

FOR SALE

15 Brook Road, Liverpool, L9 2BE

NEW BUILD DEVELOPMENT OF NINE TWO BEDROOM
APARTMENTS, 95% COMPLETE



CONTACTS

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KEY CONSIDERATIONS

- Opportunity to acquire a brand new three storey development of 9 x two bedroom apartments
- 95% complete with just final snagging required
- Finished to a modern standard throughout
- Six parking spaces to the front
- Accessed from Rice Lane and 0.1 mile from Rice Lane railway station
- Situated around 4 miles north of Liverpool city centre
- Planning reference number 17F/1360



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LOCATION

The property is located on Brook Drive, a residential street accessed via Rice Lane (A59). Rice Lane is a main route into Liverpool City Centre which lies around 4 miles to the south of the property and is easily accessible via public transport. Bus routes run along Rice Lane, and the railway station is around 0.1 mile away. There are a number of amenities along Rice Lane, and the road links to other networks such as the M57 at Aintree and the A580 at Walton.

DESCRIPTION

The property comprises a new build development of nine two-bedroom apartments. The development is 95% complete with just snagging works remaining.

The development is three storeys and there are three apartments on each floor. Each apartment comprises two bedrooms, a fully tiled bathroom with a shower over the bath and an open plan kitchen/living area. The kitchens are fitted with white gloss cabinets and Lamona appliances. The living areas feature floor to ceiling windows.

Externally, there are six parking spaces to the front and to the rear there is a patio plus a lawn.

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

Parties are advised that they are required to apply for a conditional discharge on the planning consent.

PLANNING

Planning permission to erect a three storey block of nine apartments was approved with conditions in January 2018.

Planning reference 17F/1360. <https://lar.liverpool.gov.uk/planning/index.html?fa=getApplication&id=143329>

TENURE INFORMATION

The property is held freehold on title MS491240.

PHOTOGRAPHS



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COUNCIL TAX

Flats 1-9- Deleted

EPC

Flats 1-9 have a rating of B.

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.

CONTACT US TO ENQUIRE



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VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited in excess of £500,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.