

Liverpool

Portland House, 6 Linnet Lane, Merseyside L17 3BG

- **A Freehold Detached Building with an Extension to the Side and Rear**
- Internally arranged to provide Ten Self-Contained Bedsits, Nine Self-Contained Flats
- An Application to Demolish the Existing Extension and Construct 4 x Two Storey Town Houses has been submitted (Decision Pending)

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing on Monday 13th, Friday 17th, Monday 20th, Friday 24th and Tuesday 28th October between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).



VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south-west side of Linnet Lane which is located off Ullet Road (A5089). Sefton Park is located to the east and the extensive amenities of Liverpool city centre and The Docks are accessible to the north-west. There is a Mainline Rail and Coach Station in the city centre. The M62 Motorway is accessible to the north-east.

Description

The property comprises a detached building with an extension to the side and rear arranged over part ground, upper ground, first and second floors beneath a pitched roof. Internally the property is arranged to provide ten self-contained bedsits and nine self-contained flats with communal facilities. Externally there is communal car parking to front with a garage. There is a garden to the rear.

Accommodation

Lower Ground Floor (Original Building) – Wardens Office, Utility Room, Two Store Rooms, Communal Reception Room, Communal Dining Room, Communal Kitchen, Cloakroom/WC, Boiler House
Upper Ground Floor (Original Building) – Three Self-Contained One Bedroom Flats each with Kitchen, Reception Room, Bathroom/WC
One Self-Contained Bedsit with Kitchen and Bathroom/WC
First Floor (Original Building) – Three Self-Contained One Bedroom Flats each with Reception Room, Kitchen, Bathroom/WC
Second Floor (Original Building) – Three Self-Contained One Bedroom Flats each with Reception Room, Kitchen, Bathroom/WC
 There is a communal lift in the original building (not tested)
Ground Floor (Extension) – Six Purpose Built Self-Contained Bedsits each with Open Reception, Bedroom Area, Kitchen, Bathroom/WC
First Floor (Extension) – Three Purpose Built Self-Contained Bedsits each with Open Reception, Bedroom Area, Kitchen, Bathroom/WC

Planning

Local Planning Authority: Liverpool City Council Planning Department.
 Tel: 0151 233 3021.

We are informed that the Sellers have applied for full planning to demolish the existing extension and construct 4 x two storey town houses. (Application Ref: 14F/1279). (Decision pending).

Proposed plans and related documents are available at www.liverpool.gov.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.