

LOT  
**18**

3 Alexandra Road, Southport PR9 0NB

**Guide Price £450,000\***

**SEMI DETACHED DWELLING SPLIT INTO BEDSITS PRODUCING INCOME AND WITH FURTHER PLANNING FOR DEVELOPMENT**



This interesting semi-detached dwelling is situated in a popular road off Gordon Street within easy reach of the town centre and Southport Main Line Station. Further rail services are available within two miles at Meols Cop and Birkdale Stations. Southport Boulevard is also within close proximity. The property sits on a site of approximately 737 sm (0.18 acres) and is arranged as ten bedsits. We understand that this provides an income of £47,000 per annum. In addition, there is a further area of land to the side of this property that has been granted planning permission under reference DC/2023/00407 for an erection of a three storey block of three self-contained flats after demolition of the existing garages. Details of this planning will be within the legal pack. We understand that the main dwelling is presented in good order. This lot will be of interest to investment buyers and developers.

**ACCOMMODATION**

Main dwelling arranged as 10 bedsits. The EPC lists the dwelling as 310 sm. Garages to side with planning to demolish and build a block of three flats.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Sefton Council  
Council tax Band D  
EPC Band E

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN