

Knolle Park, Church Road **Liverpool, L25 6HT**

FOR SALE Upon instructions of the
Fixed Charge Receivers

**GRADE II THREE STOREY GEORGIAN VILLA ON A
SITE OF 2.253 HECTARES (5.56 ACRES) WITH
DEVELOPMENT POTENTIAL SUBJECT TO PLANNING**

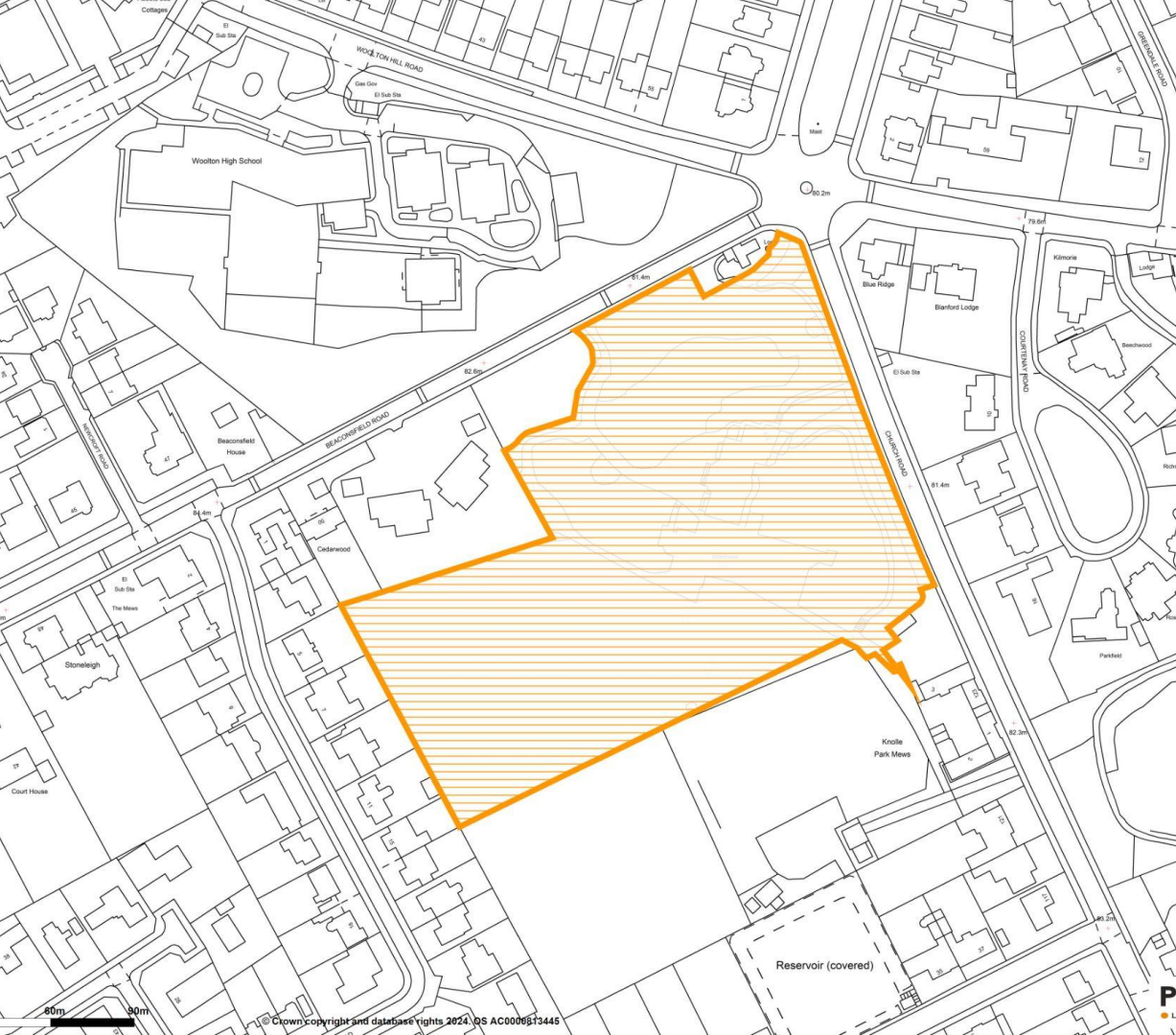
CONTACTS

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KEY CONSIDERATIONS

- Land approximately 2.253 Hectares (5.56 Acres)
- Development opportunity and potential for a variety of residential and care uses subject to planning
- Past consents granted include 50 unit residential scheme (2016) and 56 extra care apartments, together with 60 bed care home (2012)
- Located in popular district of Liverpool
- Woolton Village and Calderstones Park within half a mile
- City Centre within 4.5 miles
- Best offers target date 31st January 2025



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LOCATION

The site is located to the west of Church Road at the junction with Beaconsfield Road, in the affluent and popular Woolton district of Liverpool. The village centre is approximately half a mile to the south and is known for its charming local atmosphere, independent shops, and cafes. Calderstones Park is approximately half a mile to the west and the location benefits from proximity to public transport options, including bus and train routes, making it accessible for commuters. Additionally, Liverpool's renowned attractions, including its waterfront, cultural heritage sites, and educational institutions, are easily reachable.

DESCRIPTION

The property comprises the site of the former St Gabriel's House, a Grade II Georgian Villa, that was used during the early part of the 20th century as a children's home and has since fallen into disrepair. The property sits on a large site, extending to approximately 2.253 Hectares (5.56 Acres) and is predominantly open space.

PLANNING

The property is considered to have development potential for a variety of uses and the most recent planning consents granted (now expired) include:

- Application 15F/2676: Approved on 09-08-2016 - Full Planning Permission (and Listed Building Consent Under Application 15L/2677) to erect extension to, and carry out associated external alterations, in connection with conversion of main building into 35 apartments with undercroft and covered parking; erect 15 new dwellings; extend and refurbish St Gabriels Lodge to create a single dwelling; erect new dwelling utilising the remnants of the Orangery; layout internal access roads, paths and landscaping; close up existing western vehicular access to Beaconsfield Road; reconfigure existing eastern vehicular access to Beaconsfield Road; reconfigure and widen access to Church Road; and demolish the German wing extension to the main building, Gardeners Cottage, Taylor House, the Hollies and all other non-listed buildings on site.

