

FOR SALE

Residential Development Site

Asking Price: £450,000 subject to contract

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

100a Moss Lane, Litherland, Merseyside L21 7NJ

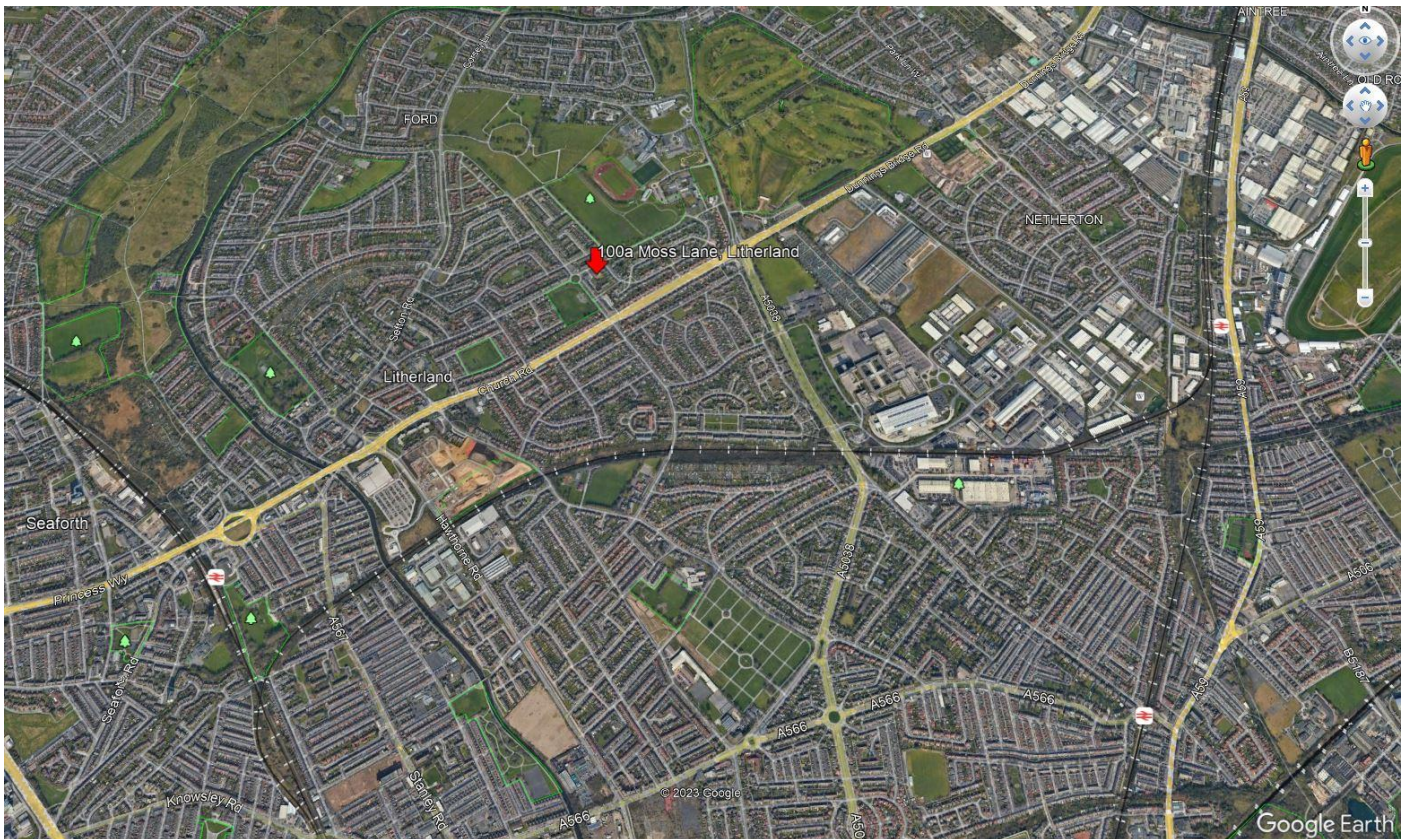


- Cleared development site extending to approximately 0.33 acres.
- Full Planning Permission granted (subject to section 106 agreement) for four storey residential apartment comprising of 18 apartments.
- 6 x two-bedroom apartments
- 12 x one-bedroom apartments
- 19 x car parking spaces as proposed.
- Freehold / Long Leasehold – pending written verification.



