

**LINACRE HOUSE
STANLEY ROAD
BOOTLE, L20 3DJ**

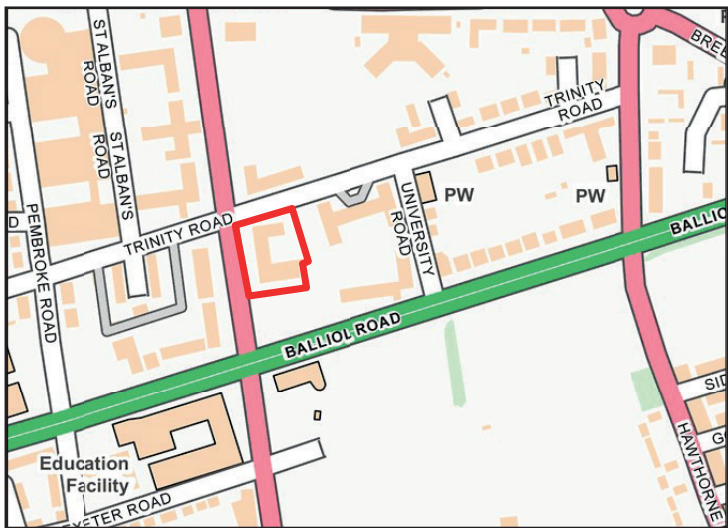


FOR SALE

- **DEVELOPMENT OPPORTUNITY**
- **RESIDENTIAL PLANNING CONSENT**
- **28,000 SQFT (2,600 SQM) APPROX.
WITH PARKING**

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

The subject property is located on Stanley Road at its junction with Trinity Road, on the fringe of Bootle Town Centre. Bootle Oriel Road train station is approximately 0.4 miles to the South West, providing direct access to Liverpool City Centre to the South and Southport to the North. Switch Island lies approximately 4.5 miles to the North East, providing access to the M57 and M58 motorways, which in turn lead to the M62 and M6 motorways, offering excellent road communications to the national motorway network.

DESCRIPTION

Linacre House comprises a mixture of single storey, two-storey and four-storey accommodation. Located on Stanley Road, it is a prominent building within Bootle Town Centre. The building has expansive frontages to Stanley Road and Trinity Road. The building benefits from an extensive car park, accessed off Trinity Road, a passenger lift and double glazed windows throughout.

Architects plans have been prepared showing 49 no. 1 and 2 bed apartments.

SITE AREA

The property extends to a net internal area of approximately 27,989 sqft (2,595 sqm).

The site extends to approximately 1.1 acres (0.45 hectares)

PLANNING

Change of use from Offices (B1 (a)) to Residential (C3) was granted in November 2017.

Details can be viewed on Sefton Council's Planning Portal, reference DC/2017/01516

TENURE

Freehold.

ENERGY PERFORMANCE REGISTER

Certificate Ref No: 0190-0216-7119-9501-6002

Rating: D-80

PRICE

On application.

VAT

All figures quoted are exclusive of but may be subject to VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:
Nick Harrop, Hitchcock Wright & Partners.

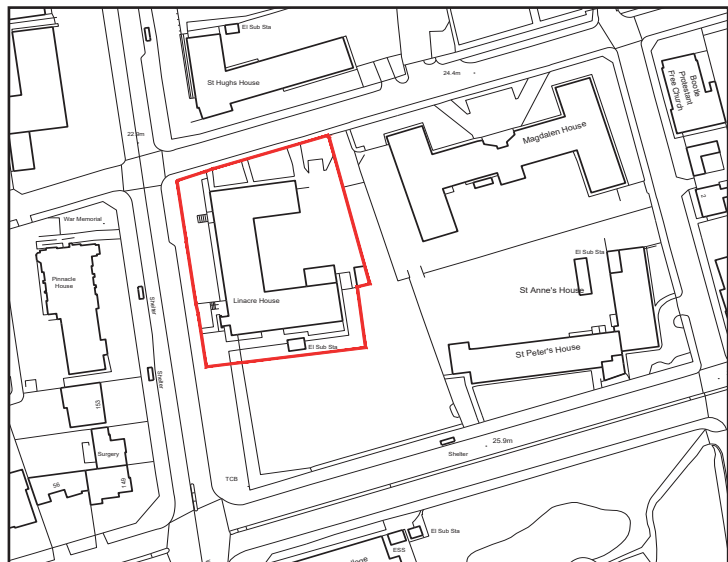
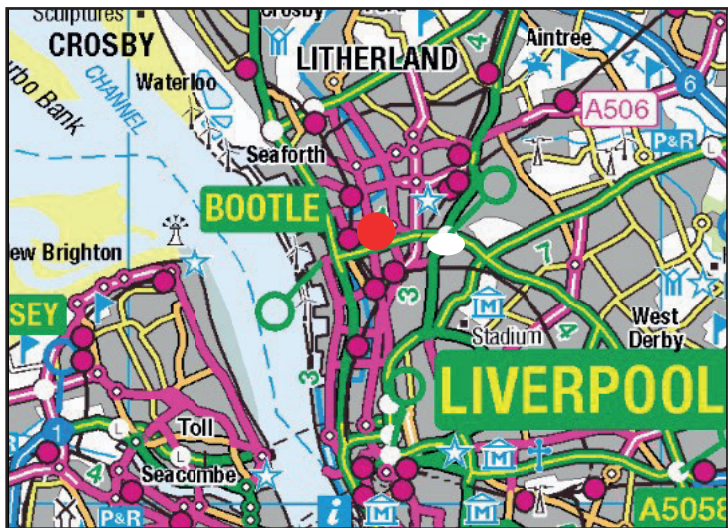
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E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Updated July 2018



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