



Liverpool  
City Council

**FREEHOLD  
INTEREST  
AVAILABLE  
BY WAY OF AN  
INFORMAL  
TENDER**

## **Residential Property for Sale**

### **16 Tullimore Road, Mossley Hill, Liverpool, L18 4PR**

**Residential  
Opportunity**

**3-bedroom semi-  
detached house**

**Sought-after  
Mossley Hill  
Location**

**Suitable for owner-  
occupiers,  
developers or  
investors**

**Freehold Disposal**



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## **DESCRIPTION/BACKGROUND:**

Liverpool City Council are seeking Expressions of Interests for the freehold disposal of 16 Tullimore Road, L18 4PR. Interested parties are invited to bid for this property as part of an informal tender.

### Accommodation:

The property comprises a traditional 1920s/30s three-bedroom semi-detached dwelling requiring full refurbishment. The accommodation includes:

- Two reception rooms
- Kitchen
- Three bedrooms
- Bathroom
- WC

Externally, the property benefits from:

- Front and rear gardens
- Semi-detached garage

### Floor Area:

The property has an approximate floor area of 112 sqm across the ground floor, first floor and garage.

### EPC:

The property has an Energy Performance Certificate Rating: E

An EPC is available upon request.

## **SITE DETAILS & LOCATION:**

The property is located off Mossley Hill Road in the Mossley Hill area, approximately 1.5 miles southeast of Liverpool City Centre. The surrounding area is predominantly residential in character, comprising similar semi-detached housing, and benefits from strong local amenities, transport links and access to nearby green space.

## **FINANCIAL OFFER:**

Liverpool City Council would consider all offers received based on reasonable market value. The City Council have a duty to obtain best value/consideration for all disposals in compliance with s123 of the Local Government Act 1972 the Council.



Offers are sought in excess of £275,000, reflecting current market value of the freehold interest.

**TENURE:**

Freehold interest (Title No.MS697143).

The property is offered with vacant possession.

**RATES:**

The property falls within Council Tax Band D.

**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 -

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

The Local 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

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[www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service](http://www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service)

Interested parties should make their own enquiries with the Local Planning Authority regarding any alterations, extensions, or change of use. A formal pre-application enquiry would be strongly recommended to any interested party.

**ADDITIONAL COSTS:**

The successful purchaser will be required to pay the Council's reasonable professional fees, including:

- Legal fees – 4% of the premium.
- Surveyors' fees – 5% of the premium.

**CONSIDERATIONS:**

The Council's primary objective is to secure the disposal of the property and achieve best consideration.

**FORMAL OFFERS & SUBMISSION PROCESS:**



Formal written offers are sought from interested parties who are required to provide the following information:

- Full details of the individual/company
- Confirmation of financial position and proof of funding
- Financial offer for the property
- Confirmation of ability to pay Liverpool City Council professional fees

Please note that:

1. The Council is not bound to accept 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
5. Submissions should be made by email **ONLY** to the email address below:
6. Submission deadline date for bids: **12 August 2026**

#### **FURTHER INFORMATION AND VIEWINGS:**

Dates for viewings of the property will be confirmed in due course.

All enquiries for further information please contact:

Email address: [annabel.kelly@liverpool.gov.uk](mailto:annabel.kelly@liverpool.gov.uk)

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

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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## LOCATION PLAN:



16 TULLIMORE ROAD  
Area verged red about 94 sq.m.

Property Management Team, City Development, Cunard Building, Water  
Street, Liverpool L3 1DS

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Scale: 1:1250

Status: FINAL