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Location: The subject site is located on Moss Lane, Litherland, close to its junction with Kirkstone Road North. Moss Lane can be accessed off Church Road (A5035) which in turn connects to the A565 Crosby Road South via Princess Way, which an arterial route into Liverpool City Centre. The subject property is identified on aerial images below.



Description: We understand historically the site housed a public house, but has now been cleared and has palisade fencing to its perimeter, it is roughly level and rectangular, as identified on our location plan below.

Planning: Sefton Council have granted full Planning Permission (subject to the section 106 agreement being completed, which the vendors would undertake prior to completion) for the construction of a four-storey residential block of apartments, providing 18 residential units and 19 car parking spaces. (Reference DC/2023/01635)

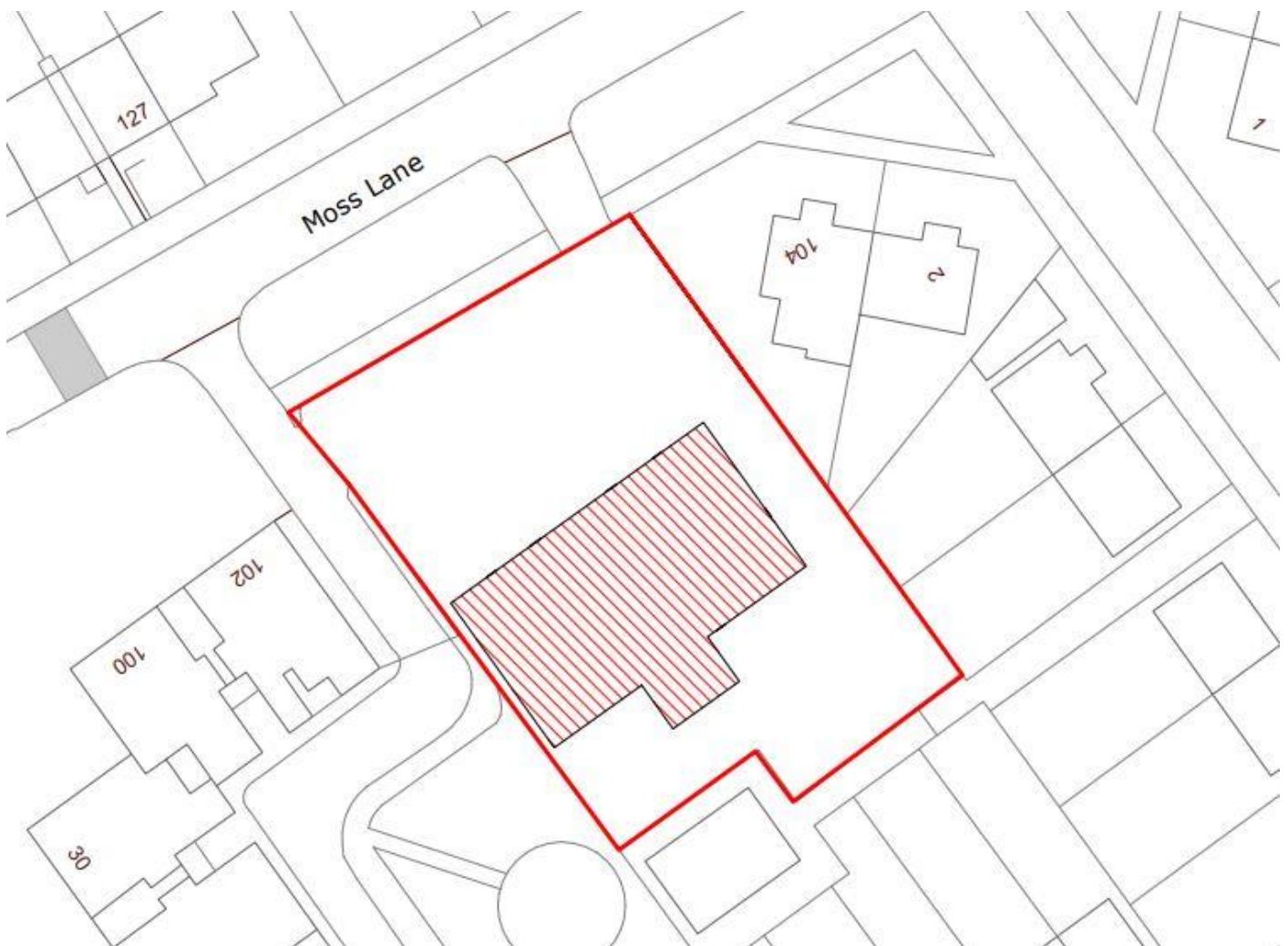
To the ground floor, as proposed there are 2no. two-bedroom plus 3no one bedroom apartments. The first and second floors are a mirrored floor plate and in total provide 4no. two-bedroom apartments and 6no. one-bedroom apartments.

