

On instructions of the Archdiocese of
Liverpool

FOR SALE



Fitton Estates

.com

Grade II Listed Former Presbytery
with Detached Garage Block

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Guide Price: £550,000

Our Lady Of Compassion Presbytery, School Lane, Formby, Merseyside L37 3LW



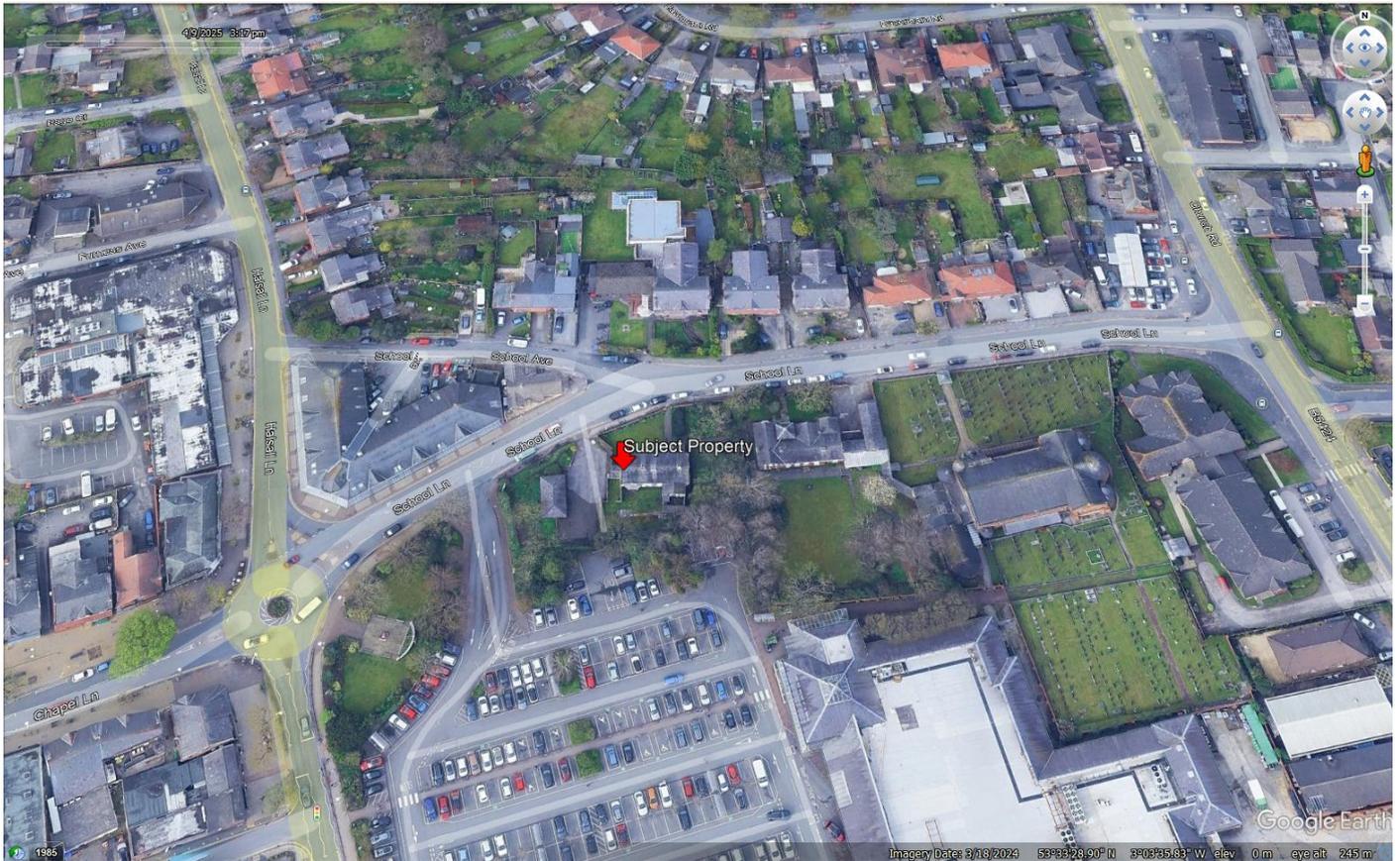
- **Detached Former Presbytery.**
- **Grade II Listed.**
- **Substantial Two Storey Property currently providing 4 bedrooms to the first floor.**
- **To include detached three car garage block.**
- **Total site area approximately 0.3 Acres.**
- **Convenient Formby village location.**



Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The subject property is located on the south side of School Lane, at the fringe of the main commercial centre of Formby Village. Formby is located in the metropolitan borough of Sefton, Merseyside and is situated approximately 7.5 miles south of Southport and approximately 13 miles north of Liverpool. Formby remains very well regarded as a high-end residential location, with road communication links provided predominantly via the A565 at the Formby Bypass, which provides access to the north, to Southport, and extends to the south in the direction of Liverpool and the M57/M58. The recently constructed Brooms Cross Road increases connectivity to the motorway network and the A59.

Formby is served by two railway stations, Formby and Freshfield, which provide direct links to Liverpool and Southport centres. The nearest rail station to the subject property is Formby, circa. 1 kilometre to the west. Amenities to the centre of the village and its retail offer are found immediately to the west of the subject property, which furthermore backs onto the Waitrose Supermarket car park.



Description: The property comprises a detached building understood to date back to circa. 1688 with roughcast elevations under slate covered gable roofs and incorporating sash windows.

The building is understood to have been used throughout its years as a chapel, cottages and convent, before its most recent employed use as a Presbytery. The property is set back from the roadside within ample grounds that include a detached three car garage block to the West of the property with access off School Lane that furthermore provides surfaced off-road parking. To the Eastern side of the grounds, the vendors will be constructing new boundary fencing as approximately indicated on the plan overleaf.

