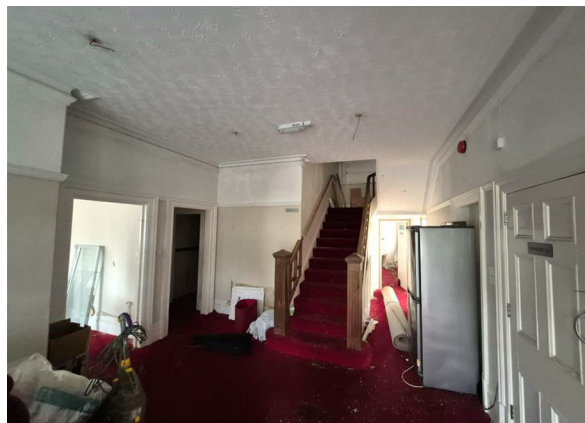
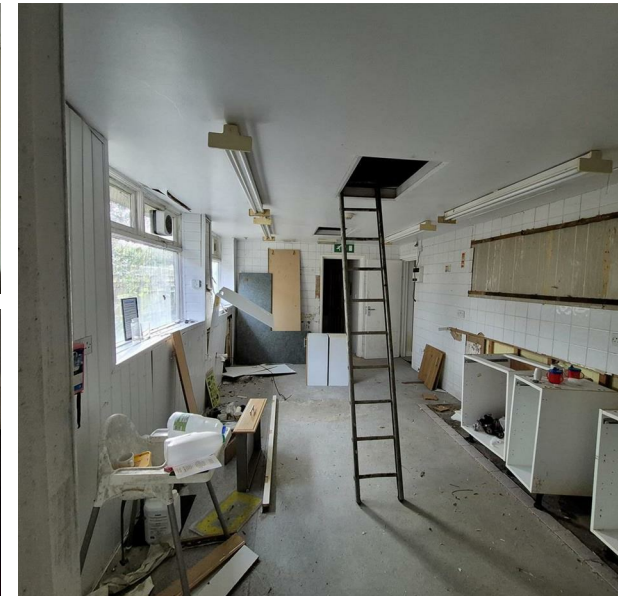


Birkenhead Road, Meols, CH47 0LE

£895,000

Council Tax Band: F



Why not add to the history of this amazing building and plot. This property has been a hotel and care home as well as a residential home.

A magnificent amount of property to play with. The current owner has potential plans for converting to two magnificent semi-detached houses or alternatively around 15 self-contained flats.

This will seriously get your creative juices flowing as there is so much potential.

Planning has previously been passed by Wirral Council, for this and the adjoining plots, so there should be few issues in ensuring your dream scheme comes to fruition.

You really need to visit the site to truly appreciate the scale of the building that you will have to work with.

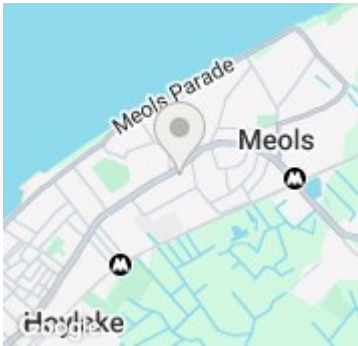
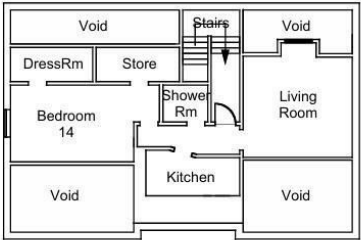
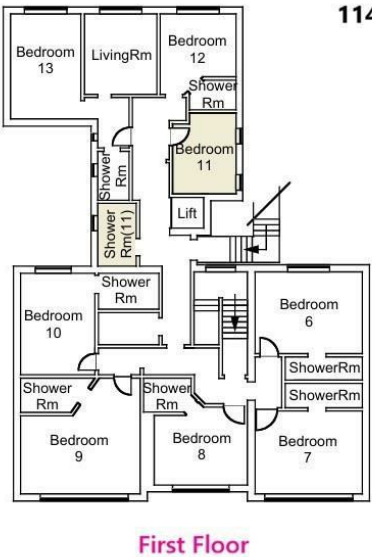
** Please note on the images, the extent of land that is included with this sale. Starting from the front corner of the property, move 2100mm away from 112 to mark Point A. Starting from the front corner of the property move 8300mm along the existing boundary and mark Point B. The new boundary line will be drawn from Point A to Point B. **



Open House West Wirral

114 Birkenhead Road, Meols, Wirral, CH47 0LE

Approx Gross Floor Area = 5630 sq ft
(excl. Communal Area = 521.9 sq m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	