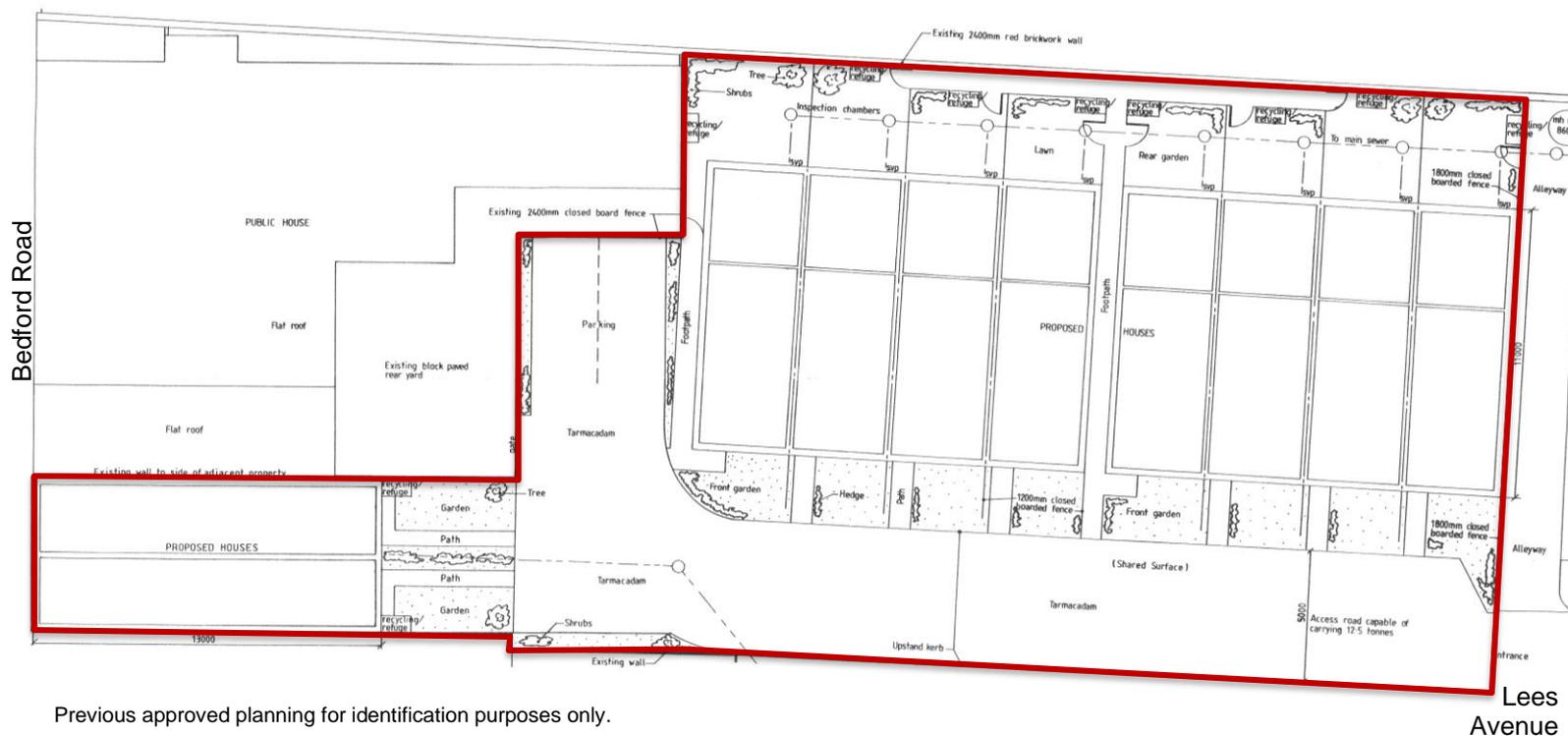


FOR SALE

LAND at Lees Avenue, Rock Ferry CH42 2BJ

Approx Site Area 0.22 acres



Previous approved planning for identification purposes only.



DEVELOPMENT OPPORTUNITY

- Popular residential area
- Land to the rear of Bedford Lukes Public House
- Accessed from Bedford Road and / or Lees Avenue
- To be sold subject to planning permission
- Previous planning expired for 10 No 4 bedroom town houses



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is located in a residential area within Rock Ferry, which has good transport links accessed off Bedford Road, which in turn links to the Rock Ferry Bypass (A41) leading to Birkenhead which is approximately 1.6 miles North West and the A41 links through to Birkenhead tunnel leading to Liverpool City Centre. There are a number of commercial occupiers within the area, Birkenhead Retail Park, Boots Pharmacy, Morrisons Local Convenience Store. There are a number of local schools, Bedford Drive Primary School, Rock Ferry Primary School and Victoria Park playing fields all within a short walk. The property is close to Rock Ferry Railway Station bound to its North / South boundary leading onto Bedford Road and Lees Avenue to its Eastern boundary within a densely populated residential area.

DESCRIPTION

The land provides an irregular shaped site within well established boundaries situated and access off Bedford Road and Lees Avenue. The site is bound by the redundant railway sidings close to Rock Ferry Station, well established residential terraced dwellings and the Bedford The Lukes Public House.

We understand the land is largely overgrown with grass and small shrubs, although there is no buildings on the land as it has previously been cleared.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

Approximate Site Area	0.22 acres
-----------------------	------------

PLANNING

The land previously benefitted from Outline planning permission for 10 no. four bedroom town houses and widened access under app OUT/14/00449 now expired approximately in 2018.

TENURE

We understand the land is held freehold.

TERMS

The site is for sale freehold on an unconditional or conditional basis.

PRICE

Offers in excess of **£200,000**

VAT

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

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

LEGAL COSTS

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

Purchasers will be responsible for a proportion of the seller's agents' costs at 1.5% plus VAT of the sale price as a condition of the sale.

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**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.