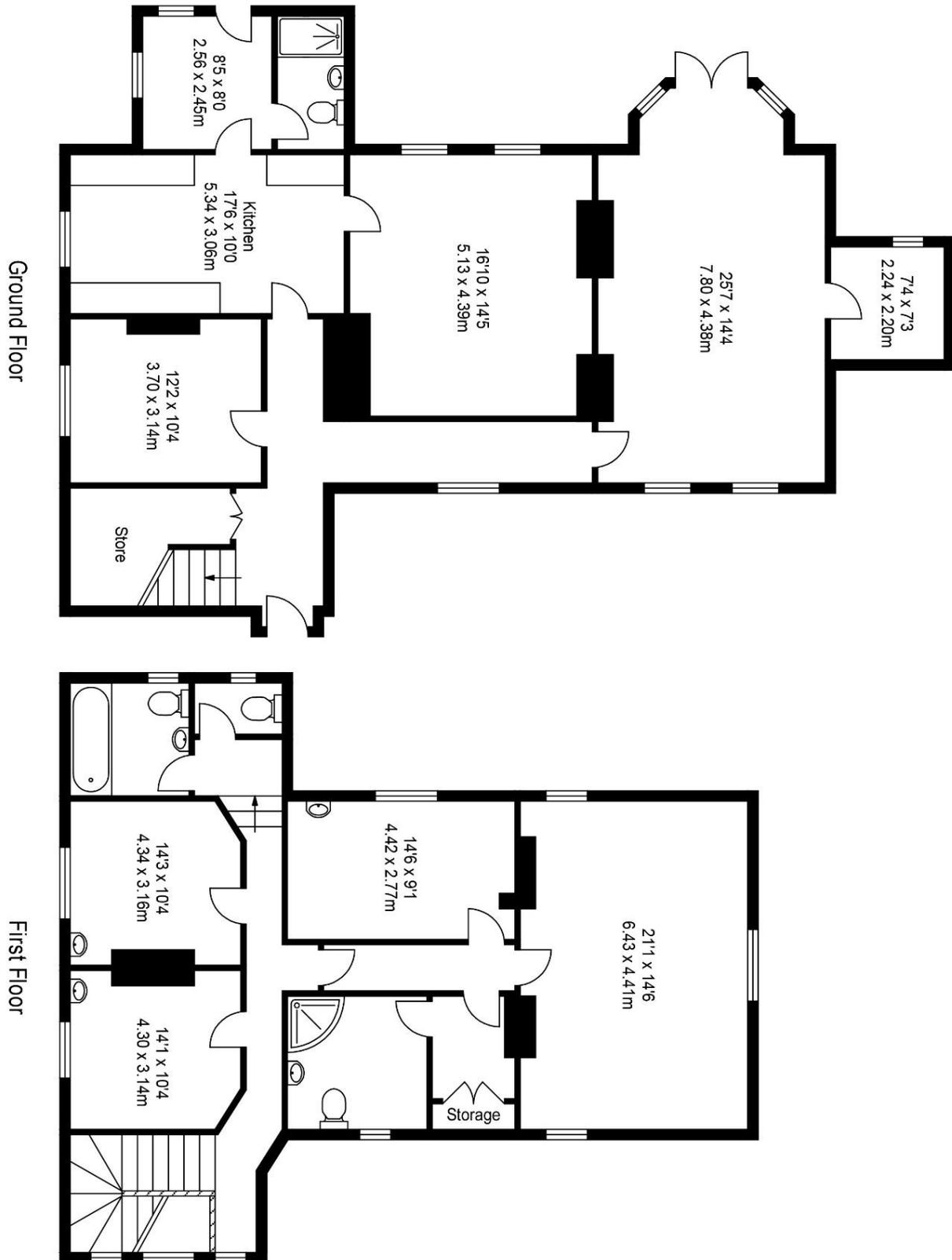
To the rear of the property, there is an ancillary store / amenity area and is understood to host a small burial ground.

Internally, the accommodation is arranged over ground and first floor, with the property offering a number of generously sized rooms to include four bedroom to the first floor.



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

Subject to confirmation of the deeds, we calculate a total site area of 0.3 acres.







Not to scale & provided for indicative purposes only.



Guide Price: £550,000.

VAT: We understand that 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.

Overage: Please note that it is proposed the Title will incorporate an appropriate development overage for a period of 15 years post sale completion. Further details on application.

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

EPC: Not applicable, Grade II Listed.

Tenure: Freehold, pending written verification.

Grade II listing: Former convent of Our Lady. A copy of the Historic England entry is available on request – extract below.

FORMBY SCHOOL LANE SD 20 NE (north side) 2/49 Former Convent of Our Lady G.V. II Built as Catholic chapel, 1688, used as barn 1688-1796, then chapel until 1864, then became cottages and in 1930, a convent. Roughcast with slate roofs. 2 storeys, 3 bays; 1st bay forms low gabled wing with corresponding wing to rear. 1st floor drip mould, raised over windows; quoins and coped gables. Ground floor windows are sashed, with glazing bars; 1st floor small-paned casements 1st bay wing has 3 small sashed windows above entrance. Left return has plaque with Blundell (of Ince Blundell) arms and date: 1688. Right return has gabled porch with entrance to rear, and window above with tripartite sash. 2 cross-axial stacks. Reported to have holy water stoups in return porch and curved 1st floor ceiling.





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

Please note, viewers are asked to not park on the parking area by the detached garages, as this is subject to monitoring by a private car parking company, who will charge unauthorised parking. These agents do not have the ability to rescind this once issued.

Details Prepared 22 April 2025

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.