

# Lot 1

**LANDWOOD**  
PROPERTY AUCTIONS

**33A Brighton Road, Southport, Merseyside, PR8 4DD**  
ON BEHALF OF SEFTON COUNCIL: Derelict part converted  
former workshop on a site of approximately 621.12 sq. m (0.15  
acre) with development potential STP



- Derelict part converted former workshop
- Outbuilding
- Residential area
- Site area approximately 621.12 sq. m (0.15 acre)
- Residential area close to Birkdale village centre
- Development potential STP

## Description

The property comprises a derelict two storey main building with an approximate gross internal area of 77.9 sq. m (838 sq. ft) where works to convert to residential have been commenced. The property was previously a workshop and it appears there are no formal consents in place for a residential conversion, or use. Internally condition is poor and full renovation is required.

In addition there is an detached external outbuilding and attached to the main building a wooden open canopy/car port and a single storey extension.

The site extends to 621.12 sq. m (0.15 acre) is considered to have development potential subject to obtaining the relevant consents.

Planning: The site is designated in the Sefton Local Plan (2017) as being in a "Primarily Residential Area". Sefton Council Planning Services have a pre-application enquiry service. This can be accessed here:

<https://www.sefton.gov.uk/planning-building-control/apply-for-permission/pre-application-advice-on-development-proposals.aspx>

## Location

Situated in a residential area, the property is located to the rear of dwellings on Brighton Road and benefits from lying less than 1/3 mile from the popular Birkdale village centre which provides access to local retails, leisure and restaurant facilities as well as the local Mersey Rail Station with a direct service to Liverpool city centre. Local bus routes can be accessed from Liverpool Road (A5267) and Southport town centre is approximately 1.25 mile to the north.

Southport is a traditional seaside resort, known for it's Victorian glazed canopies to the shops on Lord Street and as the location of Royal Birkdale golf club which is a regular on the Open Golf rota. Liverpool lies approximately 15 miles to the south.

## Accommodation

Main Building:

Ground Floor: 38.95 sq. m (419 q. ft.)

First Floor: 38.95 sq. m (419 q. ft.)

## Outside

Car Port/Timber canopy, outbuilding and garden/yard.

## Contacts

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## General

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## Solicitor

**Corporate Legal Services, Sefton Council**  
Tel - 07929783314

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