



Liverpool
City Council

**FOR SALE
BY WAY OF
AN
INFORMAL
TENDER**

COMING SOON TO THE MARKET

**Potential Residential Opportunity – Former
Olive Mount Hospital, Old Mill Lane,
Wavertree, Liverpool, L15 8LW**

**COMING SOON TO
THE MARKET**

Potential Residential
Opportunity Subject
to Planning Consent

Manor House



Former Attendants
House



Former Lodge



Surrounding
Grounds

Liverpool - A City that's Open for Business



DESCRIPTION/BACKGROUND:

The site is split over three properties within its grounds all of which stand empty. Some of the properties have had various extensions built over the years. The buildings at Olive Mount were utilised as a former hospital and part of the Manor house is grade II listed, all the buildings have fallen into disrepair.

The site will be disposed of by way of an informal tender, the interested parties should put forward their expression of interest based on a reasonable market value offer. Their expression of interest should include the following:

- Financial Offer (How much the interested party are prepared to pay for the site)
- Proposed Scheme details/plans
- Timescale for completion
- Whether contact with the local planning department has been made
- Proposed use of the site

It should be noted that there will be strict deadlines in place to make sure any proposed scheme that is granted is adhered to and work is commenced in a timely fashion. There will be a clause for the Council to acquire the property back if these deadlines are not adhered to. The reasoning behind this is to make sure the area is developed and made better for the surrounding and potentially new residents.

A timeframe will be made available when the site is formally marketed.

SITE DETAILS & LOCATION:

Olive Mount is located on Old Mill Lane in the Wavertree ward of the city. Olive Mount is located next to the former Millstead Primary School and approximately 3.6 miles from Liverpool City Centre by car. Olive Mount is located on a private road which leads to Millstead School and a bungalow not in the Council's ownership to the north of the site.

Olive Mount is split over three properties within its grounds all of which stand empty. Some of the properties have had various extensions built over the years. Manor House which was utilised as a former hospital part of which is grade II listed totalling approximately 1,614 sq.m (GIA) and 617 sq.m (GEA) split over four floors.

Attendant's house totalling approximately 222 sq.m (GIA) and 143 sq.m (GEA) split over two floors.

Lodge/Ruin measures approximately 74 sq.m (GEA) which includes a gas cupboard and electric cupboard

The site can be accessed off Old Mill Lane via double gates, as the site is located on a private road. The road is shared with Millstead School and the Former Hesketh House.

Liverpool - A City that's Open for Business



FINANCIAL OFFER:

Liverpool City Council would consider all offers based on reasonable market value. In compliance with s123 of the Local Government Act 1972 the Council must achieve best value/consideration for all disposals.

TENURE:

The City Council owns the freehold of the site, however, are disposing of the site by way of a long leasehold interest of 250-years.

RATES:

Please contact the below website for further information on business rates - <https://liverpool.gov.uk/business/business-rates/>.

PLANNING:

Interested parties should also make themselves aware of relevant planning policy relating to primarily residential area (policy H7) in this location, including the Liverpool City Local Plan -

[The Liverpool Local Plan 2013–2033 - Liverpool City Council/](#)

The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process -

www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service

ADDITIONAL COSTS:

All disposals are subject to the payment of the City Councils surveyor's fees at 1% (subject to a minimum of £10,000.00 (ten thousand pounds) and legal fees £5,000.00 (five thousand pounds).

CONSIDERATIONS:

The Council is seeking expressions of interest from interested on the site at Old Mill Lane.



FORMAL OFFERS & SUBMISSION PROCESS:

- 1) The Council is not bound to accept the highest or any offer made;
- 2) The Council reserves the right to shortlist the submitted offers pending future negotiation;
- 3) The Council reserves the right to end the tender process at any time.
- 4) Interested parties will be expected to complete and pass the Councils Due Diligence process.

FURTHER INFORMATION AND VIEWINGS:

Dates for viewing of the site will be confirmed when the site is fully marketed.

All enquiries and for further information please contact:

Email address: Ryan.Williams@liverpool.gov.uk

Liverpool City Council, Cunard Building, Water Street, Liverpool, L3 1A

This email address is for enquiries only, please note – there will be no response with regards to this site until marketing commences.