



Land on the north east side
of Brook Hey Drive, **Kirkby, L33 9TL**

FOR SALE

PART BUILT DEVELOPMENT SITE COMPRISING 10
THREE BEDROOM HOUSES

CONTACTS

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KEY CONSIDERATIONS

- Land approximately 0.70 Acre (0.29 Hectare)
- Planning permission granted to erect 10 no.3 bedroom semi-detached dwellinghouses
- Part built scheme sold subject to a completion notice
- Local area is a mixture of town houses and semi-detached dwellings, with a mixture of new build private and shared ownership developments, and a stock of former Local Authority housing now under the control of Housing Associations
- Town Centre within 0.75 mile



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LOCATION

The site is located at the junction of Brook Hey Drive and Gilescroft Avenue in Kirkby. The town centre lies approximately 0.75 mile to the southwest and access to the motorway network at junction 5 of the M57 is within 1.5 miles. Local bus routes run along both Brookhey Drive and Gilescroft Avenue and Headbolt Lane railway station is within 0.5 mile, with a travel time to Liverpool Central of 20 minutes.

DESCRIPTION

The property comprises an L shaped plot that extends to approximately 0.70 Acre (0.29 Hectare). The development of 10 house is part built and the site is in an abandoned state and have deteriorated due to the elements, vandalism, and isolated fire damage. A programme of rehabilitation, refurbishment and renewal would be required to complete the scheme.

Interested parties are advised that a completion Notice applies to the site, being dated 3 August 2023 and served under section 94 of the Town and Country Planning Act 1990. It relates to planning permissions (15/00658/FUL & 21/00354/FUL) granted by the council on 13 December 2017 & 27 July 2021 in respect of the property at the above address to erect 10 dwellings and associated works. The permission will cease to have effect at the expiration of 12 months after the Notice takes effect which following correspondence from the secretary of state will run from 20th June 2024.

No information as to the current condition, works to date or whether it is feasible to complete the scheme is available and no warranties are available to a purchaser. Interested parties must rely on their own enquiries.

PLANNING

Planning permission to erect 10 no.3 bedroom semi-detached dwelling houses along with associated landscaping and car parking was granted on Appeal on 17th December 2017, under Planning Appeal ref: APP/V4305/W/17/3184813.

Interested parties should consult direct with the local planning office: [Planning and development | Knowsley Council](#).



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TENURE INFORMATION

The property is held freehold on title MS585183.

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited in the region of £175,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE



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