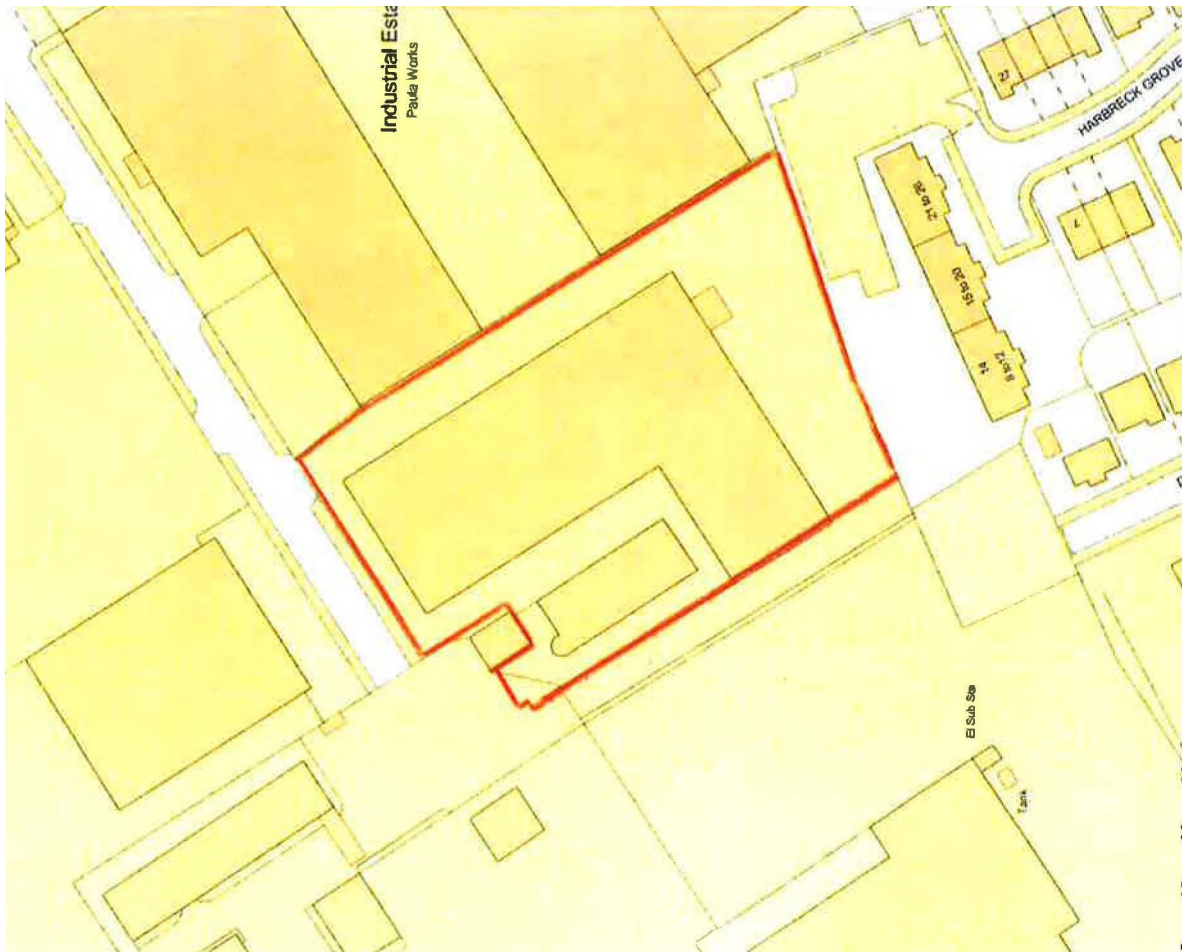


DEVELOPMENT SITE - 1.32 ACRES (0.53 HECTARES)

CHARNOCK ROAD, AINTREE, MERSEYSIDE



- Cleared fenced site
 - Suitable for open storage or redevelopment for a range of uses potentially including residential use subject to consents
 - Direct access from Charnock Road
-

0151 227 1008

www.masonpartners.com

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Fax: 0151 225 0155

FOR SALE

MASON
PARTNERS LLP

DEVELOPMENT SITE - 1.32 ACRES (0.53 HECTARES)

CHARNOCK ROAD, AINTREE, MERSEYSIDE



LOCATION

Charnock Road is situated approximately 5 miles north east of Liverpool City Centre in an established industrial area and is accessed via B5187 Long Lane.

The subject land fronts the south western end of Charnock Road and adjoins recently developed residential property which is accessed from Walton Hall Road.

DESCRIPTION

The subject property comprises a cleared fenced rectangular site with direct access from Charnock Road.

AREA

1.32 acres (0.53 hectares)

TENURE

The land is held on the balance of two 999 year leases from Liverpool City Council subject to a peppercorn ground rent.

TERMS

Our client is seeking offers for their long leasehold interests in the site.

PLANNING

The site is within an area allocated as 'primarily industrial' within Liverpool City Council's Unitary Development Plan adopted in November 2002. From our informal discussions with Liverpool City Council Planning Department we understand that applications for residential development may be considered subject to appropriate site access.

VAT

All figures quoted are exclusive of, but may be liable to the addition of VAT.

COSTS

Each party to be responsible for their own surveyors and solicitors fees and costs incurred in the transaction.

VIEWING/FURTHER INFORMATION

Please contact the sole agent, Mason Partners LLP

Jonathan Swain
Tel: 0151 225 0118
Email: jonswain@masonpartners.com

SUBJECT TO CONTRACT

August 2014

0151 227 1008

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