

FOR SALE

Former Care Home

**Residential Conversion or
Redevelopment Opportunity**

Asking Price: £625,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Former College Green Rest Home, 14 College Road, Crosby, L23 0RW



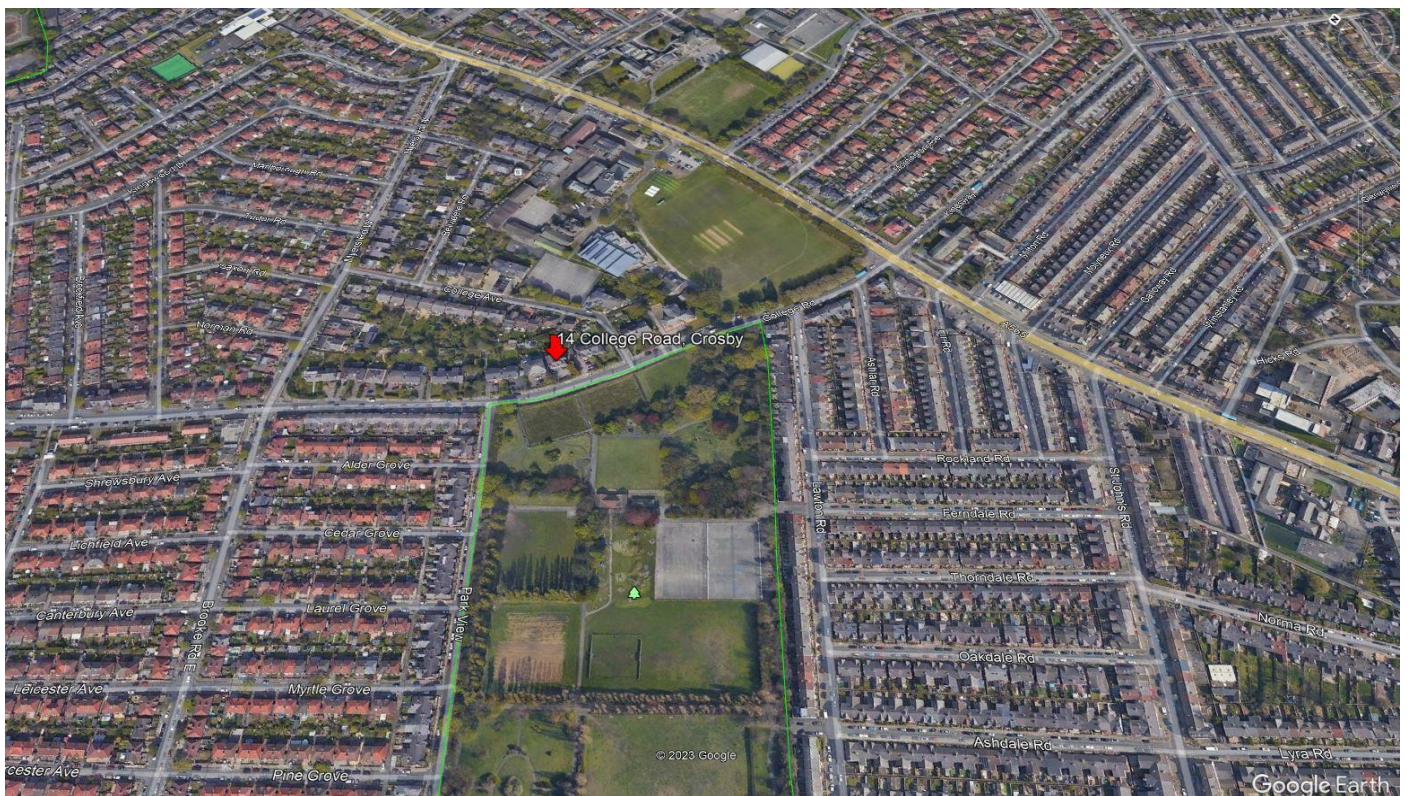
- **Detached Former Care Home**
- **Approx 5,100 sqft over Ground, First, Second and Basement Floors**
- **Planning Permission Granted for Change of Use to 7 Self Contained Apartments (Ref DC/2023/01349)**
- **Scope for Alternative Uses or Redevelopment - Subject to Necessary Consents**
- **Established Residential Location Close to Crosby Town Centre**
- **Offered to a Shell Specification**
- **Freehold and with Vacant Possession**
- **No VAT on Purchase Price**



