

For Sale

FOR SALE

Residential Refurbishment Opportunity

Guide Price: £250,000

5 Park Vale Road, Aintree, Liverpool L9 2DG

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Key Features

- Substantial Victorian mid-terraced property offering considerable potential for residential refurbishment and modernisation.
- Generously proportioned accommodation arranged over ground, first and second floors, together with additional basement accommodation.
- Total approximate floor area of 2,314 sq ft (214.97 sq m), excluding basement accommodation, as identified on the accompanying floor plans.
- Originally constructed as a residential dwelling and subsequently occupied for many years by an ecclesiastical charity, with parts of the ground floor utilised for administrative and office purposes.
- Valuable off-road parking to the front for approximately 2-3 vehicles, together with an enclosed rear garden.
- The vendor intends to pursue planning permission for change of use to a single residential dwelling, with marketing proceeding concurrently and completion conditional upon the necessary residential planning consent being granted.

Location

The property is situated on Park Vale Road, Aintree, Liverpool, within an established and predominantly residential neighbourhood characterised by traditional Victorian and Edwardian terraced and semi-detached properties.

Park Vale Road is conveniently positioned close to its junction with Walton Vale, within easy reach of a range of local amenities, including shops, supermarkets, schools, healthcare facilities and other everyday services. The wider Aintree and Walton areas provide further retail, leisure and community facilities, whilst Liverpool city centre is readily accessible by road and public transport.

The property benefits from convenient access to the A59 (Ormskirk Road), one of the principal arterial routes connecting Liverpool city centre with Aintree, Maghull and Ormskirk. The M57 and M58 motorway networks are also accessible, providing connections throughout Merseyside and the wider North West.

The surrounding area is well established for residential occupation, making the property particularly attractive to purchasers seeking a substantial family home with generous accommodation, private outdoor space and the added benefit of off-road parking.

Description

The property comprises a substantial and characterful Victorian mid-terraced property of traditional brick construction, arranged over ground, first and second floors, together with additional basement accommodation.

Originally constructed as a residential dwelling, the property has for many years been occupied by an ecclesiastical charity, during which time parts of the ground-floor accommodation have been utilised for administrative and office purposes. As a consequence, certain rooms at ground-floor level have been fitted with suspended ceilings, fluorescent lighting and other finishes more typically associated with office accommodation.

The upper floors have largely retained their residential character, whilst the building as a whole continues to exhibit the generous room proportions, traditional layout and architectural features associated with substantial Victorian houses of this period.

At ground-floor level, the accommodation includes an entrance hallway and staircase, together with two particularly generous principal rooms, one of which benefits from an attractive bay window overlooking Park Vale Road. Towards the rear of the property are further rooms, including a fitted kitchen, ancillary accommodation and WC facilities.

The first floor provides further generously proportioned rooms, together with additional accommodation to the rear and existing bathroom facilities. At second-floor level are two further substantial rooms, together with shower/WC facilities and ancillary storage accommodation.

The property extends to a total approximate floor area of 2,314 sq ft (214.97 sq m), comprising approximately 976 sq ft (90.67 sq m) at ground-floor level, 813 sq ft (75.53 sq m) at first-floor level and 525 sq ft (48.77 sq m) at second-floor level. Additional basement accommodation is understood to be available, which is not included within these floor areas.

Externally, the property is approached directly from Park Vale Road, with a substantial hardstanding area to the front providing valuable off-road parking for approximately two to three vehicles, an increasingly attractive feature for a property of this age and character.

To the rear is an enclosed garden, predominantly paved and incorporating established trees, shrubs and planting. The garden provides a private external amenity area with considerable potential for landscaping and improvement as part of a wider residential refurbishment programme.

Whilst the property has been occupied and maintained over many years, its internal presentation and specification are now somewhat dated, and certain areas reflect its previous partial use as offices. Accordingly, the property is considered to offer an excellent opportunity for comprehensive refurbishment, modernisation and reconfiguration to provide a substantial family residence suited to contemporary living requirements.

The scale of the accommodation, generous proportions of the principal rooms, traditional architectural character, off-road parking and enclosed rear garden combine to offer considerable potential for purchasers seeking a refurbishment project.

The property is therefore being offered for sale primarily as a residential refurbishment opportunity, with purchasers invited to consider the scope for remodelling and improving the existing accommodation to create a substantial and individual family home, subject to obtaining the necessary planning consent and other statutory approvals.

















Tenure
We understand that the property is held freehold under Land Registry Title Number LA233931 and is to be offered for sale with vacant possession upon completion.

The sale will be subject to any rights, easements, covenants, restrictions and other matters affecting the title, details of which will be provided by the vendor's solicitors.

Guide Price
£250,000.

Any sale will be conditional upon the necessary planning permission for residential use being granted prior to completion.

VAT
VAT position to be confirmed.

Services
We understand that mains electricity, gas, water and drainage are connected or available to the property.

Prospective purchasers should satisfy themselves as to the availability, condition, capacity and suitability of all services and installations for their intended requirements.

Planning
The property was originally constructed as a residential dwelling and has, for many years, been occupied by an ecclesiastical charity, during which time parts of the ground-floor accommodation have been utilised for administrative and office purposes.

We understand that no record has been identified of planning permission having been granted for a formal change of use from residential to offices. Notwithstanding this, the property is currently assessed by the Valuation Office Agency for business rates as office accommodation.

The vendor intends to submit a planning application to Liverpool City Council seeking permission for change of use to a single residential dwelling (Use Class C3).

