

LOT
103

7 Studley Court, 45 Park Crescent, Southport, Merseyside. PR9 9LJ

GUIDE PRICE **£10,000+***

DEVELOPMENT OPPORTUNITIES

- Potential development comprising a two bedroom basement flat within a Grade II listed building

Potential development comprising a two bedroomed basement flat within a Grade II Listed building benefiting from a separate rear entrance. The building itself has fallen into a poor state of repair and its listed building status will need to be reviewed in respect of the development opportunity for the existing building to be demolished and a new build purpose built block to be built. We have not inspected the property and potential purchasers should make their own enquiries. We are advised by the seller that the property's main value is that the purchase of the property prevents future developments.

Situated Fronting Park Crescent in a popular residential location within close proximity to Southport's Promenade and town centre and approximately 20 miles from Liverpool city centre.

Basement Approx floor space of 75sqm.

Note The property has not been internally inspected