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

Location: The subject property is found to the north side of College Road, Crosby, just off the A565 at Liverpool Road. Crosby is a coastal town in the Metropolitan Borough of Sefton, located some 6 miles north of Liverpool city centre and circa 11 miles south of Southport. Road communications are provided by the nearby A565 at Liverpool Road, which connects to College Road at its southern extremity, near to the St John's Road and South Road commercial areas of Waterloo. The A565 thereafter runs south to Liverpool via the traditional industrial and northern dock areas.

The property fronts the north end of Victoria Park and is furthermore situate adjacent the Ian Robinson sports centre at Merchant Taylors School.



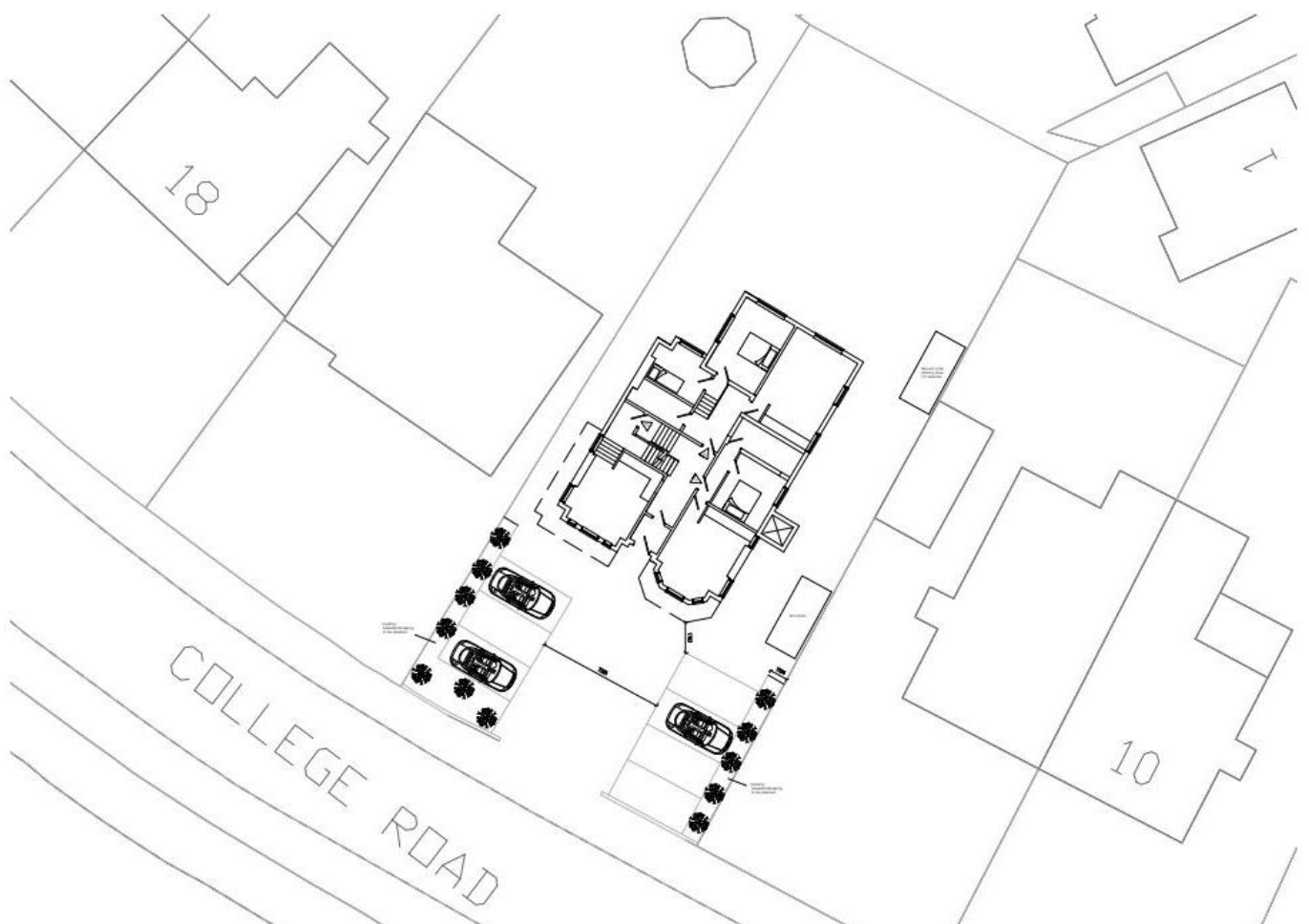
Description: Former care home with planning consent for conversion to 7 apartments.

