



Land 45 St. Andrews Road, Liverpool, L23 8UA

£270,000

Are you looking to build your own home or looking for an exciting development opportunity?

Berkeley Shaw Real Estate are excited to bring to the market this exciting development opportunity. Located in Blundellsands, this opportunity gives a lucky buyer the opportunity to build in one of the areas premier suburbs. Full planning permission has been granted for a single story detached bungalow. Full planning can be viewed online at <https://www.sefton.gov.uk/planning-building-control/search-and-view-planning-applications-and-appeals/> using the reference DC/2021/01255.

Accessed via Paddock Close, the proposed accommodation would comprise: Entrance hall, lounge, kitchen, three bedrooms and bathroom with private gardens and off street parking.

Get in touch straight away for more information or to arrange a viewing.



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 ₂) 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



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