

**FOR SALE** Upon instructions of the Joint  
Fixed Charge Receivers

**Guide Price: £350,000**

**Land & Buildings, 374 Netherfield Road  
North, Liverpool, L5 0RQ**

- Vacant former bank with an adjacent plot of land.
- Development opportunity with a previous planning application to erect 3-6 storey building, creating 49 residential (C3) apartments but this is no longer live.
- Suitable for a variety of uses STP
- Less than two miles from Liverpool City Centre

## CONTACTS

**Amy Selfe / Jonathan Brownlow**

T: 0161 967 0122

E: [amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com) /  
[jonathan.brownlow@landwoodgroup.com](mailto:jonathan.brownlow@landwoodgroup.com)

LANDWOOD  
GROUP



## LOCATION

The property is located within a residential area less than two miles from Liverpool City Centre. The locality is made up of both apartment blocks and housing so a residential scheme is ideal and in keeping with the area.

Anfield Stadium is less than a mile away, as is Stanley Park and Garden.

Netherfield Road is accessed from the A59 which leads directly to Liverpool city centre with local amenities and bus routes along the way. Sandhills Railway station is less than a mile from the property.



374 Netherfield Road North, **Liverpool, L5 0RQ**

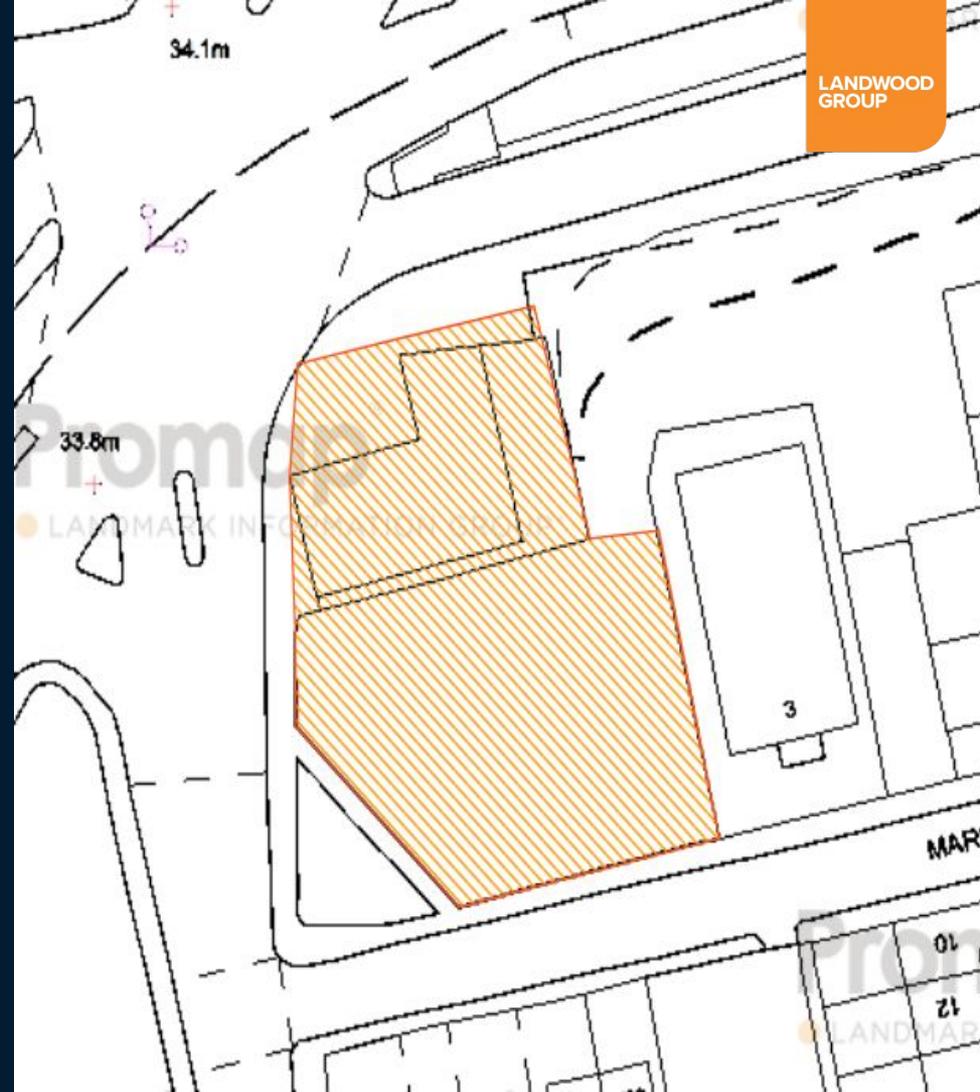
## DESCRIPTION

The property is the site of a former bank, that is no longer in use and vacant. It has an adjacent plot of land and the total site area is approximately 0.161 hectares (0.398 acres). Ideal development opportunity for a variety of uses subject to planning.

## PLANNING

There was a previous application listed on Liverpool Council's planning portal to erect a 3-6 storey building, creating 49 residential (C3) apartments. However this is no longer live.

All parties are encouraged to make their own enquiries with Liverpool Council on: [Planning and building control - Liverpool City Council](#)



# PHOTOGRAPHS



## TENURE INFORMATION

Freehold under title numbers MS631981 and MS265603.

## RATEABLE VALUE

Workshop and premises- £8,000.

## EPC

TBC.

## FINANCE

\*Finance may be available.

## PRICE

We are asking for offers in the region of £350,000

## BIDS

Unconditional bids will be considered.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## VIEWINGS

Strictly by appointment.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT US TO ENQUIRE



### AMY SELFE

Associate Director

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW



### JONATHAN BROWNLOW

Director

P 0161 967 0122

E jonathan.brownlow@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.