



Excellent Development Opportunity!



Description

Venmore Commercial are delighted to present for sale this excellent development opportunity, a cleared site offering the potential to build a 4 storey dwelling. Planning permission is in place for a combined 7 two bedroom flats with associated car parking and landscaping. Marlborough Road is situated in a prime residential location and has a vast selection of local amenities and transport links close by. The land is approximately 8042 sqft/747sqm in total.

All enquiries are to be made strictly via Venmore Commercial on 0151 243 5325 or commercial@venmores.co.uk

Key Facts

- 8042 sq ft Plot of Land For Sale
- Situated in a popular residential area
- Planning Permission for Seven Flats
- Close to a selection of local amenities
- Excellent transport Links
- Close proximity to Liverpool City Centre



747 sq mt

0.18 acres



Freehold



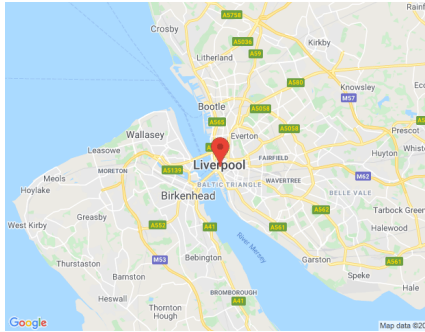
For Sale

£245,000

Location

Situated in a prime residential location, easily accessible just off West Derby Road. Liverpool City Centre is easily accessible via transport links approx 3.5 miles away.

Map



Key Information

Address:
12-14 Marlborough Road, Tuebrook,
Liverpool, Merseyside

Terms:
Freehold

VAT & Legal Costs:
All Parties to Arrange Their Own
Legals

Viewing:
All viewing arrangements are to be
made strictly through the agent on
0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

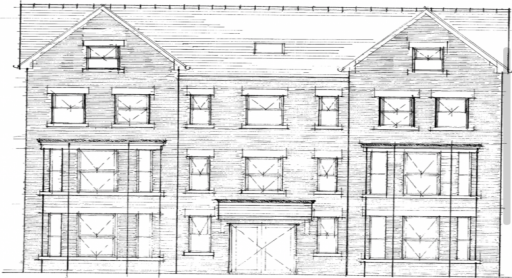
Floor	Size(sq ft)	Size(sq m)
	8042 sqft	747 sqm



Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract. 2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors. 3). None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4). We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. 5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6). If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property. 7). No liability is accepted for any travelling or other expenditure incurred including legal costs by perspective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

SUBJECT TO CONTRACT.



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