

Land to the East of North Mossley Hill
Road, **Liverpool, L18 8DJ**

FOR SALE Upon instructions of the
Fixed Charge Receivers

**FORMER CARE HOME ON A SITE OF 0.824
HECTARES (2.036 ACRES) WITH DEVELOPMENT
POTENTIAL SUBJECT TO PLANNING**

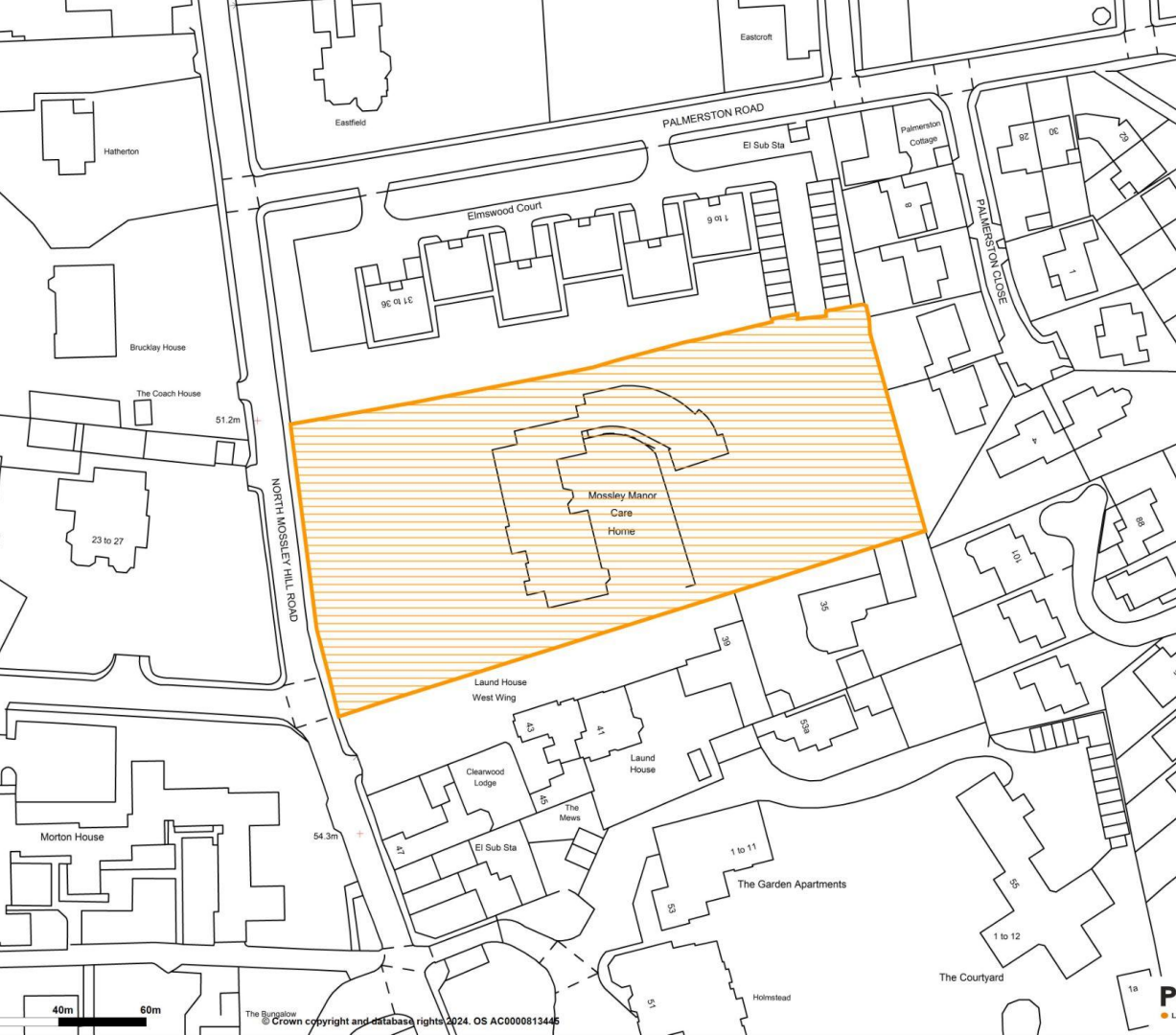
CONTACTS

James Ashworth/Jonathan Brownlow

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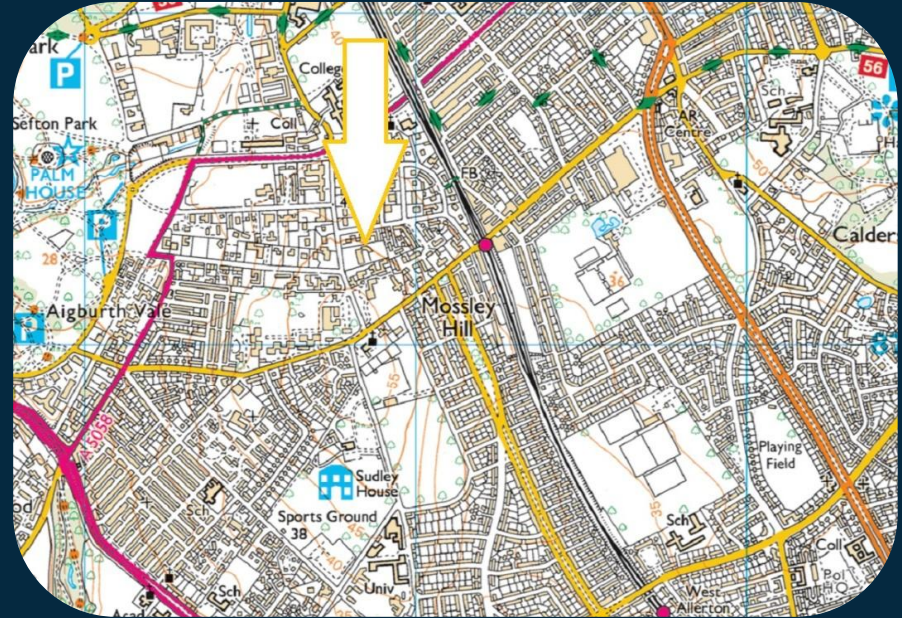
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KEY CONSIDERATIONS

- Land approximately 0.824 Hectares (2.036 Acres)
- Development opportunity and potential for a variety of residential and care uses subject to planning
- Located in popular district of Liverpool
- Centre of Mossley Hill within walking distance
- Sefton Park within half a mile
- City Centre within 3.5 miles
- Best offers target date 31st January 2025



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LOCATION

The site is located to the east of North Mossley Hill Road in the highly sought-after Mossley Hill area of Liverpool, one of the city's most desirable residential neighborhoods.

Mossley Hill is known for its charming suburban atmosphere, with tree-lined streets, quality schools, and a strong sense of community. The location is within walking distance of Sefton Park, one of Liverpool's largest and most popular green spaces and the area is also home to a range of independent shops, cafes, and restaurants, creating a vibrant local environment.

Transport links are outstanding, with Mossley Hill Train Station nearby, offering direct access to Liverpool Central Station in just a few minutes, making it an ideal location for commuters. Additionally, major road routes, including the A562 and M62, provide straightforward connections to the wider region.

DESCRIPTION

The property comprises the site of the former Mossley Manor Care Home a large Victorian villa understood to date from circa 1850. Whilst not listed, interested parties should note that it lies within the Mossley Hill Conservation Area and the property is viewed as a non-designated heritage asset by Liverpool City Council. Having been vacant and open to the elements for some years since the care home was shut down in 2015, the property is now in poor condition.

The property sits on relatively large site, extending to approximately 0.824 Hectares (2.036 Acres) and is predominantly open space.

PLANNING

The property is considered to have development potential for a variety of uses subject to obtaining the necessary consents.

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 on two freehold titles:

- MS384098
- MS383562

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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JONATHAN BROWNLOW

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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.