

On the instructions of



Fitton Estates
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

FOR SALE - By Way of Informal Tender

Offers to be received no later than 12:00

Midday Friday 19 January 2024

Former St Raymond's Primary School & Former St Raymond's Chapel

Higher End Park, Netherton, Liverpool, Merseyside, L30 0QP



- **Informal Tender - Offers to be received no later than midday 19 January 2024.**
- **Unconditional or planning conditional offers will be considered on their individual merits.**
- **Site of Former Primary School approximately 1.5 acres or thereabouts.**
- **Site of Former St Raymond's Chapel approximately 0.25 acres or thereabouts.**
- **Offers will also be considered for the sites individually.**



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The sites can be found between Harrops Croft and Church Way (footpath) in a predominantly residential location to the Sefton Estate, Netherton. The Sefton Estate dates to the 1960s and is positioned towards the north west perimeter of the built-up urban area and is readily accessible to the recently constructed A5758 at Broom's Cross Road, which in turn leads to Switch Island and the motorway network beyond. Liverpool City Centre is approximately 6 miles to the North.

Former St Raymonds Chapel Site



Boundaries approximate and for indicative purposes only

Former St Raymond's School Site



Boundaries approximate and for indicative purposes only

Description: Development land for sale by way of informal tender.

St Raymond's Catholic Primary School is understood to have closed in 2005. The cleared site is roughly regular and level, with the preexisting hard playground covering part of the site to the west and the remainder largely grassed over. The site is open to the southern boundary, extending into an adjacent field/amenity area. James Dixon Court Retirement Development is found to the immediate north, with established accommodation pertaining to the Estate bordering the remaining sides.

The site of the former St Raymond's Chapel (understood to originally have been built in 1973, but now cleared) provides a roughly level and L-shaped parcel of land, currently partly tarmac covered and bordered with steel palisade perimeter security fencing.

Former St Raymonds School Site



Former St Raymond's Chapel Site



Accommodation: Subject to confirmation with the Deeds, we understand the cleared sites provide the following approximate site areas:

St Raymond's Primary School: 1.5 acres or thereabouts

St Raymond's former chapel site: 0.25 acres or thereabouts

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Consideration will be given to both planning conditional and unconditional offers for both sites, or alternatively individual sales. Any proposal made should clearly identify the purchaser, solicitor's details, proposed timing to exchange contracts and completion, details of their funding position and associated third party proof and clarity as to if any conditions are attached.

NB Subject to the terms agreed, the vendor client may seek to incorporate an appropriate overage agreement, TBA.

Tenure: Freehold.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Planning: Both sites are currently without any Planning Permission for redevelopment and as such, offers are invited on a planning conditional or unconditional basis.

VAT: We understand VAT would not apply to the purchase price.

Legal: Please note the purchaser will be responsible for the vendor's reasonable legal costs incurred in the transaction, capped at a maximum of no more than 1.5% of the final sale agreed price plus VAT.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 02 November 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

HM Land Registry
Official copy of
title plan

Title number **MS497343**
Ordnance Survey map reference **SD3400SE**
Scale **1:1250**
Administrative area **Merseyside : Sefton**



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Not to scale