

RE-FURBISHMENT/RE-DEVELOPMENT OPPORTUNITY

FOR SALE



**Former Olive Mount Hospital, Old Mill Lane, Wavertree
Liverpool L15 8LN**

Eddisons

FORMER OLIVE MOUNT HOSPITAL

OLD MILL LANE, WAVERTREE, LIVERPOOL L15 8LN



Agreement

For Sale



Detail

Refurbishment/
Re-Development



Price

On Application



Size

1,902 sq m (20,473 sq ft)
Site area 0.99 ha (2.46 ac)



Location

Wavertree, L15 8LN



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Property

Olive Mount Hospital is located on a significant site with three detached properties located on it as follows:

The Manor House

Was built between 1790 and 1793 for James Swan a local tea dealer and grocer. It comprises a Georgian style detached four storey dwelling of stone construction with multi-pitched slate roof which will require extensive refurbishment.

Attendance House

A two storey detached premises which appears to be late Victorian of traditional brick construction with multi pitch tiled roof, again in need of full refurbishment.

Former Lodge

A single storey premises of stone construction incorporating gas cupboard and electric cupboard.

Externally, the property is set in significant grounds. Access is directly from Mill Lane with the Manor House benefitting from car parking to the side and rear and a private road leads to the Attendance House and to Princes School at the eastern end of the site.

Accommodation

From information provided to us we understand that the Gross Internal Area of the properties is as follows:

Area	m ²	ft ²
Manor House Basement, Grd, 1st & 2nd	1,606	17,287
Attendance House Grd & 1st	222	2,390
Lodge	74	796
Total	1,902	20,473

Site Area

From calculations taken from Edozo Maps we understand the site area to be as follows:

0.99 hectares (2.46 acres).

Town & Country Planning

The original Manor House only is a Grade II Listed Building (Historic England List Entry No: 1293027).

The property is subject to a Tree Preservation Order (TPO247A), a copy of which is available upon request.

The site is not in a conservation area.

The site is located in a primarily residential area (Policy 87) within the Liverpool City Local Plan.

Tenure

The site is held Freehold under Title No: MS440919 and MS439277, copies of which are available upon request.

Please note there is an existing easement in place to provide single vehicle access to the Princes School and to the site of the former Hesketh House.

Price

Our client's freehold interest as outlined above is placed to the market with vacant possession with guide price and further information available upon request.

Please note our client is seeking unconditional offers only (as opposed to offers subject to receipt of satisfactory planning permission).

Further Information

Further information to include Land Registry documents and floor plans in CAD and PDF are available upon request.

Additional Costs/Legal Costs

All disposals are subject to payment of the City Council Surveyor's fees at 5% and legal fees at 4% of the premium.

VAT

We understand that the transaction will not subject to VAT.

Location

The subject property comprises the former Olive Mount Hospital which is located in a prominent location on Old Mill Lane, Wavertree.

Old Mill Lane leads to Mill Lane which itself leads south to Childwall Road (B5171). Childwall Road leads to the Fiveways roundabout and in turn to the junction of Queens Drive and the access to the M62 motorway at the Rocket Junction.

The immediate land use on Mill Lane is predominately a mixture of semi-detached and detached post-war housing and the private road that the subject property is located on leading to Princes School and in addition a bungalow which are not in the client's ownership.





