



On Behalf of United Utilities

For Sale
Former Water Pumping Station Building
Adjacent to 111a Sandbrook Road,
Ainsdale, Southport, PR8 3JF



With Planning Permission for Conversion into a Single Dwelling

General Description

An attractive building set within an established residential area with views over open fields to the rear. The property lies close to Liverpool Road approximately ½ mile southwest of Ainsdale town centre.

The building currently comprises a large open space with two smaller rooms attached providing approximately 60.3m² (650 sq ft) on the ground floor. The planning permission provides for the installation of first floor accommodation by raising the roof to provide **120.2m² (1294 sq ft)** in total. The design provides an attractive detached family home.

Planning Permission

Planning permission has been obtained from Sefton Council application no. N/2009/0180 for the *conversion of the former pump house to form one dwelling to include a first floor extension at the rear and to raise the roof height and new boundary treatments.*

Services

Mains water, electricity and drainage are connected. Interested parties must satisfy themselves as to the availability and capacity of any required services.

Method of Sale

Offers are Invited.

Guides Price – Offers in the region of £100,000. All offers to be received in writing at the offices of Frank Harrington Associates, 6 Cross Street, Preston, PR1 3LT

Viewing

The exterior of the property can be viewed from the site boundary. Internal viewing of the property is available on request.

Location

The Sandbrook Road lies to the southwest side of Ainsdale town centre and can be reached off Liverpool Road via Staveley Road, Unit Road or Limont Road.

Additional Information

1. A copy of the planning permission and all supporting information is available either by e-mail or on disc.
2. The purchaser will be expected to make a contribution to the Vendors costs of £2,000 plus VAT.
3. The property will be sold Freehold.
4. The purchasing party will be restricted to utilising the property as a single residential dwelling.
5. All viewings are carried out entirely at the risk of the viewing party and no responsibility or liability will be accepted either by the Vendors or their Agents in the event of any injury caused or suffered during the course of a viewing.
6. For the avoidance of doubt the substation is to remain within the rear garden with a right of way reserved for periodic visitation.