The property is being marketed concurrently with the proposed planning application, and any sale will be conditional upon the necessary planning permission for residential use being granted prior to completion.

The property is offered primarily as a substantial residential refurbishment opportunity, and interested parties are invited to consider the considerable potential for reinstatement and modernisation as a single family residence.

Prospective purchasers should satisfy themselves as to the terms of any planning permission granted, together with any other statutory consents or approvals required for their intended refurbishment works.

Please note the vendor proposes to incorporate a restrictive covenant prohibiting HMO use.

Legal
Each party will be responsible for their own legal costs incurred in connection with the proposed transaction.

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.

















Business Rates / Council Tax
The property is currently entered in the Valuation Office Agency's non-domestic rating list as offices, with a Rateable Value of £14,750.

Although the property was originally constructed for residential occupation, it has subsequently been occupied for many years by an ecclesiastical charity, with parts of the accommodation utilised for administrative and office purposes.

As outlined within the Planning section, the vendor intends to pursue planning permission for change of use to a single residential dwelling.

Following the grant of any necessary residential planning permission and subsequent residential occupation, the removal of the property from the non-domestic rating list and its assessment for Council Tax purposes will be separate matters for the purchaser to address with the Valuation Office Agency and relevant local authority, supported by the appropriate planning and occupation evidence.

Prospective purchasers should make their own enquiries in this regard.

EPC
The property currently benefits from a non-domestic Energy Performance Certificate with a rating of E (121), valid until 9 December 2029.

A copy of the certificate is available upon request.

Purchasers should make their own enquiries regarding any requirement for a domestic Energy Performance Certificate in connection with future residential occupation.





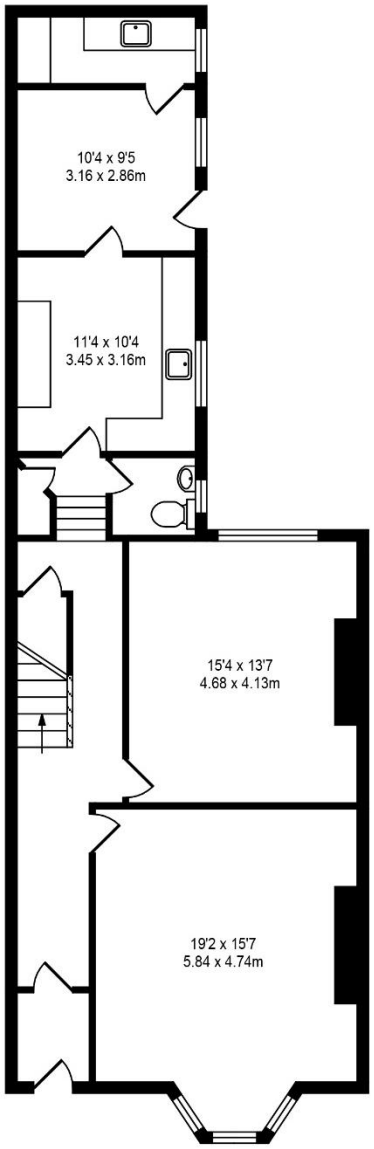
Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. 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.

Accommodation
According to the accompanying floor plans, the property provides the following approximate accommodation:

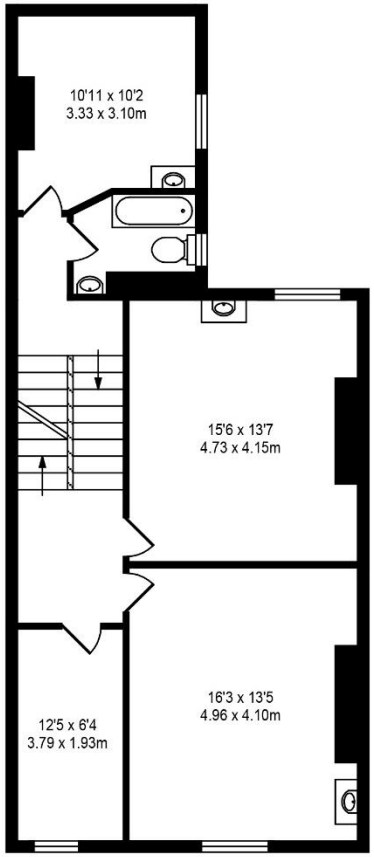
Floor	Sq Ft	Sq M
Ground Floor	976	90.67
First Floor	813	75.53
Second Floor	525	48.77
Total	2,314	214.97

The above measurements are approximate and have been taken from the floor plans provided. Additional basement accommodation is excluded from the stated total.

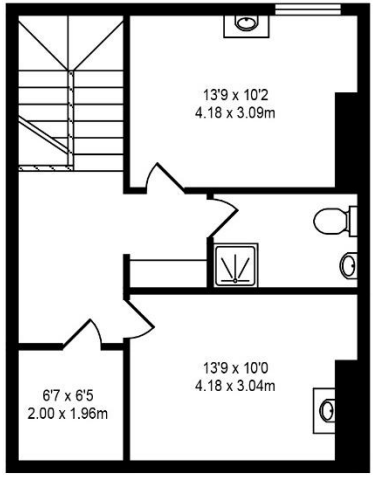
The floor plans are provided for identification and illustrative purposes only, and interested parties should satisfy themselves as to the precise accommodation and measurements.



Ground Floor
Approx. Floor
Area 976 Sq.Ft
(90.67 Sq.M.)



First Floor
Approx. Floor
Area 813 Sq.Ft
(75.53 Sq.M.)



Second Floor
Approx. Floor
Area 525 Sq.Ft
(48.77 Sq.M.)