

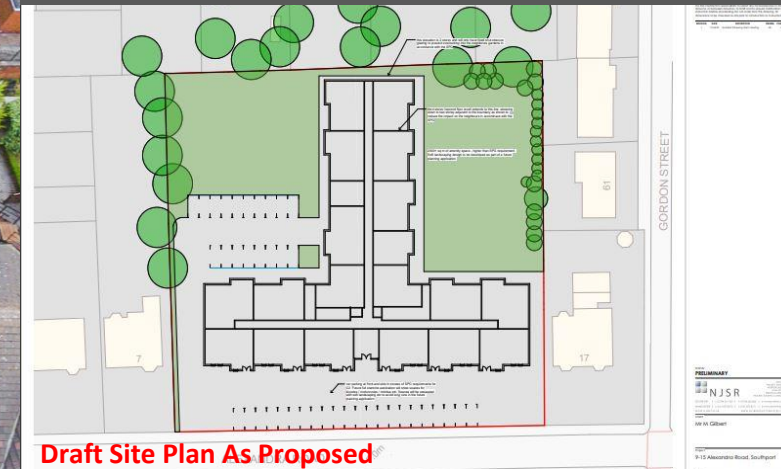
9, 11, 13, 15 Alexandra Road, Southport PR9 0NB

FOR SALE

Offers In The Region Of
£2,500,000

Redevelopment or Conversion
Opportunity, Subject To The
Necessary Consents.

Former 70 Bed Care Home
Facility



Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

- ❖ Potential Redevelopment or Conversion Opportunity – Subject To The Necessary Consents.
- ❖ Indicative Plans Prepared and Preapplication Responses Received For Four – Storey C2 Development Comprising of 53 Units/65,882 Sq Ft GIA.
- ❖ Total Site Area Approx. 1.54 Acres.
- ❖ Substantial Former Care Home Premises.
- ❖ Hotel (C1 Use) Recently Approved With Conditions.
- ❖ Registered In Total For 70 Beds.
- ❖ 9, 11, 13, 15 Alexandra Road Each Held on Individual Titles – Further Information Available On Request.
- ❖ Unconditional And Conditional Offers Will Be Considered On Their Individual Merits.