The third floor provides 3no. one-bedroom apartments.

A copy of the accommodation schedule as proposed is provided overleaf.

A copy of the Planning submission and associated drawings are available on request.

Copies of the topographical survey, United Utilities drainage plan, proposed foul & surface water plan and proposed drainage and soakaway plan are available on request.



Proposed Ground Floor Plan



Proposed First & Second Floor Plan



Proposed Third Floor Plan



1 Proposed Side Elevation (North East)

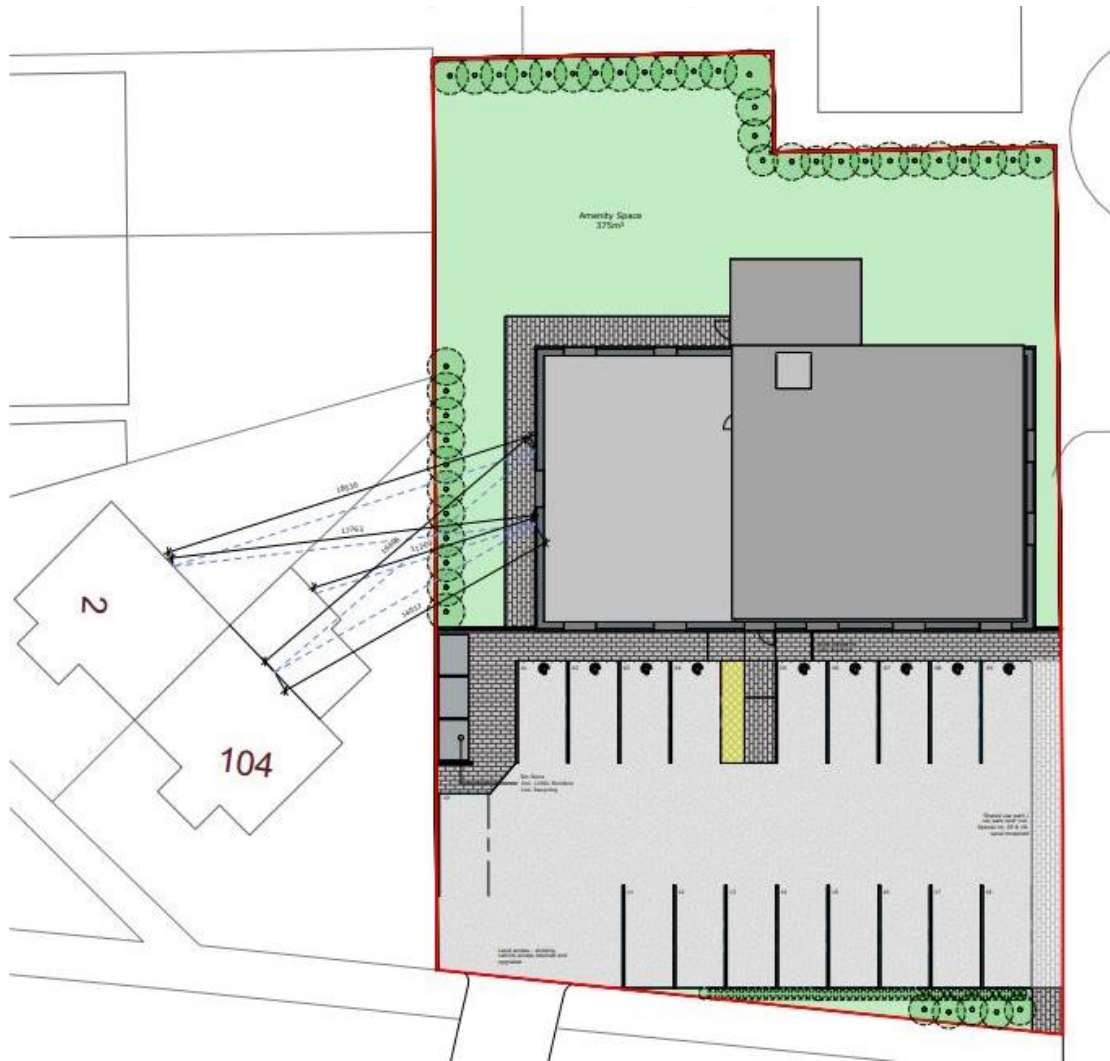
Tenure: We understand the property is held freehold/long leasehold, pending written verification.