- Application 12F/1571: Approved on 01-11-2012 Full Planning Permission (and Listed Building Consent Under Application 12L/1574) to demolish various buildings and erect care village for the elderly comprising:- 3 storey block (E) incorporating basement element containing 60 bed care home with 17 suites for convent/staff accommodation; create communal leisure facility block (D) constructed into landscape with low level glazed lightwells and communal structure over; part 3/part 4 storey block (C) with raised central roof element containing 49 extra care apartments with associated facilities linked to St Gabriel's House; refurbishment and conversion of St Gabriel's House, block (B) to form 7 extra care apartments with associated facilities and lift extension at rear; refurbishment of St Gabriel's Lodge, block (A); refurbishment/alterations to Gardeners Cottage, block (G); erection of new orangery, block (F) in location of original orangery with potting shed at rear; reconfigured access onto Beaconsfield Road; together with associated car parking, landscaping and other ancillary works.

Please note that the property will be sold subject to an Enforcement Notice dated 3rd July 2017. Any liability for the notice would pass on to the purchaser following a sale by the Receivers and would need to be complied with. A copy of the notice and appeal decision is available on request.

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://liverpool.gov.uk/planning-and-building-control/planning-for-businesses-and-professionals/>

C: <https://liverpool.gov.uk/contact-us/planning-and-building-control/>

E: planning@liverpool.gov.uk

T: 0151 233 3021



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TENURE INFORMATION

The property is held freehold title MS559226.

TENANCY

Please note that a small part of the property is subject to a lease in respect of gas governor control mechanism for 60 years starting on 7 November 1986 and expiring on (and including) 6 November 2046. The current tenant is Cadent Gas Limited and the rent is £80 per annum. The tenant's title is registered under MS658126.

BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on Friday 31st January 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



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VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited. Both unconditional and conditional offers will be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.