

LOT
86

11 Strathmore Road, Newsham Park, Liverpool L6 7UD

GUIDE PRICE - **£75,000+***

DEVELOPMENT OPPORTUNITY

- A Re-Development Opportunity comprising of a Freehold former semi detached Victorian house

A Re-Development Opportunity comprising of a Freehold former semi detached Victorian house dating back to the late 19th century. The property forms part of a rectangular plot with former gardens to the front and rear and a narrow side garden alongside the building. The property has partly been demolished and only the main front elevation and former gable wall are still standing. The property would be suitable for reconstruction to provide an 11 Bed HMO investment opportunity. We are advised a planning application was granted in June 2015 under reference 15F/0253 and potential purchaser's should make their own enquiries. Once approved and when the works are completed the potential rental income is approximately £59,000 per annum.

Situated Off Denman Drive in a Conservation Area close to the extensive green open spaces of Newsham Park, in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 1.5 miles from Liverpool City Centre.

