. For further information, please contact Graham Bowling BSc (Hons) MRICS.

### Details Prepared 22 May 2024

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