

LOT  
32

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

GUIDE PRICE **£10,000+**\*

DEVELOPMENT OPPORTUNITIES

- Potential development comprising a basement within a Grade II listed building

Potential development comprising a basement within a Grade II listed building benefiting from a separate rear entrance with a front window that may convert to form a front entrance however interested parties should make their own enquiries. The condition of the whole building has fallen below the standard of a Grade II listed building. Whereby we have been advised by the seller the main value of the property significantly exist in the future development of the large area of land which potential lends its self to future planning permission for new purpose built blocks of flats, in keeping with those already constructed prior to 45 Park Crescent Southport thereby being an ideal investment opportunity as well. We have not inspected the property and potential purchasers should make their own enquiries. We are advised by the seller that any future developer of the land at 45 Park Crescent would be subject to negotiation with the purchaser of the leasehold property at 7 Studley Court.

**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 80 sqm with good ceiling heights.

**Note** The basement has not been internally inspected.

