

LOT

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# Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX

GUIDE PRICE **£150,000+**\*

DEVELOPMENT OPPORTUNITIES

## Description

A cleared freehold site offered with the benefit of full planning permission to erect a three storey detached building comprising seven × two bedroomed self-contained flats with associated car parking, bin store, landscaping and boundary treatment. The development comprises a plot of land approximately 747.12sq m (8,042sq ft). Flats 1–6 551sq ft and Flat 7 838sq ft. We are advised that building control sign off for foundation commencement from London building control dated February 2023. Planning reference: 19F/1203.

## Situated

The site fronts Marlborough Road which is off West Derby Road in a well-established residential area within easy reach of Tuebrook amenities and approximately 3 miles from Liverpool city centre.

