



Sanderson
Weatherall

FOR SALE

Residential Development Opportunity



- Consent for 27 dwellings (7 houses and 20 flats)
- 0.775 acres (0.31 hectares)

- Established residential area with access to local amenities
- Offers invited

Location

Located 1 mile from Huyton Town Centre and set back from the A57 in an established residential area with access to local amenities.

Liverpool City Centre with its extensive retail, leisure and commercial facilities is some 6 miles distant via the A57. The M57 is within 0.5 miles and provides access to the North-West motorway network and John Lennon Airport.

Site

The site has been cleared and some construction works have commenced. It extends to 0.775 acres and is shown edged red on the plan below.

Planning

The site was granted planning permission on 10th October 2019 by Knowsley Metropolitan Borough Council under reference 18/00735/FUL for the development of the site for social / affordable housing with the scheme comprising 6 x semi-detached two-bedroom houses, 1 x two-bedroom detached house and 20 x one-bedroom flats in two blocks. Further planning details are available from the planning portal. The planning officer dealing with the site is Alan Kilroe (alan.kilroe@knowsley.gov.uk). A completion notice was issued by Knowsley Metropolitan Borough Council on 3rd August 2023 and is awaiting confirmation by the Secretary of State. When confirmed, this will require completion of the development within 12 months.

Proposed Development

The approved scheme will provide:

- 20 x one-bedroom, 1 to 2 person apartments each measuring 49.3 sq m.
- 6 x two-bedroom semi-detached, 3 person townhouses each measuring 70.8 sq m.
- 1 x two-bedroom, 3 person detached house measuring 75.2 sq m.

15 car parking spaces are provided for the flats and each house has driveway parking for two cars. Road access is provided via a cul-de-sac from Hazel Road.

Services

Purchasers must make their own enquiries, but we believe that the site has appropriate service connections.

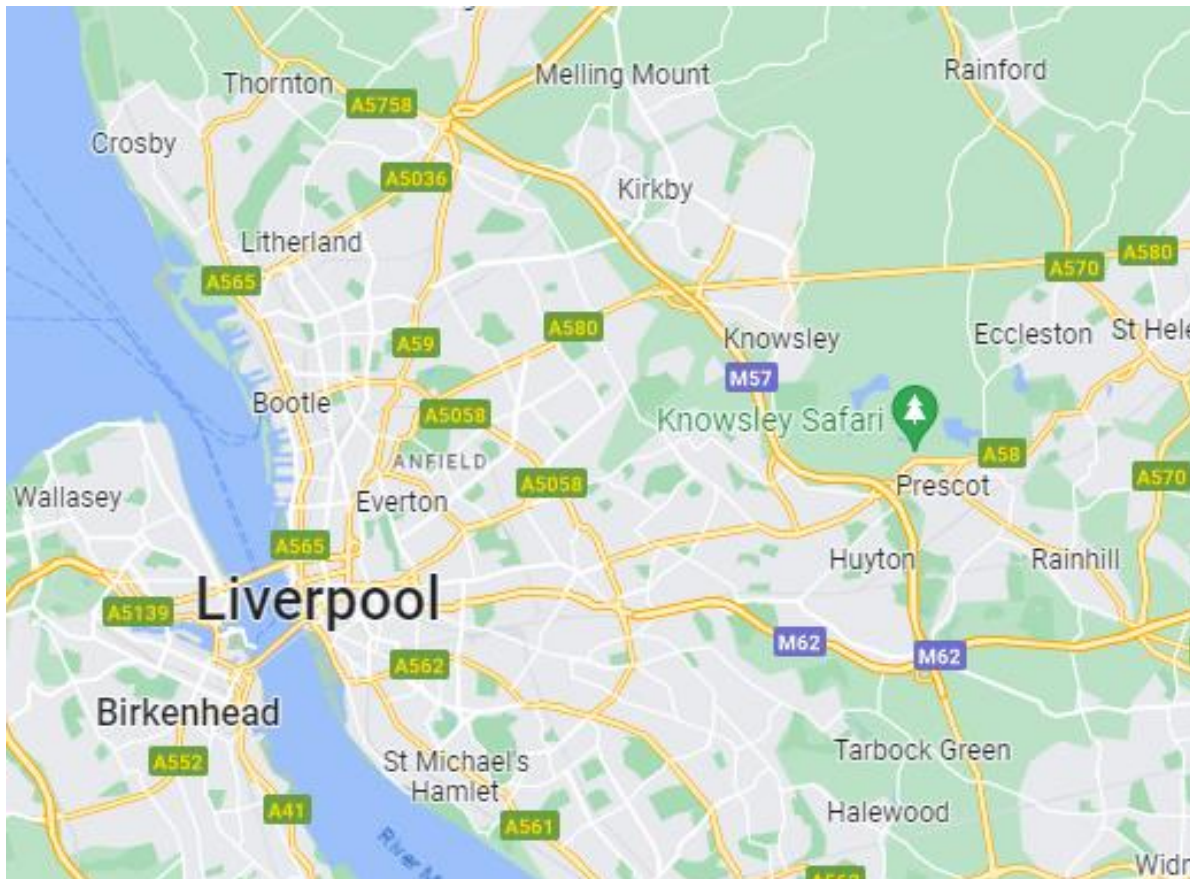
Tenure

Freehold held under Title Numbers: MS365180 and MS374810.

Price

Offers are invited for the freehold interest.





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