



BRIGHOUSE  
WOLFF

**The Men's Guild Building Liverpool Road, Aughton, L39 5AP  
Offers In Excess Of £175,000**







FOR SALE BY INFORMAL TENDER.

ASKING PRICE - OFFERS OVER £175,000 - CLOSING DATE FOR OFFERS: 12.00 NOON ON FRIDAY 6TH MARCH 2026.

OFFERS.

ALL OFFERS IN WRITING TO: BRIGHOUSE WOLFF, 20 AUGHTON STREET, ORMSKIRK, L39 3BW ENCLOSING FULL PROOF OF FUNDS.

THE SITE.

An ideal development opportunity of the Men's guild building, which is situated in a much sought after location.

PLANNING REFERENCE.

West Lancashire Council: 2021/0587/OUT.

LOCATION.

Set in an elevated location adjacent to the A59 in Aughton, the plot enjoys a sought after location whilst being situated within easy access to a variety of amenities. Aughton Park Railway station, which provides excellent access into Liverpool City Centre, is situated within a short drive as are well renowned local restaurants, shops, bistros' and bars.

Access to the Motorway Network M58 / M57 is situated nearby, whilst Ormskirk town centre and it's variety of supermarkets, shops, restaurants and bars are also set within close proximity.

Edge Hill University, Coronation Park, leisure centre and Ormskirk Hospital are also located locally.

### OFFERS

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We invite all offers to be submitted in writing prior to the above date and time.

Please be advised no further negotiation will be considered once an offer is accepted.

### PROOF & SOURCE OF FUNDING

Offers will only be considered if full and clear proof/source of funding is provided/enclosed.

### MATERIAL INFORMATION

### PLANNING PERMISSION

West Lancashire Council.

Planning Reference. 2021/0587/OUT.

For all planning information, please refer to West Lancashire Council.

### TENURE

FREEHOLD

### CONSTRUCTION

Current - A single storey timber building. One main hall, hallway/porch, kitchen area, wc's and rear fire exit/hallway.

## COUNCIL TAX

West Lancs. Council 2025/26

## MOBILE & BROADBAND

Mobile Signal:

Good outdoor & In-home: Vodaphone & O2

Good Outdoor & Variable in-home: EE

Variable Outdoor: Three

Broadband:

Ultrafast - Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps.

Information via Ofcom website.

## CURRENT ROOMS/DIMENSIONS

### HALLWAY/PORCH

2.76 X 1.48

### MEETING ROOM/HALL

49'8" x 19'6" (15.16 x 5.95)

### KITCHEN

11'8" x 7'9" (3.57 x 2.37)

### REAR HALL/FIRE EXIT

14'9" x 5'2" (4.50 x 1.58)

### MALE WC

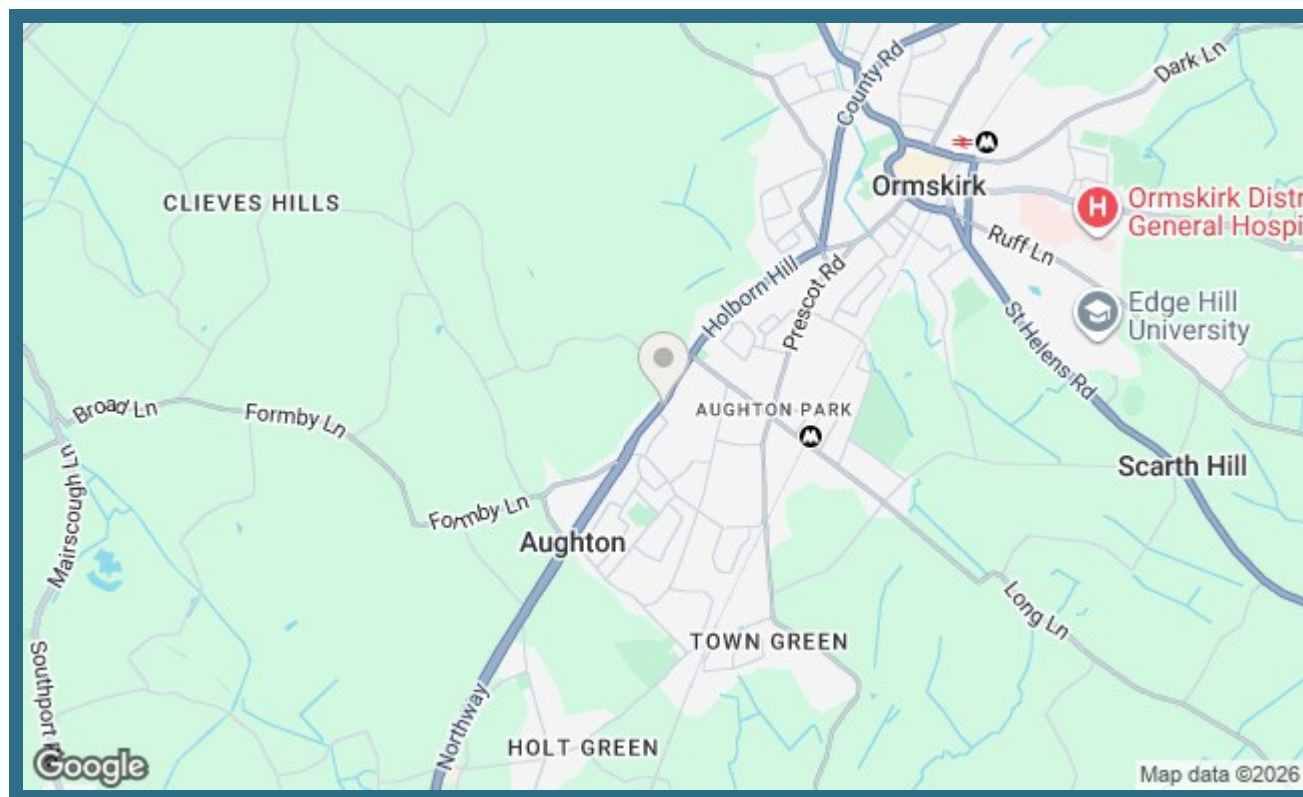
7'8" x 7'3" (2.35 x 2.22)

### FEMALE WC

7'8" x 7'4" (2.35 x 2.25)

## VIEWINGS

Please contact the agent to arrange a convenient time to view.



### Important Information

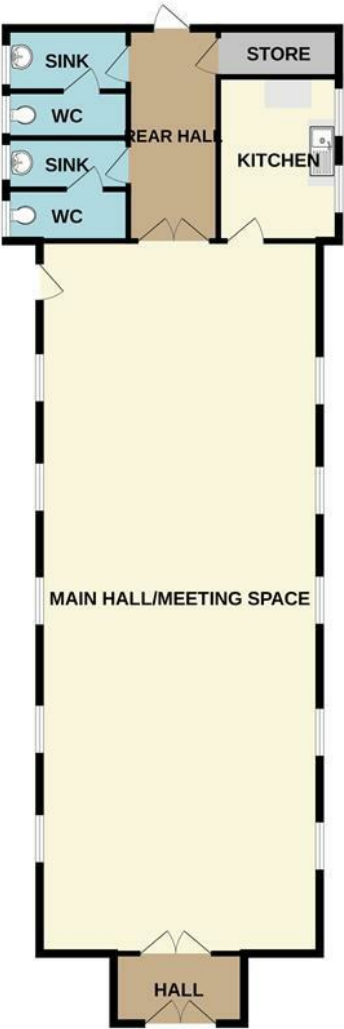
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







