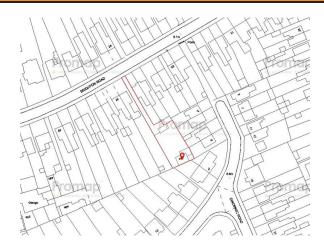


33A Brighton Road, Southport, Merseyside, PR8 4DD

ON BEHLAF OF SEFTON COUNCIL: Derelict part converted former workshop on a site of approximately 621.12 sq. m (0.15 acre) with development potential STP





- Derelict part converted former workshop
- Outbuilding
- Residential area
- Site area approximately 621.12 sq. m (0.15 acre)
- Residential area close to Birkdale village centre
- Development potential STP



The property comprises a derelict two storey main building with an approximate gross internal area of 77.9 sq. m (838 sq. ft) where works to convert to residential have been commenced. The property was previously a workshop and it appears there are no formal consents in place for a residential conversion, or use. Internally condition is poor and full renovation is required.

In addition there is an detached external outbuilding and attached to the main building a wooden open canopy/car port and a single storey extension.

The site extends to 621.12 sq. m (0.15 acre) is considered to have development potential subject to obtaining the relevant consents.

Planning: The site is designated in the Sefton Local Plan (2017) as being in a "Primarily Residential Area". Sefton Council Planning Services have a pre-application enquiry service. This can be accessed here:

https://www.sefton.gov.uk/planning-building-control/apply-for-permission/pre-application-advice-on-development-proposals.aspx

Location

Situated in a residential area, the property is located to the rear of dwellings on Brighton Road and benefits from lying less than 1/3 mile from the popular Birkdale village centre which provides access to local retails, leisure and restaurant facilities as well as the local Mersey Rail Station with a direct service to Liverpool city centre. Local bus routes can be accessed from Liverpool Road (A5267) and Southport town centre is approximately 1.25 mile to the north.

Southport is a traditional seaside resort, known for it's Victorian glazed canopies to the shops on Lord Street and as the location of Royal Birkdale golf club which is a regular on the Open Golf rota. Liverpool lies approximately 15 miles to the south.



Accommodation

Main Building:

Ground Floor: 38.95 sq. m (419 q. ft.)

First Floor: 38.95 sq. m (419 q. ft.)

Outside

Car Port/Timber canopy, outbuilding and garden/yard.

Contacts

Mr James Ashworth **Landwood Group** Email - james.ashworth@landwoodgroup.com Tel - 0161 967 0122

General

Please refer to landwoodpropertyauctions.com for the basis upon which these summary particulars are provided, guide prices, viewing details, EPC ratings and legal packs. Also new, additional and/or corrected information may be available since original publication and you must refer to our website for the current full details.

Solicitor

Corporate Legal Services, Sefton Council

Tel - 07929783314