

LOT
52

Bleak House, Chapel Lane, Bootle, Merseyside L30 7PF

VACANT RESIDENTIAL

Guide Price **£150,000 +**



Development opportunity with outline planning permission for 7 dwellings. The premises currently comprises a 3 bedroomed detached cottage which is in need of refurbishment, 2 stables / wash house, out-buildings, gardens and paddock. The whole site extends to (0.88 acres) or thereabouts. Outline planning permission exists for the construction of 5, 4 bedroom detached houses and 2, 3 bedroom detached houses.

Situated

Bleak House is at the junction of Chapel Lane and the Northern Perimeter Road (A5207), Netherton, less than a mile from the end of the M57 and M58 at Switch Island.

Existing Accommodation

Main House

Ground Floor

2 reception rooms, kitchen, pantry

First Floor

3 bedrooms, bathroom

Outside

Stables, wash house Site Area: 0.88 acres or thereabouts

Proposed Accommodation

3 Bedroom house

Ground floor

Lounge, kitchen/dining and WC

First floor

3 bedrooms, bathroom Area – 928 sq ft

4 Bedroom House

Ground floor

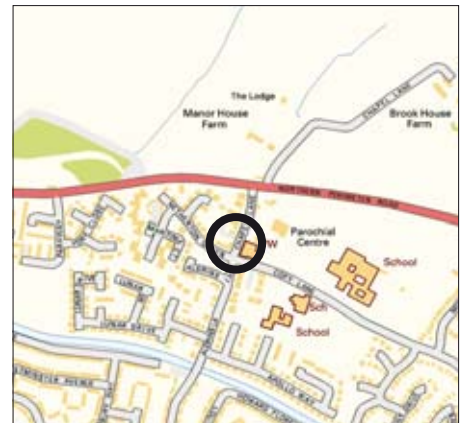
Lounge, kitchen/dining, utility, garage. First floor – 4 bedrooms, bathroom (master en-suite) Area – 1361 sq ft

Planning

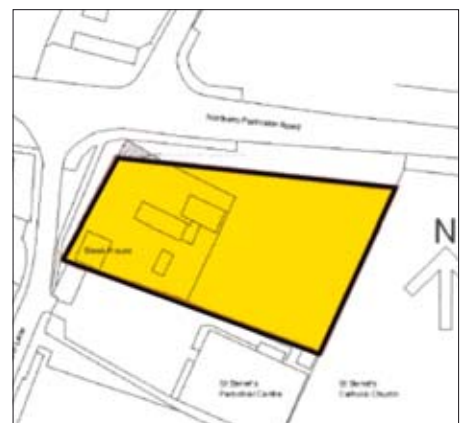
The site has outline planning permission, granted on 7th September 2010 for 5, 4 bedroom detached houses with garages and 2, 3 bedroom detached houses. Copies of the approved plans are available from the auctioneers office and via Sefton Councils planning portal under reference S/2010/0151.

Restrictive Covenants

The site is subject to various restrictive covenants in favour of the Metropolitan Borough of Sefton. Full details of the restrictive covenants are available within the legal pack and they do restrict the use of the property to a single dwelling. We understand Sefton Council have indicated they would be prepared to negotiate release of the covenants, however we strongly recommend interested parties make their own enquiries.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449

Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449