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FOR SALE – DEVELOPMENT/RE-DEVELOPMENT
OPPORTUNITY

Eddisons



**FORMER ST JOSEPH'S & ST EMILIE'S CONVENT,
OAKHILL PARK, LIVERPOOL L13 4BP**

Size: 1,832 sq m (19,723 sq ft) GIA

Site Area 0.40 ha (0.99 ac)

- Significant development site within Oakhill Park close to the Rocket Junction off Edge Lane and M62.
- Suitable for conversion or part re-development to residential or alternative use subject to appropriate planning permission.
- Freehold.

LOCATION

The property is located on Oakhill Park, a suburban residential street in the Old Swan District of Liverpool approximately 6 miles east of the City Centre. Oakhill Park is an established residential area with a mixture of housing, apartments, retirement accommodation and converted significant Victorian houses.

DESCRIPTION

The subject property comprises St Joseph's Convent, St Emilie's Convent with the chapel linking the two properties.

Please note both properties to include the chapel have now been fully stripped out to shell, including M&E and incoming services having been isolated.

St Joseph's was built in the 1970's of framed construction with flat roof and comprises of basement and two upper floors. St Emilie's was originally built as a detached Victorian House with full basement, ground, first and second floors.

St Joseph's had been sub-divided to offer a mixture of bedrooms, offices, kitchen, dining room with St Emilie's recent use being offices, bedrooms, kitchen and toilet.

The chapel comprises a single storey post war building with access internally from both St Joseph's and St Emilie's. It benefits from a large number of full height windows and is open plan offering flexible accommodation.

The property benefits from significant gardens to the rear and from a car park to the front.

ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area (GIA).

UNIT	M ²	SQ FT
St Joseph's Convent		
Ground Floor	409.9	4,412
First Floor	427.8	4,605
Basement	258.4	2,781
Ground Floor Link	9.7	105
TOTAL	1,105.8	11,903

UNIT	M ²	SQ FT
Chapel	137.9	1,484
St Emilie's		
Ground Floor	195.5	2,104
First Floor	151.2	1,628
Second Floor	133.7	1,439
Basement	108.2	1,165
Total	588.65	6,336
GRAND TOTAL	1,832.35	19,723

TENURE

The site is held freehold under Title Number: MS681423.

TERMS

Our clients preference is to receive unconditional offers but consideration will be given to conditional offers (subject to receipt of a satisfactory planning permission). Guide price and further information available upon request.

EPC

An EPC has been commissioned and the property has an entry in Band D.

ADDITIONAL INFORMATION

Additional information is available upon request to include:

- Freehold Title MS681423
- Oakhill Park Tree Preservation Order
- Floor plans
- EPC and asbestos report
- Phase 1 & 2 Intrusive Survey
- Tree Survey

LEGAL COSTS/VAT

Each party will be responsible for their own legal and surveyors costs. The transaction will not be subject to VAT.

VIEWING

Strictly via the agents

Robert Diggle

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October 2023

For more information, visit eddisons.com
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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SITE PLAN



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