

# FOR SALE

Allocated for Housing Land Site

**DYE HOUSE, LIVERPOOL ROAD, LIVERPOOL L34 3LX**



## Housing Development Opportunity

- Allocated Housing Site
- Adjoining Large Housing Site
- Approx Site Area 2.75 acres
- Close to Prescott Town Centre
- Within Popular Residential Area



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The site is situated off Liverpool Road (A57) and provides an established treeline boundary onto the A57 close to the junction and roundabout of the A58 and near to the M57 motorway. The site adjoins Beesley and Fildes Whittakers Garden Centre soon to be developed by a national house builder. The Beesley site will provide the access to our proposed development site and drawings can be available upon request.

Prescot provides a number of national occupiers and the site is a short drive or within walking distance to Prescot Retail Park with Tesco, Home Bargains, TK Maxx amongst other national multiples. The site is also approximately 1.7 miles north of Huyton Town Centre with a variety of other national occupiers including Asda Superstore and Wilkos Discount Centre.

## DESCRIPTION

The land forms an irregular shaped site with direct access from Liverpool Road with a two storey detached dwelling forming part of the site with a landscaped cleared area of approximately 2.2 acres and a further area of approximately .54 acres forming part of the detached dwelling and garden area. Part of the land is a flood risk and the report is available upon request. The entire site is allocated for housing purposes and there is a current access off Liverpool Road.

## ACCOMMODATION

	Acres	
Total Site Area Approx	2.75	

## PLANNING

We understand the site is allocated for housing.

## TENURE

Understood to be freehold.

## PRICE

Offers in the region of

**£1.25 million**

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

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