

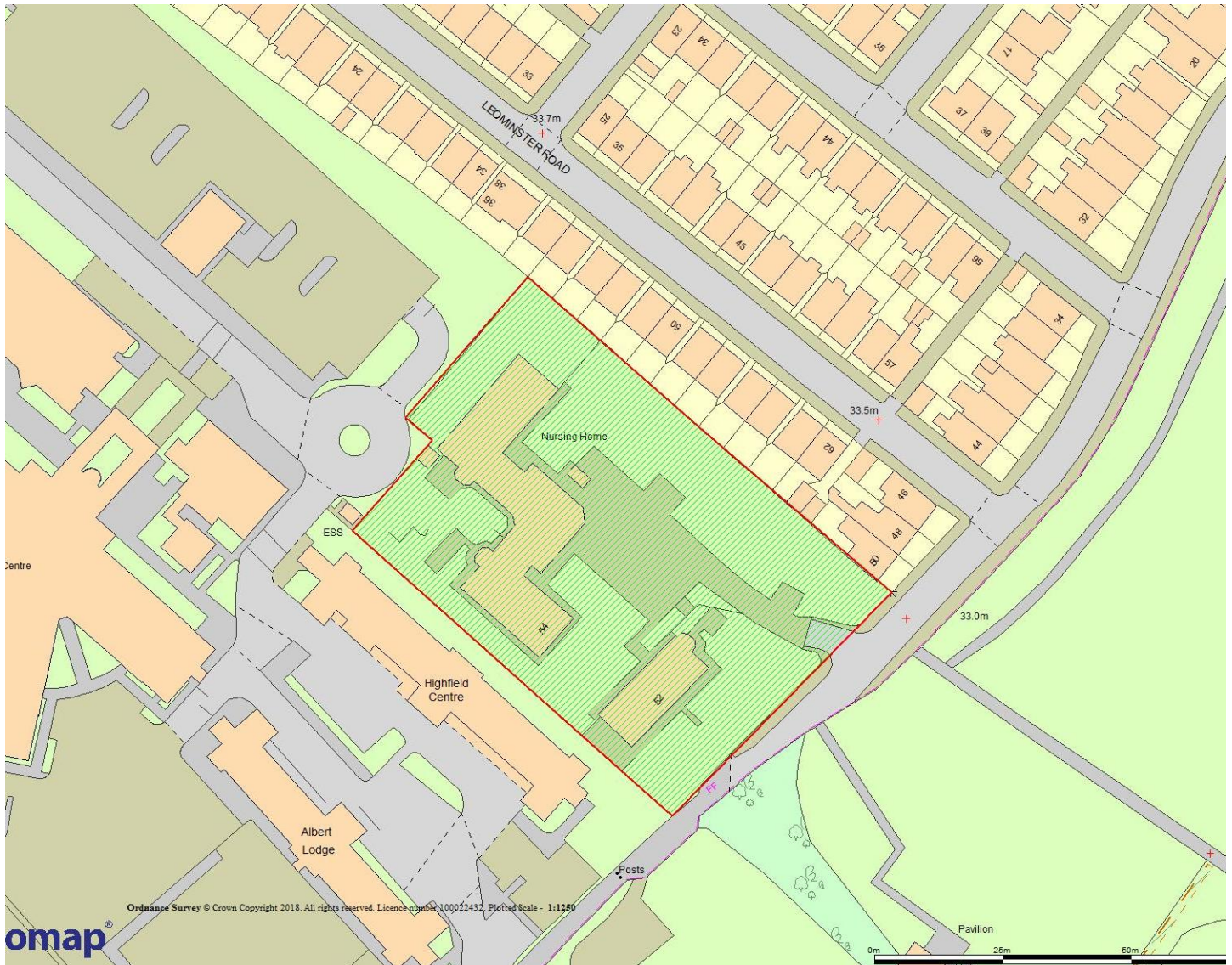
52 - 54 Greenheys Road

Wallasey, CH44 5UP

Development Opportunity

On the instructions of NHS Property Services Ltd

For Sale



- Redevelopment opportunity subject to the necessary planning consents.
- Established residential location.
- Approximately 1.3 acres (gross).
- Potential for future residential use or extra care.

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Location

The property is located off Greenheys Road, Wallasey, approximately 0.5km from Liscard district centre. Birkenhead town centre is approximately 2.5 miles to the south, with access to M53 and Mersey Tunnels all within a short distance. Immediately adjoining the property is the recently constructed Victoria Medical Centre, whilst the surrounding area is predominantly residential. Central Park, a large area of open space is immediately opposite the site.

Description

The property comprises two former lodges that were operated as residential care homes by the Alternative Futures Group. The two buildings on site are separated into Sycamore Lodge (54 Greenheys Road) and 52 Greenheys Road. Sycamore Lodge comprises a 10 bed facility with ancillary space for communal areas, management space, kitchens and bathrooms. 52 Greenheys comprises a 5 bed facility with ancillary facilities. Both properties are single storey of brick construction under a pitched, tiled roof. The remainder of the site is generally flat and level and comprises surface car parking with green space. There are a number of mature trees around the boundaries of the site. The site is accessed via Greenheys Road, which we understand is an adopted highway.

Planning

Our clients have undertaken a pre-application consultation exercise with the Local Planning Authority. This has indicated that the LPA believe that residential and care uses are acceptable in principle, subject to specific details. A copy of the pre-application advice is available via the dataroom. All parties should make their own investigations with the LPA to satisfy themselves as to the acceptability of their proposals.

Tenure

We understand that the site is held Freehold, title number MS375032. Copies of relevant title documents are available within the dataroom. All parties should satisfy themselves as to the acceptability of the title.

Offers

Offers for our client's long freehold interest are required to be submitted in writing by 31st July 2018. Offers must be submitted directly in writing to our client. Additional details on the format of offers are available via the dataroom. Bids must be submitted in compliance with the bid requirements otherwise they may not be considered.

Overage

Our client absolutely requires buyers acceptance of overage applicable to any future planning consents which enhance the value of the site, or if the site is subject to an onward sale for an increased value. Overage is to last for 10 years. A copy of the required Overage Deed is available within the Dataroom.

Dataroom

Access to the dataroom will be provided by LSH on request. Please note that neither LSH nor our client provide any warranty with regards to the information provided and all parties should make their own enquiries to satisfy themselves as to the accuracy of the information available.

EPC

52 has been assessed as having a rating of B
54 has been assessed as having a rating of C

