

11 Childwall Valley Road

999 year long leasehold
Residential

Fiveways, Liverpool, Merseyside, L16 4PB

1,068 Sq Ft (99.2 Sq M)



Guide Price | £52,000
By online auction



Amenities



999 year long
leasehold



Residential



Transport Links



Roadside location

11 Childwall Valley Road

1,068 Sq Ft (99.2 Sq M)

****For sale by online auction (subject to sale prior, reserve and conditions)****

- Separate private entrance onto Childwall Valley Road.
- Front door opens into a spacious entrance hall providing access to the stairs and the first floor accommodation.
- First floor landing provides access to: 2 bedrooms, family bathroom, lounge diner, kitchen and storerooms.
- The property is sold on a 999 year long leasehold title.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Situated between Childwall and Belle Vale, Childwall Valley Road offers investors a strong combination of affordability, high rental demand, and long-term growth potential. This well-connected location provides easy access to Liverpool city centre, the M62, and local train stations, making it ideal for families, professionals, and students.

Residents benefit from excellent local amenities, including Belle Vale Shopping Centre, supermarkets, gyms, cafés, and nearby green spaces such as Childwall Woods and Court Hey Park.

With growing demand and continued regeneration across South Liverpool, Childwall Valley Road stands out as a stable and high-performing buy-to-let location.

Nestled in the heart of South Liverpool, Childwall Valley Road is one of the area's most prominent & accessible thoroughfares — combining residential desirability, strong transport links, and excellent local amenities to create a setting that works for both families and businesses alike.

Childwall Valley Road (B5178) serves as a major arterial route connecting Childwall through Belle Vale to Netherley, offering smooth access into Liverpool city centre. Multiple bus routes run along the road, and its junctions with key roads make commuting or travel for leisure very convenient.

Locations

M62: 1.4 miles

M6: 16 miles

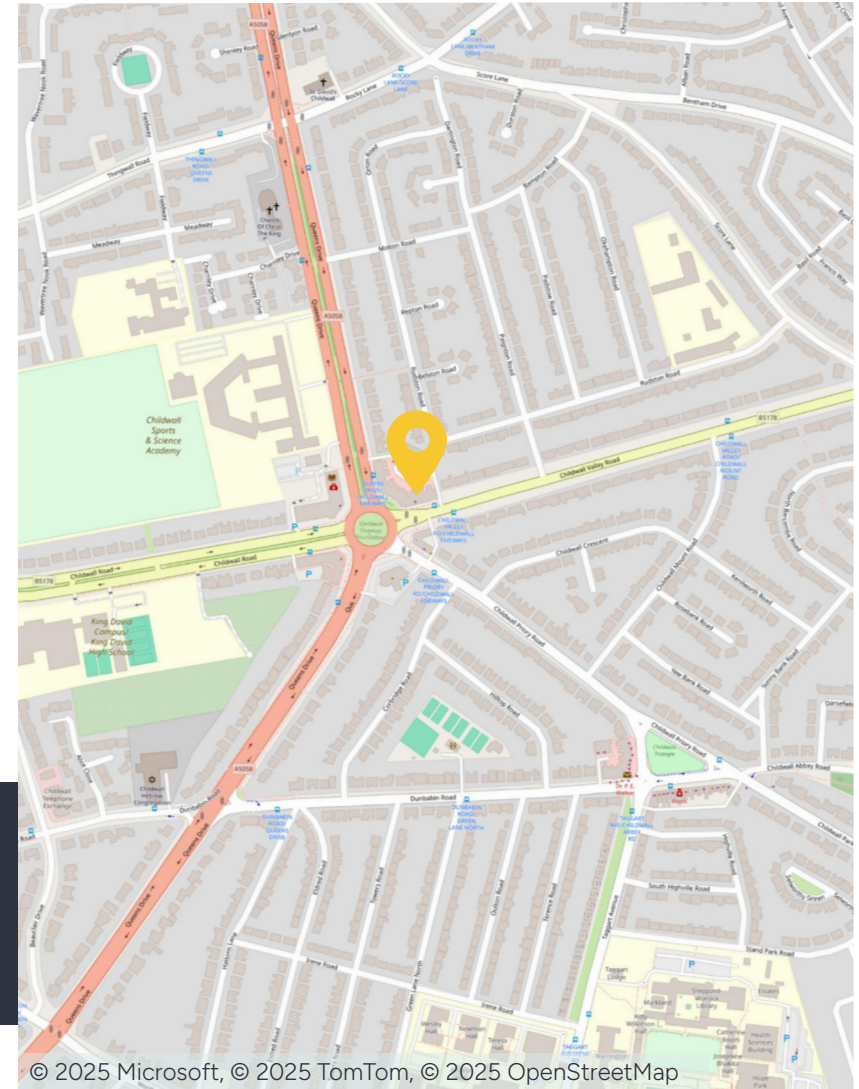
Manchester: 31 miles

Nearest station

Broad Green, Liverpool: 1.3 miles

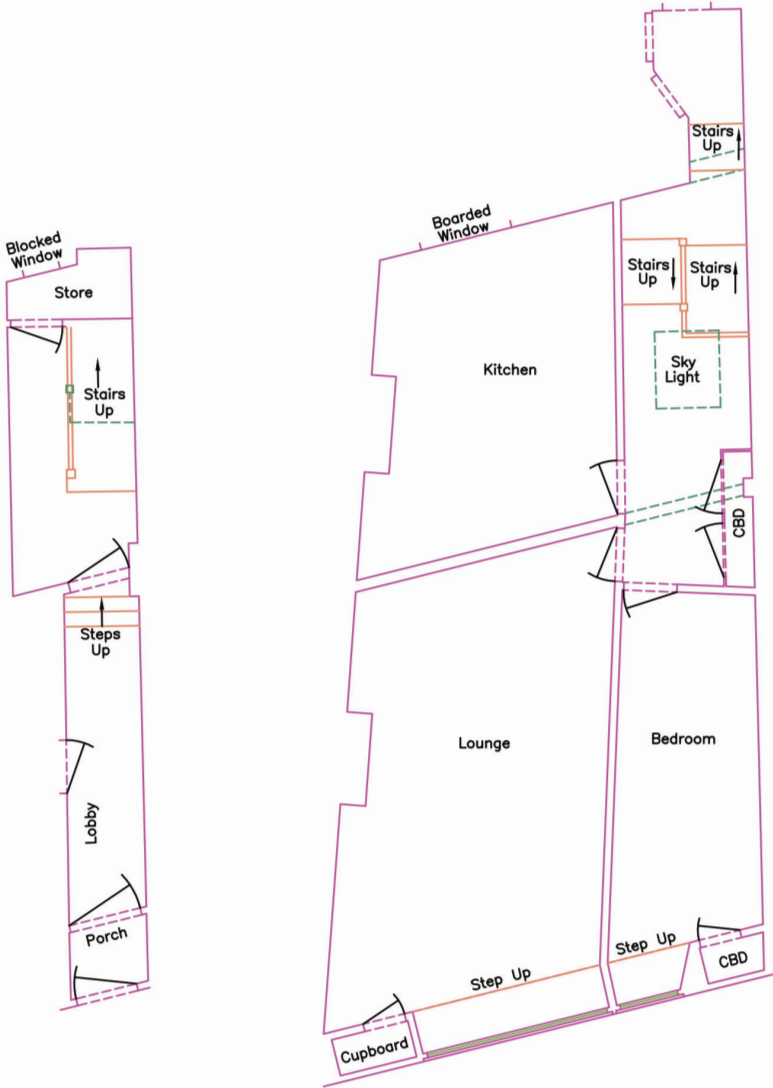
Nearest airport

Liverpool: 5.4 miles



Accommodation

Description	Sq Ft	Sq M
Ground Floor	175	16.2
First Floor	893	83
TOTAL	1,068	99.2



Ground Floor

First Floor

(Floor plan obtained by client and not verified by Fisher German).

Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at an guide price of £52,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online

auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £5,160 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search and legal fees of £1,200 plus VAT.

Tenure

Being sold on a 999 year long leasehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is E - 48.

Council Tax

Council Tax Band TBC.

Planning

The current permitted uses of the site fall within use class C3 of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Location

What3words: ///accent.label.medium

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please Note: FG Auctions is a service line of Fisher German LLP. Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated November 2025. Photographs dated November 2025.



This brochure is fully recyclable

fishergerman.co.uk