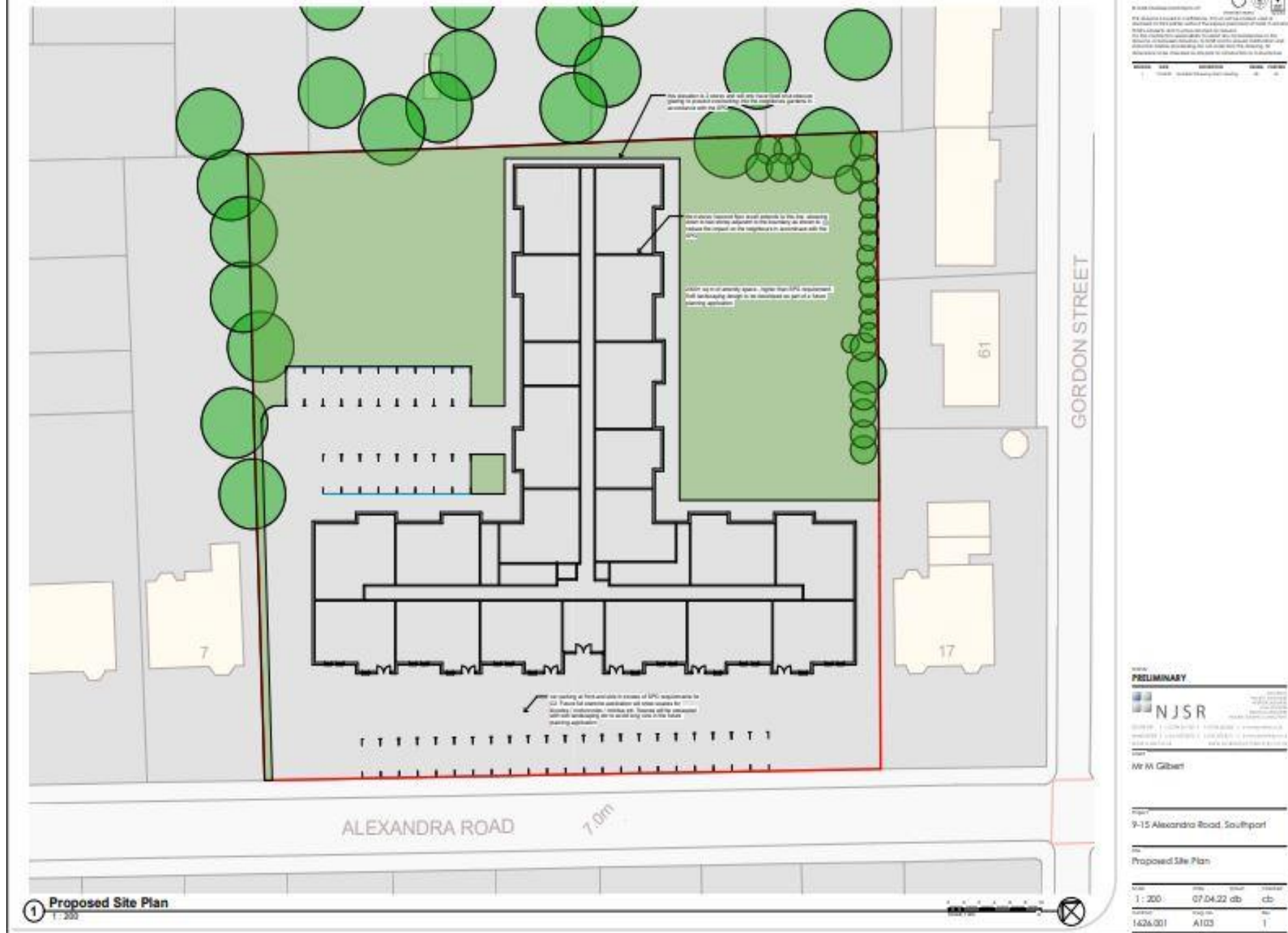


Redevelopment Potential:

NJSR Architects have prepared a submission to Sefton MBC, received a preapplication response, and further correspondence following revised drawings which was for a complete redevelopment comprising of a four-storey C2/Care development, offering in total 53 apartments (50 Two Bed & 3 One Bed) with a total gross internal area as proposed of approx. 65,882 sqft GIA.

A copy of the preapplication submission, Sefton MBC response, revised drawing & subsequent email correspondence reply to the 53 unit revised scheme, is available for prospective purchaser's review.

Draft Site Plan As Proposed



PRELIMINARY

NJSR

Mr M Gilbert

Project: 9-15 Alexandra Road, Southport

Site: Proposed Site Plan

Scale	Date	Author	Checked
1:200	07.04.22	db	db

1626.001 A103 1

9 and 11 Alexandra Road - Former Dovehaven

Two formerly detached but later interconnected care homes registered in total for 40 bedrooms, constructed over basement, ground, first floor & second floors. The two properties being connected by way of a link corridor at first & second floor with a passenger lift serving the ground & upper floors.

The basement areas provide laundry, stores, offices, staff room & garage areas, together with two bedrooms, lounge, dining room & bathroom to a rear upper ground floor area in No11.

The ground floor provides a residents lounge area together with residents bedrooms and passenger lift serving the upper floors. The link corridor at first & second floor levels connects the two properties where further residents bedrooms are provided in addition to a kitchen facility at first floor level.



Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

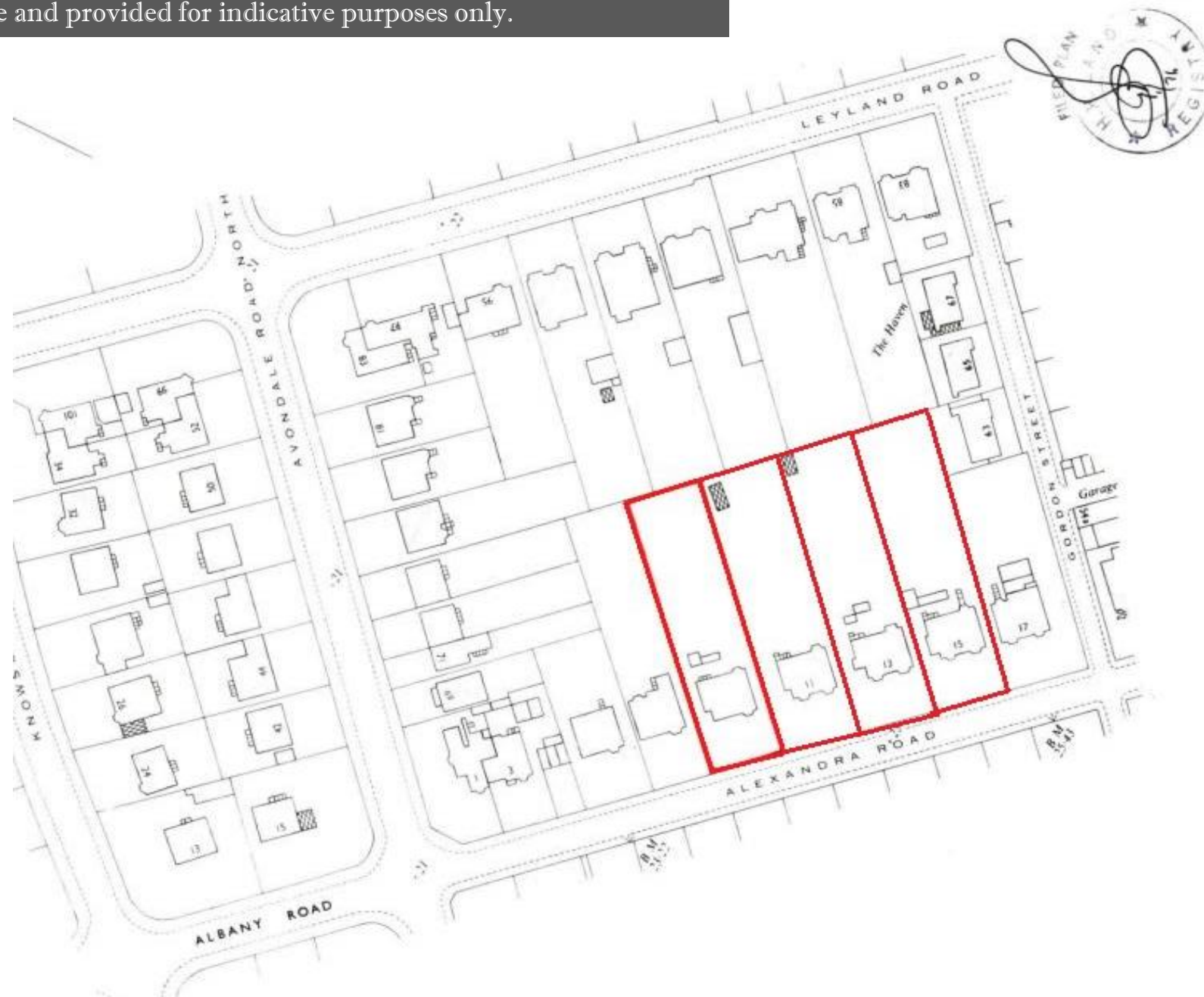


13 & 15 Alexandra Road - Former Dovecote Manor

Colloquially remembered as the Former Stutlea Hotel & Spa prior to its conversion to a 30 bed care home facility in 2009, with a central ground floor reception area offering residents bedrooms & extensive communal lounge areas to alternate sides & passenger lift to the first & second floors comprising further residents bedrooms all with ensuite facilities. The substantial basement area provides staff rooms, staff kitchen & dining area, ladies & gents WC facilities, plant room and two bedroom self-contained managers accommodation. Off-road parking is provided to the front & rear of both properties together with well-tended lawns, bordered with established shrubs and trees. Subject to confirmation with the Deeds, we calculate the total site area extends to approximately 1.54 acres and the properties offer scope for ongoing care use, conversion or complete redevelopment, subject to the necessary consents.

Title Plans

Please note, red line not to scale and provided for indicative purposes only.





Floorplans: 13 – 15 Alexandra Road

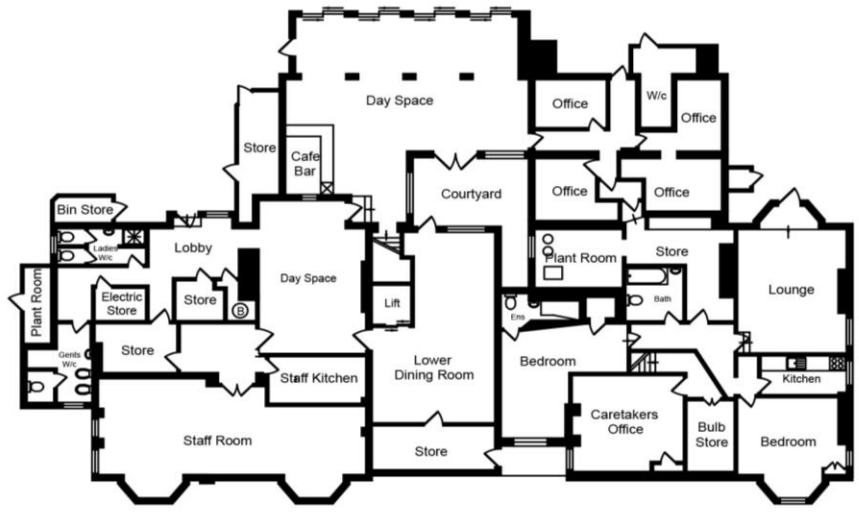
Please note, floorplan not to scale and provided for indicative purposes only.



