

FOR  
SALE



## DEVELOPMENT LAND AT LIVERPOOL ROAD

HUYTON, MERSEYSIDE, L36 6RG

0.24 HECTARES (0.6 ACRES)

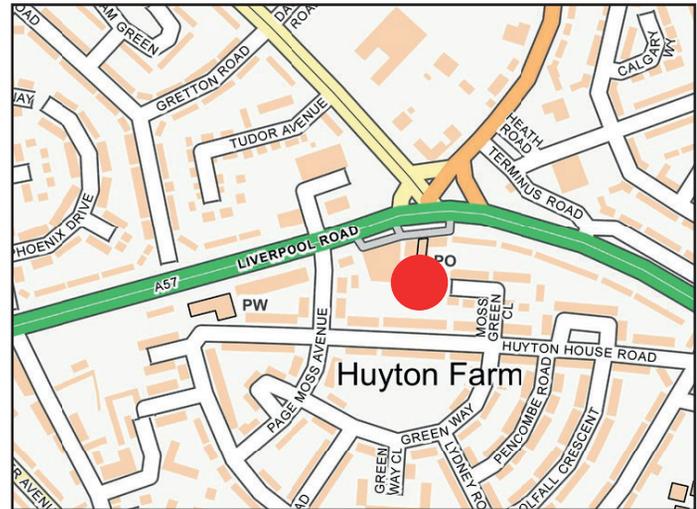
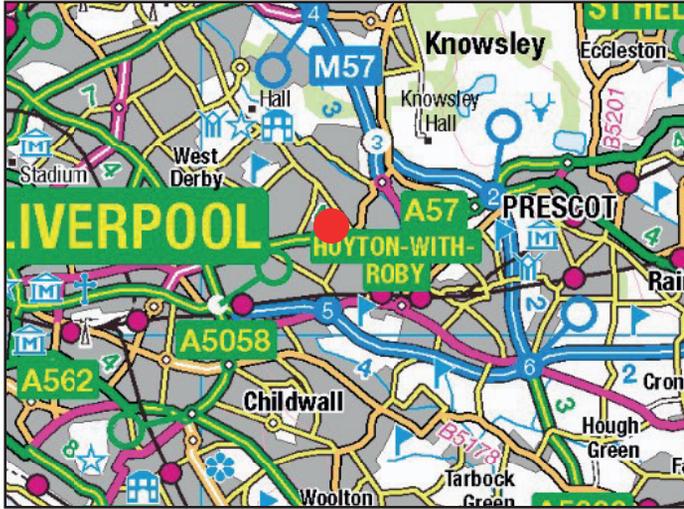
MAY SUIT RESIDENTIAL DEVELOPMENT

SUBJECT TO PLANNING

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
**& Partners**  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# LAND AT LIVERPOOL ROAD HUYTON L36 3RG



## LOCATION

The land is located just off Liverpool Road (A57) in the Huyton area of Liverpool, approximately 7 miles to the east of Liverpool City Centre and 1 1/2 miles to the west of Junction 2 of the M57 motorway.

## DESCRIPTION

The site is located towards the rear of a parade of shops with potential access for residential development off Moss Green Close, a residential development completed approximately 10 years ago. The site is irregular in shape but level and ready for development.

## SITE AREA

The total site extends to approximately 0.24 hectares (0.6 acres).

## PLANNING

The site is identified as being in a Primarily Residential Area in the Local Plan.

## SERVICES

We understand that all main services are connected to the site.

## TENURE

Understood to be freehold.

## PRICE

Offers are invited.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## VAT

All figures quoted are exclusive of, but may be subject to VAT.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

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Details Prepared January 2020

Subject to Contract

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