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FOR SALE – REFURBISHMENT OPPORTUNITY  
CHURCH HALL & VICARAGE

Eddisons



**ST AGNES & ST PANCRAS CHURCH, 1 BUCKINGHAM AVENUE, TOXTETH**

**LIVERPOOL L17 3BA**

**Size: Hall 192 sq m (2,068 sq ft)**

**Size: Vicarage 190 sq m (2,043 sq ft)**

- Freehold
- Grade II Hall with adjoining Grade II\* Vicarage and adjoining land - accessed from Buckingham Avenue off Ullet Road
- Site area 0.081 hectares (0.2 acres)

## LOCATION

The subject properties are located immediately behind St Agnes and St Pancras Church in Toxteth fronting onto Buckingham Avenue a predominately residential street offering pre-war, two storey terraced housing.

Buckingham Avenue adjoins Ullet Road (B5324) which in turn leads to Princes Road (B5175) and hence to Liverpool Centre to the west. The property lies opposite Sefton Park and St Hilda's Church of England High School.

## DESCRIPTION

The Church Hall and Vicarage lie behind the Church of St Agnes and St Pancras, itself a Grade I Listed building and active Anglican church.

### Vicarage

The property is Grade II\* Listed and was designed by Norman Shaw. It comprises a two storey detached property of traditional red brick construction with stone dressings, with tiled roof, casement windows with stone mullions and transoms.

Internally, it comprises a four bed property with ground floor lounges, dining room and kitchen. The building was most recently occupied for residential purposes in 2020, approximately 4 years ago and is in need of refurbishment.

### Church Hall

The Church Hall is behind the vicarage and is thought to have been built in 1887 and designed by Norman Shaw. It is of brick construction with a tiled roof in a Gothic style and is connected to the church by a passage. The building is in need of refurbishment.

## ACCOMMODATION

UNIT	M <sup>2</sup>	SQ FT
Church Hall	192	2,068
Vicarage	190	2,043
<b>TOTAL</b>	<b>382</b>	<b>4,111</b>

Site area approx. 0.081 ha (0.2 acres).

## PLANNING

The Vicarage is a Grade II\* building, list entry no: 1218225. The Church Hall is Grade II listed under Historic England Ref: 1063313.

The properties lie within the Sefton Park Conservation Area. Further information is available upon request.

## TITLE

The Vicarage is held freehold under Title No: MS33752. The Church Hall is held within the title for the St Agnes and St Pancras Church.

An application will be required to the Land Registry to create a new title for the subject properties on completion of the transaction.

## RESTRICTIVE USER/RESTRICTIVE COVENANT

The properties are currently within the curtilage and consecrated grounds for an Anglican Parish Church. Therefore, future occupancy and use must not be contrary to the values and ethos of a Christian Church, particularly that of the Church of England. The reputation of the Church must not be brought into disrepute by the actions and behaviours of subsequent owners, occupiers and users of the property.

## TERMS

Our clients freehold interest in both properties are placed to the market with vacant possession with guide price and further information available upon request. Please note that we are seeking unconditional offers only, as opposed to conditional offers (subject to receipt of satisfactory planning permission).

## ADDITIONAL INFORMATION

The following additional information is available to include Historic England records, electrical and gas safety certification for the Vicarage, asbestos report (Vicarage only), structural report for information purposes only on the Church Hall.

## VAT

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

## LEGAL COSTS

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

## VIEWING

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



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# SITE PLAN



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