Second Floor
Approx. Floor Area 1937 Sq.Ft (180.0 Sq.M.)



First Floor
Approx. Floor Area 2244 Sq.Ft (208.5 Sq.M.)

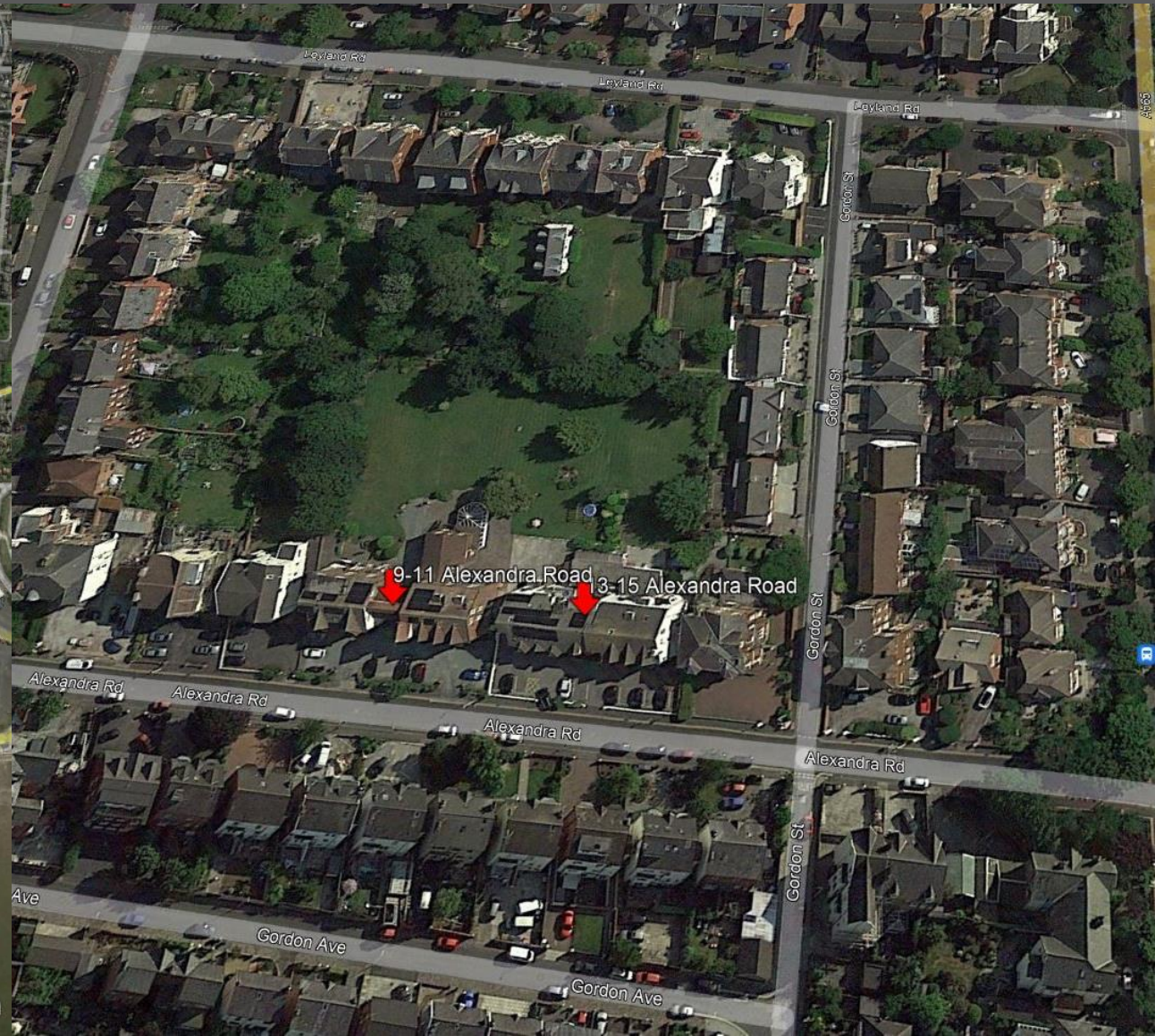
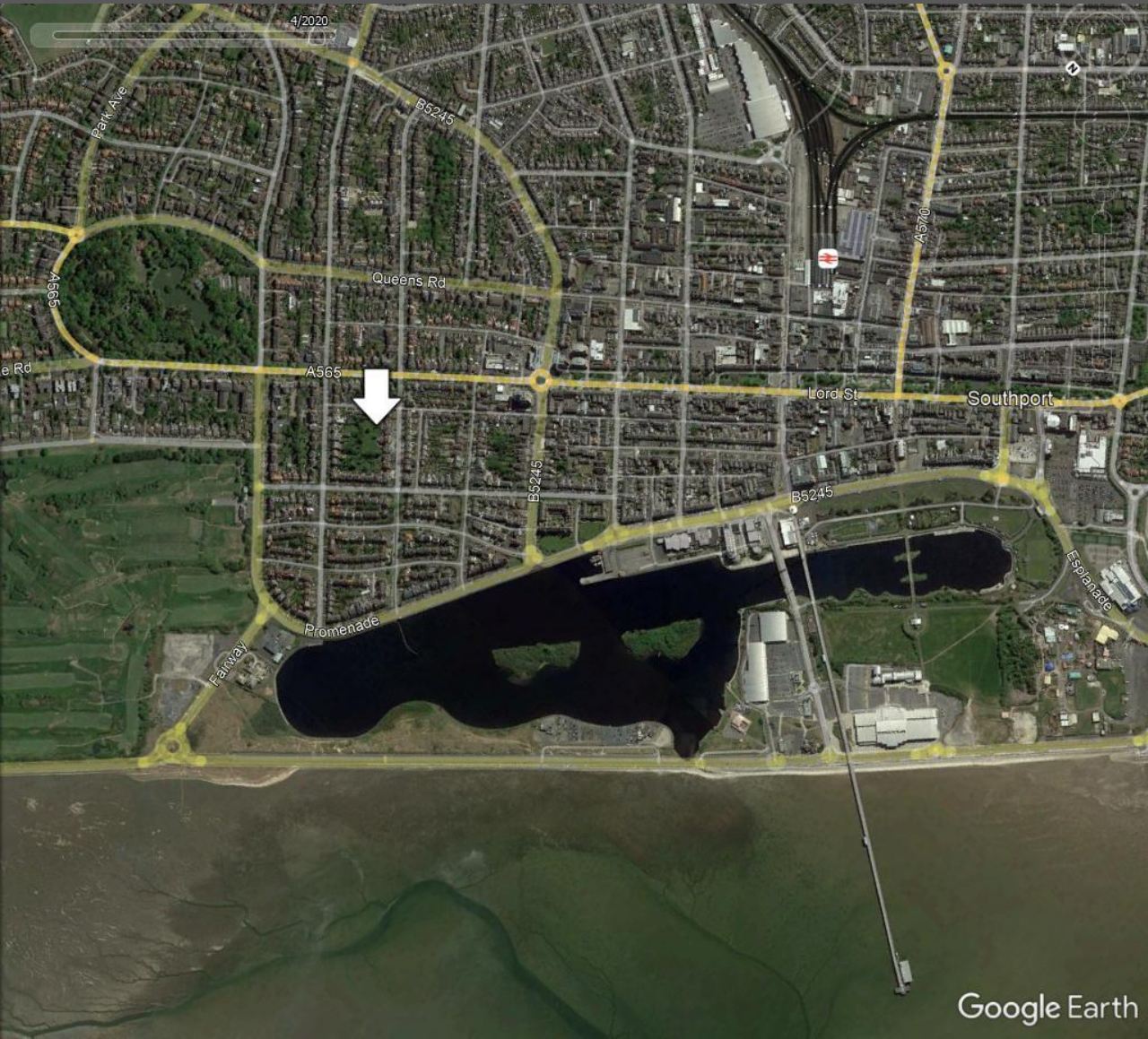


Basement
Approx. Floor Area 3312 Sq.Ft (307.7 Sq.M.)



Ground Floor
Approx. Floor Area 2272 Sq.Ft (211.1 Sq.M.)

Location: From Albert Road (A565), which is a continuation of Southport's famous Victorian canopied retail location of Lord Street & the various transport, retail and leisure amenities of nearby Southport Town centre, Alexandra Road can found on the left hand side, the properties being situated on the right hand side after Gordon Street. The site is only a short walk from Lord Street, Marine Lake, Hesketh Park and Southport Beach indicated on the aerial image.



Tenure: Each of the four properties, 9, 11, 13 and 15 Alexandra Road are held Freehold Titles. Copies of the Title information are available on request.

Asking Price: Offers in the region of £2,500,000 plus VAT (if applicable).

Unconditional and conditional offers will be considered on their individual merits.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once

VAT: All prices, where quoted, are exclusive of but may be subject to VAT.

Legal: Each party is to be responsible for their own legal costs

EPC: Copies available on request

Viewing: By prior appointment only via the sole agents.

Fitton Estates: 01704 500345 / info@fittonestates.com



Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS