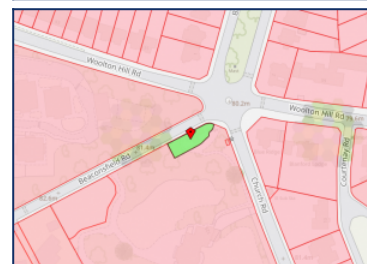
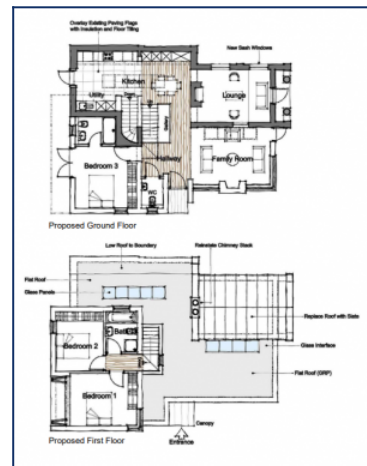


Church Road, Woolton, L25



For Sale - £350,000 Offers in the Region of

Key Features

- Plot
- EPC Rating: Pending
- Grade II Listed Freehold Lodge
- Highly Desirable Woolton Location
- Part of the Historic St Gabriel's Site
- Attractive Leafy Residential Setting
- Rare Residential Development Opportunity
- Approved Plans for Refurbishment & Extension
- Planning Application Reference: 24F/1166
- Scope to Create a Distinctive New Home
- Plot Size Approximately 290 Square Metres

Further Details

- Tenure: Freehold
- Land Size: 290.00 square metres
- Local Authority: Liverpool City Council

Description

Atlas Estate Agents are delighted to bring to the market this rare residential development opportunity, occupying an attractive leafy plot of approximately 290 square metres on Church Road in the heart of highly desirable Woolton, L25.

Forming part of the historic St Gabriel's site, this Grade II listed freehold lodge offers a wonderful opportunity to create a distinctive and characterful home in one of South Liverpool's most sought-after locations.

Approved plans are in place for the refurbishment and extension of the detached lodge under planning application reference 24F/1166. The proposed accommodation is arranged over two floors and comprises a kitchen, two reception rooms, three bedrooms and two bathrooms, thoughtfully designed to

combine the property's historic charm with the requirements of modern living.

The lodge enjoys a peaceful and established residential setting, surrounded by mature greenery while remaining conveniently positioned for the shops, cafés, restaurants, schools and amenities of Woolton Village.

Offered for sale with no onward chain, this is an exceptional opportunity for developers, investors or purchasers seeking to sensitively restore and enhance a unique Grade II listed property and create a truly individual home.

Additional Images



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.