The subject property comprises a substantial detached former care home building of traditional brick construction under a hipped slate tiled covered roof with dormers, likely dating to around the turn of C20. The property has a loose covered area for parking to the front together with an enclosed amenity area to the rear.

Internally the accommodation is arranged over ground, first and second floors together with a functional lower/basement level. The accommodation is presented to effective shell specification absent finishing's/coverings.



Proposed Site Plan



Accommodation: We understand the property currently provides the following approximate GIA floor areas:

Basement/lower ground floor: 98.00 sq m (1,054 sq ft)

Ground floor: 148.00 sq m (1,592 sq ft)

First floor: 140.00 (1,506 sq ft)

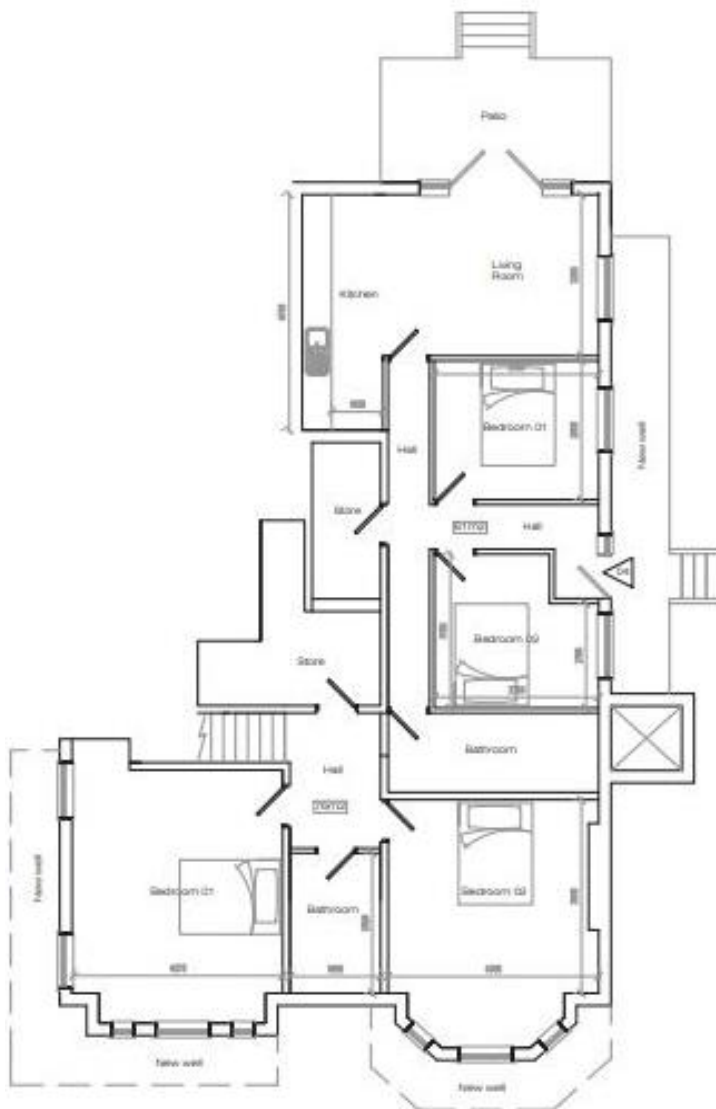
Second floor: 91.00 sq m (979 sq ft)