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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: All prices where quoted are exclusive of but may be subject to VAT.

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



Accommodation: Subject to confirmation with the Deeds, we calculate the site extends to approximately 0.33 acres. Accommodation schedule as proposed is below.

Ground Floor	Spatial Use	Person(s)	Apartment Type	SQM	SQF
Apt 1	2 Bedroom Unit	3	2b3p	61.0	656.4
Apt 2	2 Bedroom Unit	3	2b3p	61.0	656.4
Apt 3	1 Bedroom Unit	1	1b1p	40.8	439.0
Apt 4	1 Bedroom Unit	1	1b1p	41.9	450.8
Apt 5	1 Bedroom Unit	1	1b1p	41.3	444.4
First Floor					
Apt 6	1 Bedroom Unit	1	1b1p	40.8	439.0
Apt 7	1 Bedroom Unit	1	1b1p	41.9	450.8
Apt 8	1 Bedroom Unit	1	1b1p	49.5	532.6
Apt 9	2 Bedroom Unit	3	2b3p	61.0	656.4
Apt 10	2 Bedroom Unit	3	2b3p	61.0	656.4
Second Floor					
Apt 11	1 Bedroom Unit	1	1b1p	40.8	439.0
Apt 12	1 Bedroom Unit	1	1b1p	41.9	450.8
Apt 13	1 Bedroom Unit	1	1b1p	49.5	532.6
Apt 14	2 Bedroom Unit	3	2b3p	61.0	656.4
Apt 15	2 Bedroom Unit	3	2b3p	61.0	656.4
Third Floor					
Apt 16	1 Bedroom Unit	1	1b1p	39.0	419.6
Apt 17	1 Bedroom Unit	1	1b1p	40.9	440.1
Apt 18	1 Bedroom Unit	1	1b1p	50.1	539.1
Other					
Residents Refuge	Services			9.0	96.8
Cycle Storage	Services			18.0	193.7
Plant/Mechanical	Services			-	
Services	Services			-	
Risers	Services			-	
Smoke Shafts	Services			-	
Outdoor Amenity	Communal			376.0	4045.8
Circulation	Communal			66.4	714.5
Stair Cores	Communal			63.8	686.5
Lifts	Communal			8.0	86.1
Total Persons (Per Floor)		9			
Total Unit Area Lettable (NIA)				884.4	9516.1
Total Service Area				27.0	290.5
Total Communal Area				514.2	5532.8
NIA + Service + Communal				1049.6	11293.7
GIA				1104.8	11887.6



EPC: copy of the EPC & Recommendation Report are available on request.

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



Details Prepared 11 April 2024

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