

FOR SALE

Vacant Former Nursing Home

Offers in the region of £850,000

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Willows, 10 Weld Road, Birkdale, Southport PR8 2AZ

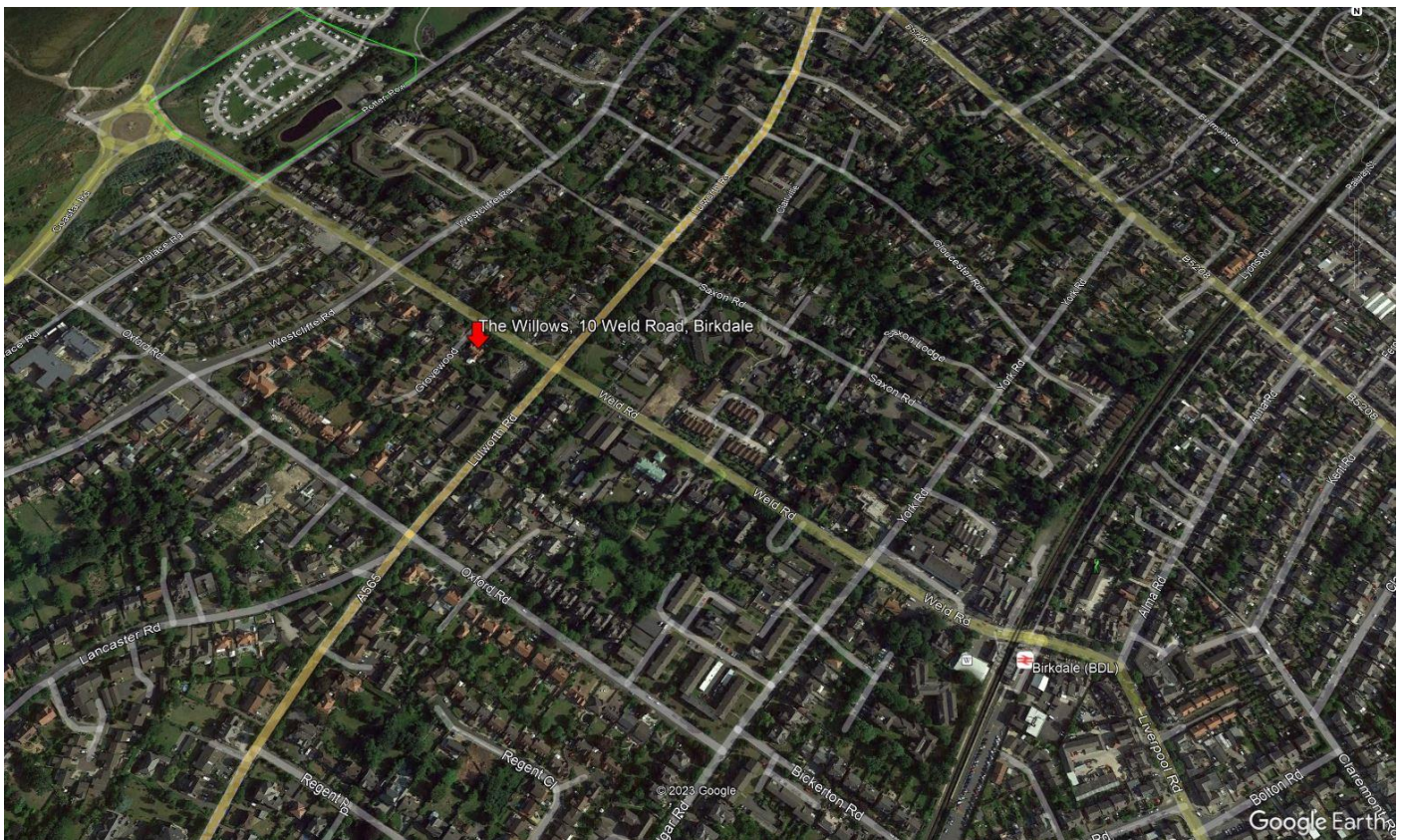
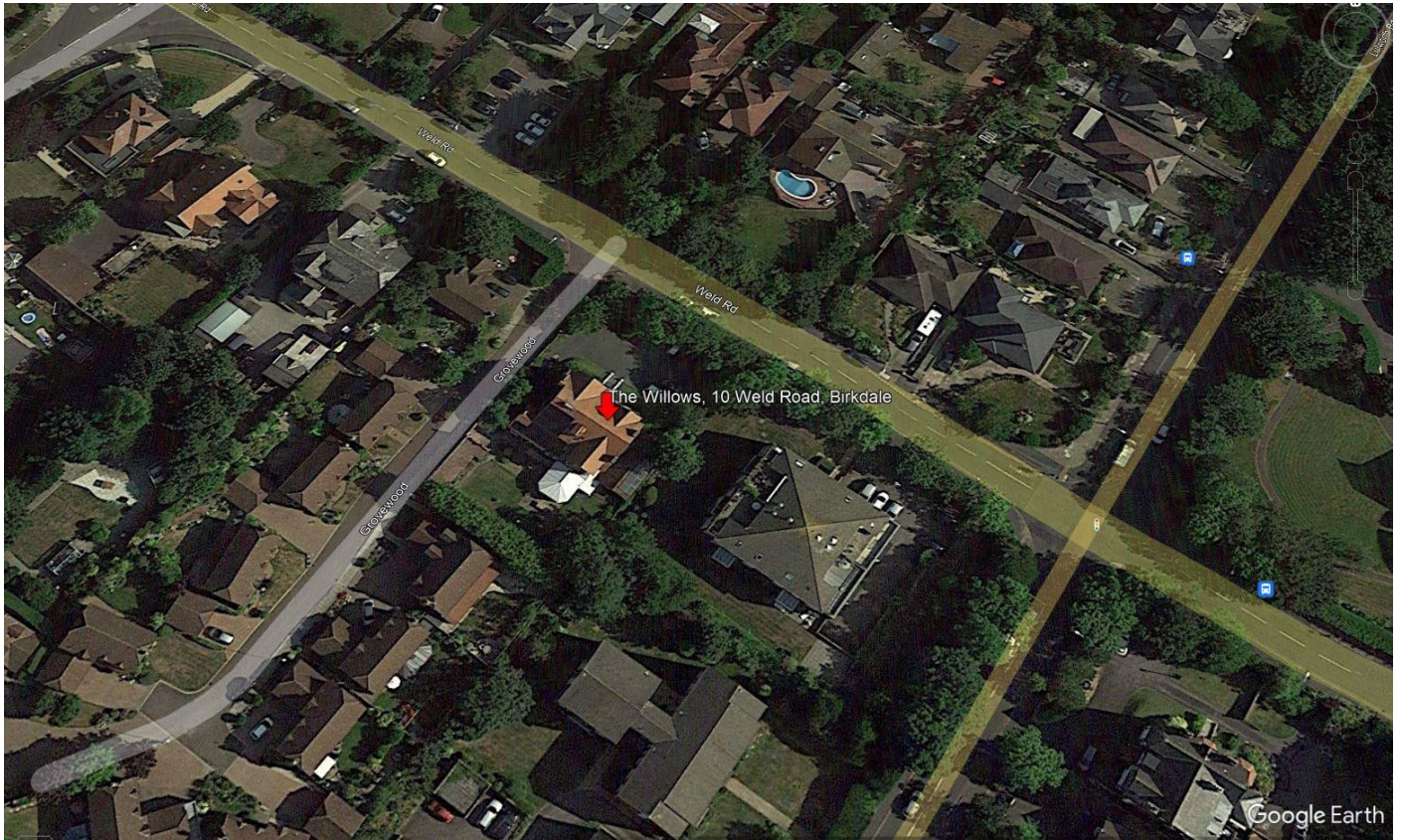