Total: 379.00 sq m (4,078 sq ft) excluding basement

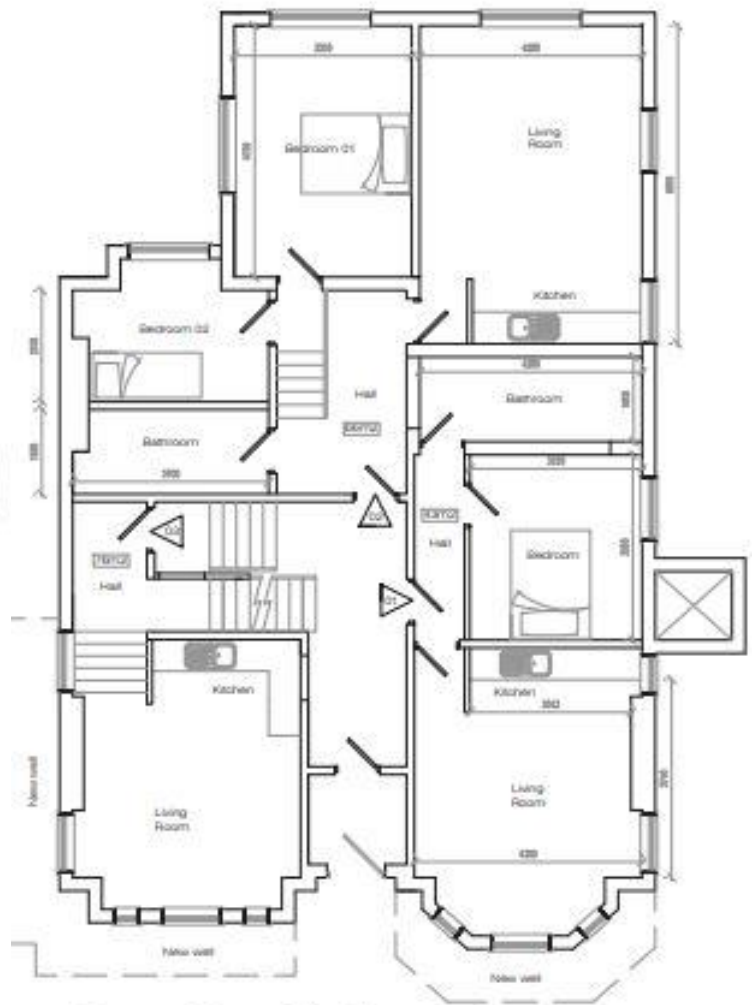
477.00 sq m (5,133 sq ft) including basement

