

FOR SALE  
DEVELOPMENT /  
RE-DEVELOPMENT OPPORTUNITY



PARK HOUSE, PARK ROAD/HAIGH ROAD, WATERLOO, LIVERPOOL,  
L22 3XS

\ A former Victorian building comprising former convent over 3 floors on a substantial site.

\ Site area 1.21 ha (3 acres).

\ Freehold.

**AVAILABLE SPACE**

Total 3,500m<sup>2</sup> (37,674 sq ft)

## LOCATION

The property is located on and has a substantial road frontage to Crosby Road North (A565), Haigh Road and Park Road.

The A565 leads south to Liverpool city centre and north to Formby/Southport.

The property is located in a predominately residential location and benefits from local facilities in Waterloo and is a short distance from Crosby.

## DESCRIPTION

Park House comprises of a substantial brick built building over 3 floors with an additional semi-basement. It originates from the Victorian era and was extended in 1930's, 80's and 90's.

The property is set in grounds extending to approximately 3 acres, part of which is a pond.

The property was most recently used as a convent and offers 12 reception rooms, 42 bedrooms (some with en-suite), associated kitchens, bathrooms, WCs and storage facilities. The convent area incorporates a chapel and ancillary rooms.

Additional buildings within the grounds are utilised as a laundry to service previous guest house activity.

## ACCOMMODATION

From areas provided to us we understand the gross internal area of the entire property is as follows:-

3,500m<sup>2</sup> (37,674sq ft)

Site area 1.21 ha (3 acres)

## TENURE

The property is held freehold under Title Number: MS625656.

## PLANNING

The property originally had planning permission for part guest house and part religious convent.

In July 2017 planning permission was granted for change of use of the ground and first floors to a nursing home (Application Reference: DC/2017/00674), to provide accommodation for 29 residents, and left part of the first floor and the second floor for future expansion.

## PROPOSAL

The property is placed to the market and we will be seeking offers on both a conditional and unconditional basis.

## ADDITIONAL INFORMATION

Further information is available upon request to include:

- Original building plans and proposed building plans relating to 2017 Planning Permission.
- Topographical Survey in CAD and PDF.
- Planning Permission Approval Notice relating to 2017 permission.

## COSTS

Our client requires the purchasing party to contribute the equivalent of 2.5% of the offered price plus VAT towards the client's agents selling fees. £10,000 of this to be paid upon exchange of contracts with the balance on legal completion.

The purchasing party to contribute the sum equivalent to 1% of the purchase price plus VAT towards the vendors legal costs. £2,500 is to be paid on agreement of Heads of Terms, £5,000 on exchange of contracts and balance on legal completion.

## TERMS

On application to the joint agents.

## VIEWING

Via prior appointment with the joint sole agents:

Robert Diggle  
Eddisons  
File Ref / 791.0021a  
Tel / 0151 268 5280  
Email / Robert.diggle@eddisons.com

Frank Harrington  
Frank Harrington Associates  
Tel / 01772 880010  
Email / frank@frankharrington.com

For more information, visit [eddisons.com/property](https://eddisons.com/property)  
T: 0151 268 5280

### Important Information

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## INTERNAL / EXTERNAL



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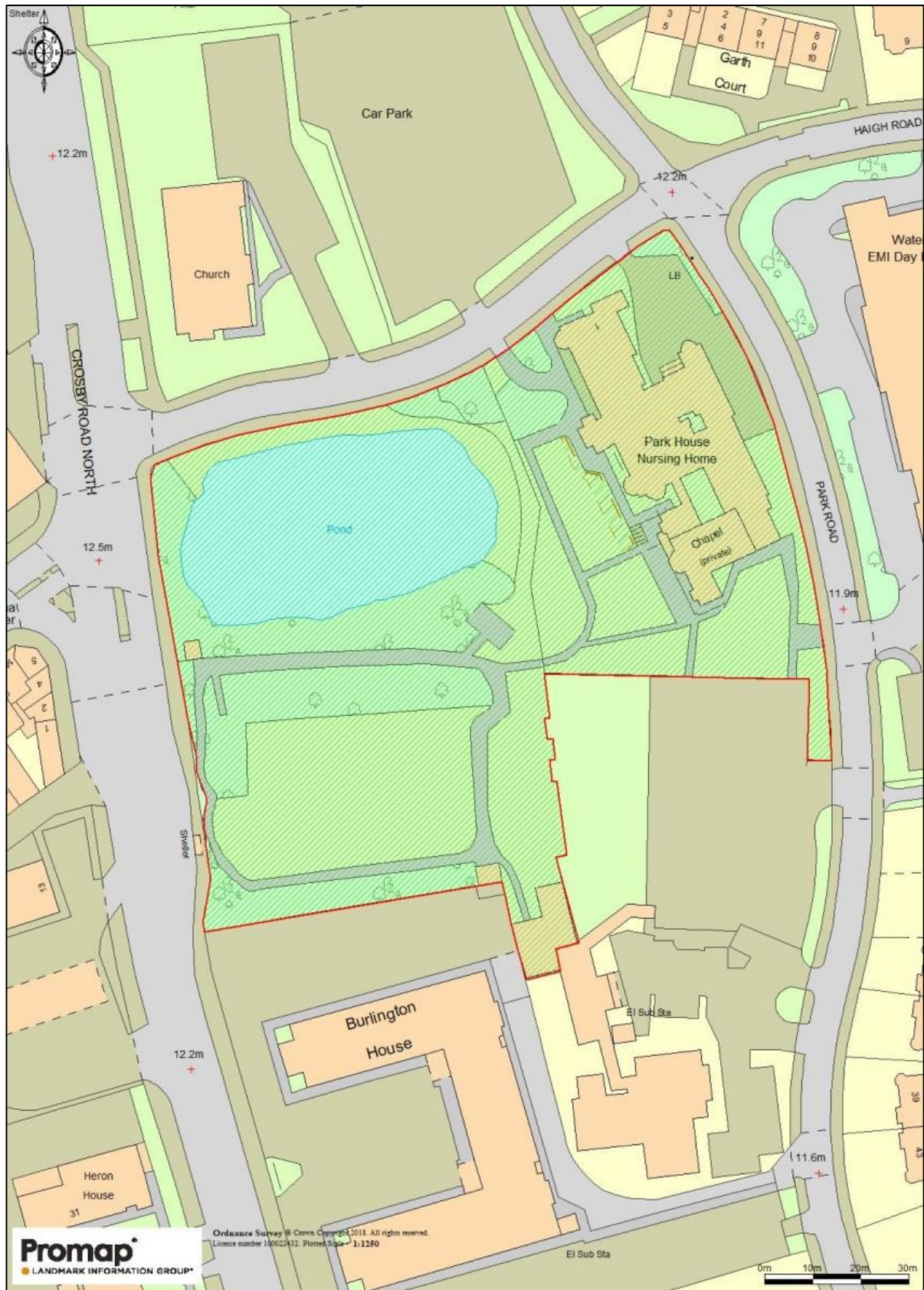
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**Eddisons**



# SITE PLAN



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