



- **Freehold redevelopment opportunity offered with the benefit of full planning permission to convert the existing property to provide 11 self contained apartments.**

Description A Freehold Redevelopment opportunity offered with the benefit of full planning permission to provide 11 self-contained apartments (eight two- and three one-bedroomed). The property comprises a substantial and imposing detached former private dwelling house sat on a good sized plot of approximately 0.4 acres and has good sized gardens to the front and rear. The property dates back to the 1800s arranged over lower ground, ground, first and second floor levels. In recent times it has been adapted and converted into seven flats. It has single storey additions on each side of the main building and a detached garage. Internally the accommodation retains many original architectural features to include good quality period fire places. Architects drawing and plans are available for inspection at the Auctioneers Offices. Planning Reference No: 17F/2232

Situated Fronting the south-easterly side of Devonshire Road and has a rear boundary directly onto a large area of public access green open space with a small lake known as Princes Park. It is in a designated Conversation Area and the surrounding area is predominantly residential in character ranging from large and imposing Victorian Villas. Liverpool city centre is within walking distance approximately 2 miles to the north west.

Lower Ground Floor Three flats

Ground Floor 1 Large Flat

First Floor 1 Large Flat

Second Floor 1 Large Flat plus a small studio unit

Outside Large rear and front gardens and off road parking



Not to scale. For identification purposes only