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

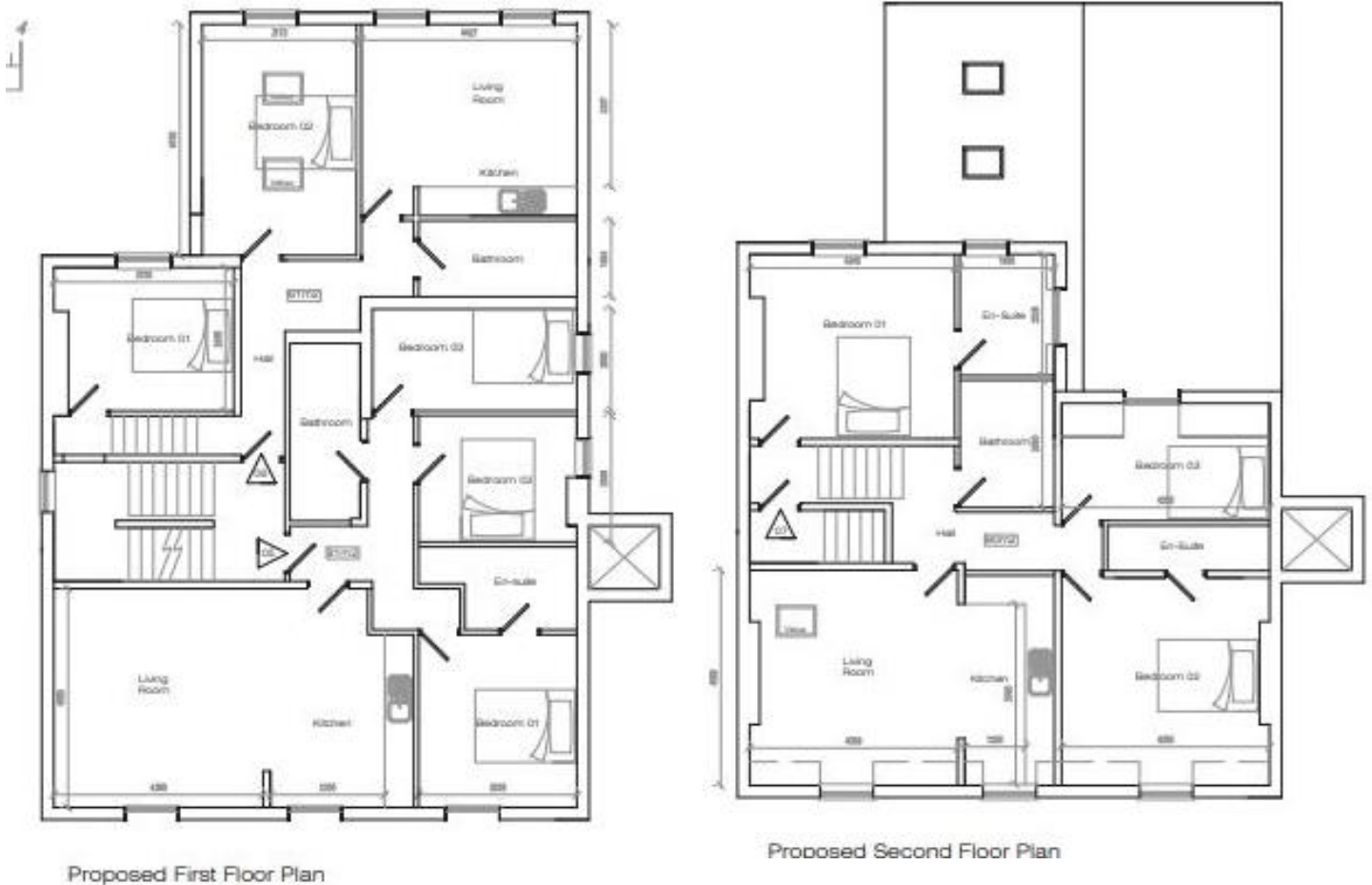
Proposed Floorplans



Proposed Basement Floor Plan



Proposed Ground Floor Plan



Planning: Planning permission has been granted (Ref DC/2023/01349) for the change of use from a residential care home (C2) to 7 no. self-contained apartments, comprising of 5 no two bed and 2 no 1 bed apartments.

A copy of the planning consent is available on request.

Tenure: Freehold and offered with vacant possession.

Asking Price: £625,000.

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

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.

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

Council Tax: The property is listed as having a rateable value of F.

EPC: A copy of the EPC is available on request - Rating C.

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



Details Prepared 13 December 2023

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