

Liverpool
1 Church Road,
Merseyside
L4 5TX

- **A Freehold End of Terrace Building**
 - Internally arranged to provide Eleven Self-Contained Studio Flats and a Self-Contained One Bedroom Flat
 - Twelve Flats in Total
 - Large Rear Garden
 - Planning for Extension and Reconfiguration to provide an Additional Three Studio Flats
- Vacant Possession on Completion**



To View
The property will be open for viewing every Monday and Wednesday between 3.30 – 4.00 p.m. These are open viewing times with no need to register. (Ref: MV).

Seller's Solicitor
Messrs Field Fisher (Ref: LR).
Tel: 0161 835 8022.
Email: leo.rossiter@fieldfisher.com

VACANT –
Freehold Building with Planning



Tenure
Freehold.

Location
The property is situated on the north side of Church Road, close to its junction with City Road. Local shops and amenities are available, with the more extensive facilities of Liverpool city centre being approximately 3 miles to the south. Rail services run from Kirkdale Station to the west. The open spaces of Walton Hall Park and Stanley Park are both within walking distance.

Description
The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide 11 self-contained studio flats and a one bedroom flat. There are twelve flats in total. There is a large rear garden.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.

Fiat	Floor	Accommodation	Size sq m	(sq ft)
1	Ground	Studio Room with Open Plan Kitchen, Bathroom	23.6 sq m	(254 sq ft)
2	Ground	Studio Room, Separate Kitchen, Bathroom	22.1 sq m	(238 sq ft)
3	Ground	Studio Room, Separate Kitchen, En-Suite Bathroom	21.4 sq m	(230 sq ft)
4	First	Studio Room, Separate Kitchen, Bathroom	24.6 sq m	(265 sq ft)
5	First	Studio Room, Separate Kitchen, En-Suite Bathroom	24.6 sq m	(265 sq ft)
6	First	Studio Room, Separate Kitchen, En-Suite Bathroom	23.7 sq m	(255 sq ft)
7	First	Studio Room, Separate Kitchen, En-Suite Bathroom	22.2 sq m	(239 sq ft)
8	First	Studio Room, Separate Kitchen, En-Suite Bathroom	21.0 sq m	(226 sq ft)
9	Second	Studio Room, Separate Kitchen, En-Suite Bathroom	27.7 sq m	(298 sq ft)
10	Second	Studio Room, Separate Kitchen, En-Suite Bathroom	24.4 sq m	(263 sq ft)
11	Second	Studio Room, Separate Kitchen, En-Suite Bathroom	23.9 sq m	(257 sq ft)
12	Ground	Reception Room, Bedroom, Kitchen, Bathroom	46.6 sq m	(502 sq ft)

Planning

Local Planning Authority: Liverpool City Council.

The property is to be offered with planning consent for extension and reconfiguration to provide an additional three studio flats.

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.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.