



## Proposed Myers Road West, Liverpool, Merseyside L23 0RU

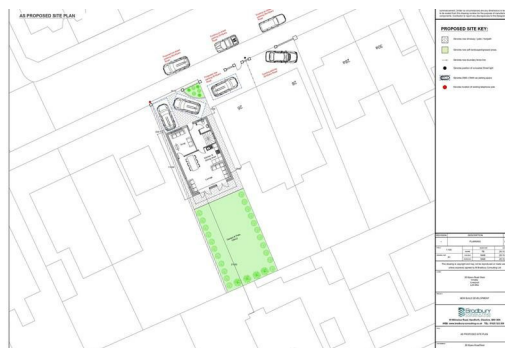
### Offers In Excess Of £100,000

Berkeley Shaw are pleased to present this exceptional DEVELOPMENT OPPORTUNITY for the purchase of a plot of land suitable for a THREE STOREY DETACHED HOUSE. We are inviting offers in Excess of £100,000.

This rare opportunity to build in the much sought after residential area of Crosby is bound to create much interest. A revised Sefton Council Planning Department "Pre App" report is available to view alongside these sale particulars and they outline the local authority appetite for such a scheme. The scheme indicates a three storey development with 3 bedrooms, plus a study, which includes a master bedroom with en-suite. There are also allowances for 2nd En-Suite to the 2nd bedroom and there is a family bathroom. Downstairs there are 2 x reception rooms, open plan kitchen/diner, and WC. The property also benefits from a South Facing Garden. Off road parking is also facilitated within the plans.

As of 13th March 2020 a member of Berkeley Shaw staff has an interest in this property.

GROUND - 69m<sup>2</sup>  
FIRST - 54m<sup>2</sup>  
SECOND - 33m<sup>2</sup>  
GIA - 156m<sup>2</sup>



Draft design only, awaiting approval

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

