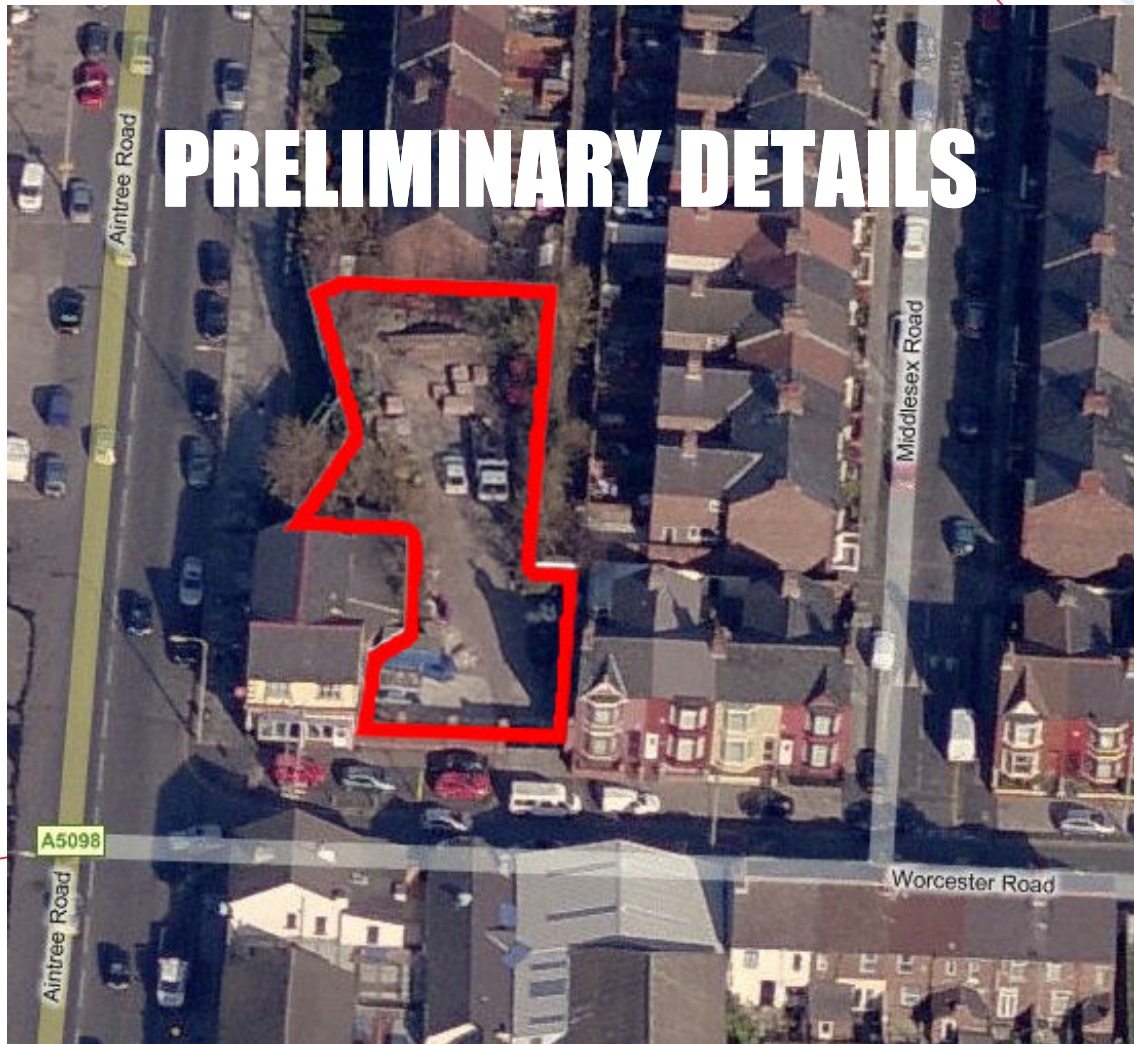


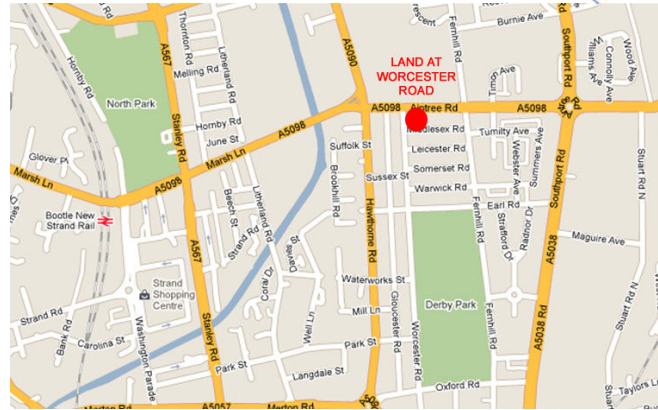
# LAND AT WORCESTER ROAD



## WORCESTER ROAD BOOTLE L20 9AE

- Potential Development Opportunity (STP)
- Approx. 0.25 Acres

## LOCATION MAP



## INDICATIVE PLAN



## LOCATION AND DESCRIPTION

The land is situated on Worcester Road close to the junction with Aintree Road and opposite Worcester Road Garage.

The land lies approximately 3 miles North of Liverpool City Centre and enjoys easy access off Southport Road (A5038) or Hawthorne Road (A5090).

**The site is approximately 0.25 acres and is currently used as open storage. The site has the potential for residential development (Subject To Planning Consent).**

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Sefton Council direct on 0845 140 0845.

## VAT

All prices quoted are exclusive of VAT to which they may be liable.

## TERMS

The accommodation is available to purchase with offers sought in the region of £75,000.

**All serious offers will be considered.**

We understand that the property is held by way of freehold.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWING

For further information or to arrange a viewing please contact:

Tony Reed or Andrew Byrne  
KEPPIE MASSIE  
Tel: 0151 255 0755

Email: [tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)  
[andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

Nick Harrop  
Hitchcock Wright and Partners  
Tel: 0151 227 3400

Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

**SUBJECT TO CONTRACT  
December 2010**



**0151 255 0755 www.keppiemassie.com**

**Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: [liverpool@keppiemassie.co.uk](mailto:liverpool@keppiemassie.co.uk)**

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