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FOR SALE – RE-DEVELOPMENT/RE-FURBISHMENT  
OPPORTUNITY

**Eddisons**



**FORMER CHURCH HALL AT GARSTON PARK CHURCH**

**(FORMERLY ISLAND ROAD METHODIST CHURCH)**

**GARSTON OLD ROAD, LIVERPOOL L19 1QL**

- Freehold
- Fronting Garston Old Road approx. 6 miles south east of Liverpool City Centre
- Established residential area close to Garston Park

**Size: 361.5 sq m (3,891 sq ft)**

**0.17 ha ( 0.42 acres)**

## LOCATION

The property is located on east side of Garston Old Road at its junction with Clarendon Road, Seddon Road and Bowden Road. Bowden Road connects with St Mary's Road (A561) the main arterial road linking the City Centre with the southern suburbs.

The immediate land use comprises residential and recreational uses with the property adjoining Garston Park and Long Lane Recreation Centre.

## DESCRIPTION

The property comprises the church hall/Sunday School, area occupied by rear garages and un-developed land – which forms part of the wider site for Garston Park Church. The hall is a detached single storey building dating from approximately 1897 with brick elevations and under a multi-pitched slate covered roof. The property benefits from single glazed timber windows.

Internally the ceilings and walls are painted plaster with a herringbone wood block floor. The property is lit via fluorescent strip lighting and heated via gas wall mounted radiators from a central gas boiler. The smaller hall is heated via two wall mounted gas convection heaters, independent of the main boiler.

Externally the property is set back from the road behind a walled boundary narrow garden strip which is lawned.

Vehicular access will be via an existing access from Garston Old Road which leads to a series of 12 lock up garages arranged in two terraces either side of a small rear yard with turning area.

## ACCOMMODATION

We have measured the property on its Gross Internal Area (GIA) as follows:

UNIT	M <sup>2</sup>	SQ FT
Church Hall	361.51	3,891

We estimate the site area to be 0.17 ha (0.42 acres).

## TENURE

The property is held freehold under Title No: MS576569 which incorporates the adjoining Church (to be retained by the client) and therefore the title will need dividing upon completion of the sale.

## DIVISION OF BUILDING/SITE

Please note that the church hall itself is For Sale, but the adjoining Garston Park Church itself is to be retained by the client.

Further information will be provided with regard to the division of the buildings and the purchaser and vendors responsibilities.

## TERMS

The freehold interest of the proportion of the property being disposed of, is placed to the market with vacant possession, with guide price and further information to be provided upon request.

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

## OVERAGE CLAUSE

The purchaser will be required to commit to an overage clause in the event that the property is re-sold in the period of up to 10 years without being re-developed, and with further information available upon request.

## FURTHER INFORMATION

Further information to include: Land Registry document, floor plan, asbestos report and a plan showing the division of the site are available upon request.

## VAT

We understand that the transaction will not be subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own surveyors/legal costs incurred in the transaction.

## VIEWING

Eddisons  
Robert Diggle  
Tel: 0151 268 5280  
Email: [robert.diggle@eddisons.com](mailto:robert.diggle@eddisons.com)

JULY 2023

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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## PHOTOGRAPHS



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## PHOTOGRAPHS



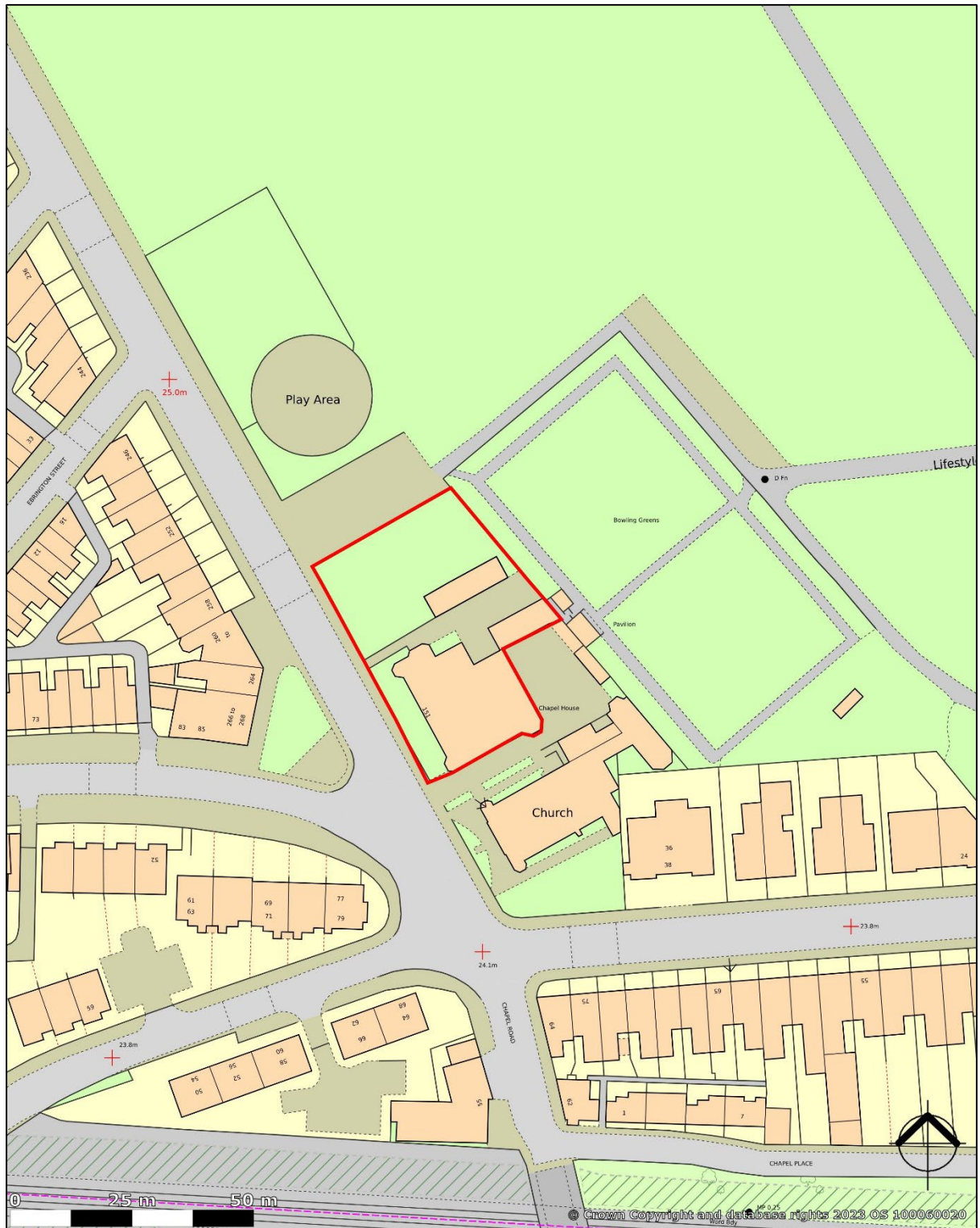
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# SITE PLAN



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