

0151 268 5280

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FOR SALE – OWNER/OCCUPIER/RESIDENTIAL
RE-DEVELOPMENT OPPORTUNITY

Eddisons



FORMER KIRKBY METHODIST CHURCH, BROAD LANE,

KIRKBY, LIVERPOOL L32 6QA

Size: 143 sq m (1,536 sq ft)

Site Area 0.2 hectares (0.50 acres)

- Freehold
- Prominent site in an established residential area in Kirkby
- Suitable for new build residential or other uses or owner/occupation, subject to the necessary consents

LOCATION

The property fronts Broad Lane in Kirkby close to its inter-section with Gaywood Avenue. Broad Lane leads via Bewley Drive to Moorgate Road North (A5207) which in turn leads south to the East Lancs Road (A580) close by.

The immediate land use comprises a mixture of semi-detached housing and the properties opposite the Broad Lane retail park which incorporates supermarket, chemist and other local amenities.

The Wignall Park lies behind the subject property.

DESCRIPTION

The subject property comprises a post-war building rectangular in shape of traditional brick construction with a double pitch roof clad in tiles.

Internally, it has been fitted out to offer a church facility, kitchen, office, toilet and store.

It benefits from suspended acoustic tiled ceiling, painted and plaster walls and herringbone or carpeted floors. It is lit via fluorescent strip lighting and heated from wall mounted radiators from a gas fired boiler.

Externally, the site benefits from car parking with a tarmac surface with the remainder of the site being undeveloped.

ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area as follows:

UNIT	M ²	SQ FT
Church	142.7	1,536

The site area is 0.20 hectares (0.50 acres).

TENURE

The property is held freehold under Title No: MS222230.

PLANNING

Interested parties should make their own enquiries with Knowsley Council but we understand that the area is allocated for residential purposes.

For information, the property has a lapsed planning permission for seven dwellings under Application No: 09/00262/FUL.

OVERAGE

Our client will require that an overage provision is agreed should the site be sold with or without planning permission during the first 10 years after disposal.

TERMS

Our clients freehold interest is placed to the market with vacant possession.

Please note that we are seeking unconditional offers only (as opposed to those subject to receipt of planning permission).

VAT

We understand that the transaction will not be subject to VAT.

LEGAL COSTS

Each party will be responsible for this own legal and surveyors costs.

VIEWING

Strictly via the agents
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

January 2025

For more information, visit eddisons.com
T:0151 268 5280



Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

PHOTOGRAPHS



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SITE PLAN



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