- **Substantial imposing and detached Victorian property extending to over 7,900 square feet GIA to include basement and outbuilding.**
- **Highly regarded residential location close to Birkdale Village.**
- **Scope for reinstatement back into a residential dwelling, conversion into apartments or complete redevelopment - subject to the necessary consents.**
- **999 year long leasehold - a copy of the Title is available on request.**
- **No VAT on purchase price.**



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Location: The Willows is situated to Weld Road close to its junction with Lulworth Road, in a highly regarded and established prestigious residential location within walking distance to the retail and leisure amenities of Birkdale Village and Weld Road. Aerial image below to identify location.



Description: Detached Former Nursing Home in a prestigious residential location.

The Willows comprises of an imposing detached and substantial Victorian property, which until more recently was a nursing home registered for 27 residents. The Willows is constructed over ground, first and second floors together with a basement, an attached outbuilding which was historically used for laundry. Plan provided overleaf for indicative purposes.

Many original ornate and decorative features remain such as stained glass windows, fireplaces and attractive plasterwork cornices, coving and ceiling roses. The property offers scope for reinstatement back into a large residential dwelling or conversion to apartments, subject to the necessary consents. Alternatively, the property could be utilised for an ongoing care type use or offer complete redevelopment, again subject to the necessary consents.

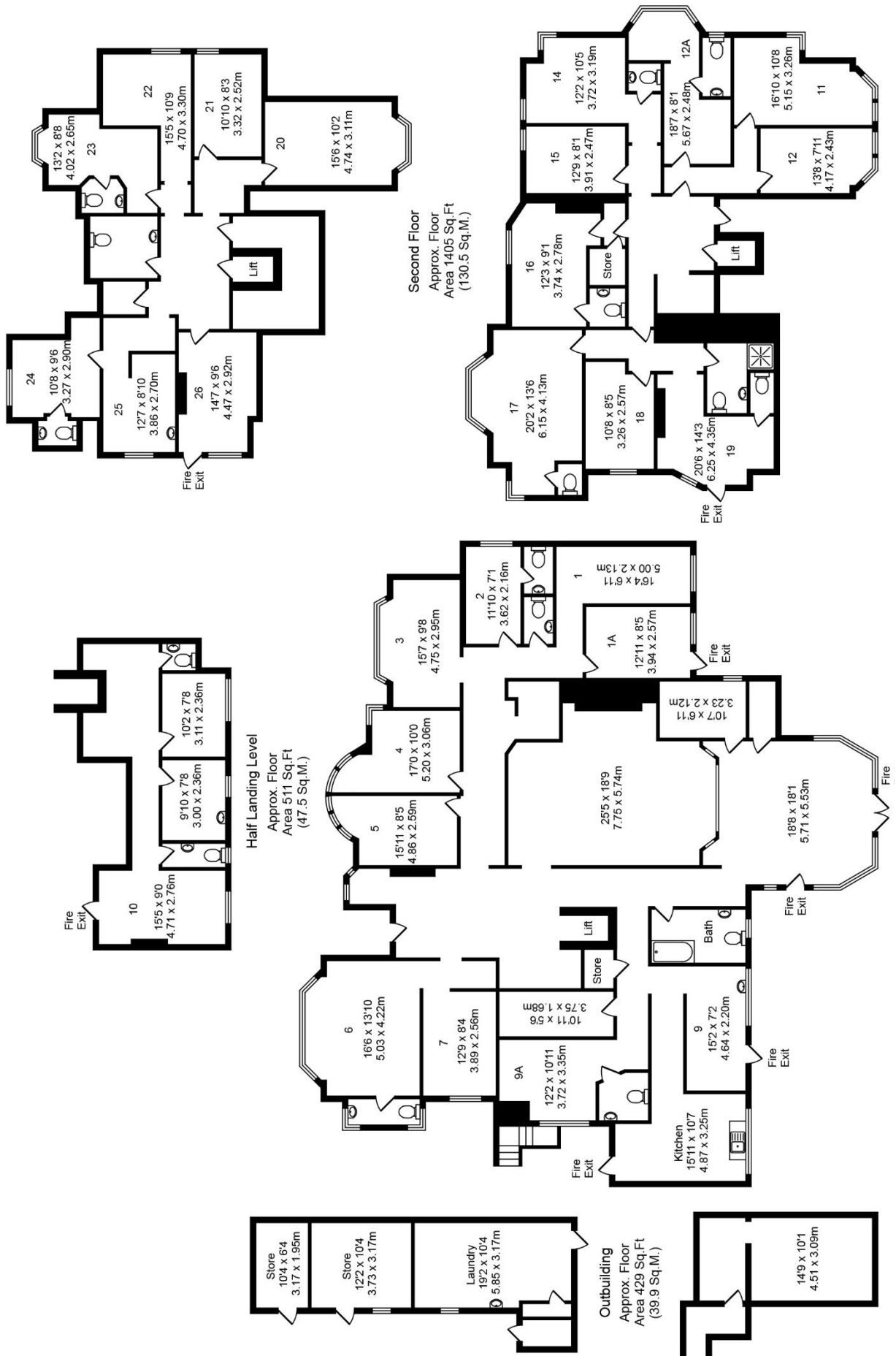


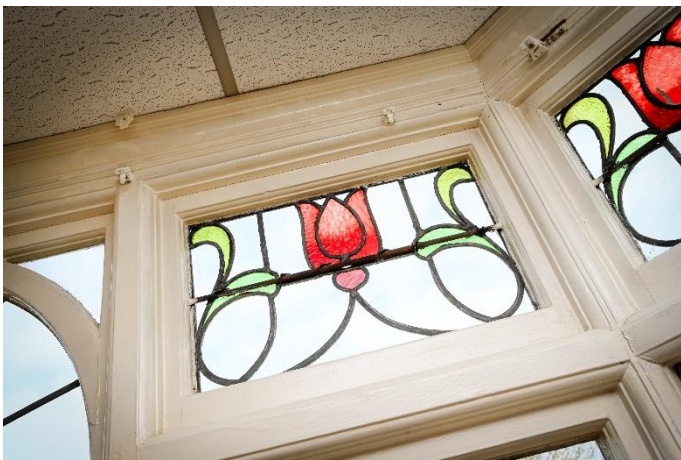




Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only





Tenure: We understand the property is held by way of a residue of a 999 year long leasehold Title at a nominal ground rent.

A copy of the long leasehold Title is available on request.

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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.

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

Legal: Each party is to be responsible for their own legal costs incurred in the sale.

Council Tax: The property is listed as having a council tax band of D.

EPC: A copy of the EPC and recommendation report are available on request.

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

Details Prepared 22 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.