

FOR SALE

UNBROKEN BLOCK OF RESIDENTIAL APARTMENTS & BUNGALOW

Ulverscroft, 8 Blundellsands Road East, Crosby L23 8SQ

On behalf of J.E. Cookson and A.L. Hart acting as LPA Receivers





SUMMARY

- Located in the affluent and attractive residential area of Blundellsands and Crosby, 6 miles north of Liverpool City Centre
- Situated 300m from Blundellsands and Crosby Railway Station
- Nearby amenities provided in Waterloo (0.3 miles) and Crosby (0.7 miles)
- Unbroken block of 12 residential apartments and a bungalow
- Strong rental prospects given limited availability of apartments within the immediate area
- The accommodation has been finished to a high standard throughout. 8 apartments are ready for immediate occupation with the remaining apartments and bungalow requiring floor coverings and 1 requiring worktops.
- Apartment 1 is let by way of an AST for a term of 6 months from September 2022 at £900 pcm and the remaining accommodation is vacant
- On site parking for 15 vehicles and 12 bicycles
- Freehold
- Building Regulations Certificates of Completion of Work along with Structural and Latent Defects Warranties are held for each apartment and the bungalow.
- We are instructed to seek offers in the region of £2,500,000 subject to contract.



Location

Blundellsands and Crosby lie within the county of Merseyside and are a picturesque and sought-after coastal location approximately 6 miles north of Liverpool city centre. Blundellsands and Crosby offer a mix of coastal charm, green spaces, and easy access to the amenities of both Liverpool and the wider Sefton area.

Blundellsands and Crosby benefit from excellent transport links and is well-served by public transport, including frequent train services to Liverpool, making it a popular choice for commuters seeking a seaside lifestyle while still being in close proximity to the city.

Situation

The premises are situated approximately 300m from Blundellsands and Crosby Railway Station in a residential area characterised by its elegant Victorian and Edwardian architecture making it an attractive residential neighbourhood. Local shopping can be found nearby in Waterloo (0.3 miles), and Crosby village (0.7 miles), where national occupiers include Co-op, Sainsbury's, Boots and Home Bargains.

Demographics

Blundellsands has a population of 11,280 with the below demographic profile within a 5 minute drive time of the subject premises

	Blundellsands	North West	UK
AB - Higher management/admin/prof	32.10%	20.0%	22.8%
C1 - Supervisory, cleric junior manage/admin/prof	35.30%	30.4%	31.0%
C2 - Skilled manual workers	15.90%	20.7%	21.0%
DE - Semi and unskilled manual workers/on benefits, unemployed and lowest grade workers	16.60%	28.9%	25.3%

Source:StorePointGeo

Rental Prospects

There is currently a shortage of apartments to rent within Blundellsands and Crosby as evidenced by limited availability on the leading residential marketing websites Rightmove and Zoopla.

Local Estate Agents have indicated Estimated Rental Values ranging from £650pcm to £1,800pcm for the studios, apartments, and Bungalow.

Description

The subject premises comprise a detached house which has been converted and extended to provide two studio, three one-bedroom and seven two-bedroom apartments along with a two-bedroom bungalow.

The accommodation has been finished to a high standard with each apartment having a fitted kitchen with high-quality appliances, a built-in refrigerator freezer, and bathroom suites of the same calibre. The windows are double glazed UVPC, and all the walls have been painted and plastered throughout. The bungalow and four of the apartments require floor coverings and one apartment requires worktops so as to be considered ready for occupation.

The premises benefit from parking to the front with one space allocated to each apartment, two spaces for the bungalow, and two spaces for guests. An electric charging station is provided in one of the bungalow's parking spaces.

Accommodation/EPC

The premises provide the following approximate floor areas and EPC Ratings

	LEVEL	BEDS	BATHS	SQ M	SQ FT	EPC
Apartment 1	B	1	1	56.78	611	E52
Apartment 2	B	2	1	66.59	717	D60
Apartment 3	GF	1	1	58.63	631	E54
Apartment 4	GF	1	1	40.64	437	D58
Apartment 5	GF	2	2	74.12	798	C80
Apartment 6	GF	Studio	1	33.77	363	D56
Apartment 7	1F	Studio	1	38.17	411	D65
Apartment 8	1F	2	2	62.53	673	D60
Apartment 9	1F	2	1	60.55	652	B84
Apartment 10	1F	2	1	59.15	637	D60
Apartment 11	2F	2	1	59.43	640	D62
Apartment 12	2F	2	1	63.54	684	D62
Bungalow		2	1	77.36	833	C76
TOTAL				751.26	8,087	





Planning

Planning permission was originally granted by Sefton Council July 2020 for the conversion of the existing dwellinghouse including extensions and subsequently amended with the final decision March 2022 under application reference DC/2022/00018.

Building Regulations and Warranties

Each apartment and the bungalow have Building Regulations Certificates of Completion of Work along with Structural and Latent Defects Warranties.

Tenancies

Flat 1 is let by way of an Assured Shorthold Tenancy for a term of 6 months commencing 22 September 2022 at a rent of £900 per calendar month. The remaining apartments and bungalow are vacant.

Tenure

Freehold.

Proposal

We are instructed to seek offers in the region of £2,500,000 subject to contract and exclusive of VAT.

Further information

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Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser along with the source of funds prior to instructing solicitors.

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