

CHURCH RE-DEVELOPMENT OPPORTUNITY

FOR SALE



Former Blundellsands Methodist Church, Mersey Road,
Crosby, Liverpool L23 3AE



BTG
Eddisons

BLUNDELLSANDS METHODIST CHURCH

Mersey Road, Crosby, Liverpool L23 3AE



Agreement

For Sale



Detail

Re-Development Opportunity



Price

On Application



Size

1,002 sq m (10,789 sq ft)
on a site of
0.26 ha (0.65 ac)



Location

Crosby, L23 3AE



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:

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Director

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Property

The subject property is a detached church of traditional construction built with a stone facade and with a multi pitch slate clad roof.

The original church was built in 1891 and the rear extension in 1904.

The property comprises the church building to the front aspect which has two short turretted towers to the front elevation either side of the main entrance. Attached to the rear and in a courtyard is a church hall/Sunday school along with meeting and activity rooms, some of which is two storey.

Internally, at ground floor the property comprises an entrance hall which leads to the main church area which in turn leads to the rear extension which provides further community rooms, offices, toilets, etc.

There are two separate first floor areas providing offices, toilets and staff room.

Externally, the property occupies a rectangular shaped site and benefits from vehicular access from both Mersey Road and Brompton Avenue. This area has a tarmac surface and offers car parking surfaced car parking.

Accommodation

We have measured the property in relation to its Gross Internal Area (GIA) as follows:

The property lies on a site area of 0.26 hectares (0.65 acres).

| Area | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 824.5 | 8,875 |
| First Floor | 177.8 | 1,914 |
| Total GIA | 1,002.3 | 10,789 |

Planning

We understand that the property is not in a Conservation Area but it is regarded as a Non-Designated Heritage Asset, with more information available upon request.

Under Application No: DC/2023/00014 - change of use from Church (F1) was approved to change use to a community centre incorporating a cafe and shop.

Historically, approval was granted under Application No: DC/2015/00167 on 17 March 2015 for the erection of two pairs of semi-detached houses and one detached house following the demolition of the rear church hall.

Tenure

The property is held freehold under Title No: MS576395, a copy of which is available upon request.

Overage

Our client will require that an overage provision is agreed should the site be sold with or without planning permission during the first 10 years after disposal.

Terms

Our client's freehold interest is placed to the market with vacant possession with guide price available upon request. Please note our client is seeking unconditional offers only (as opposed to those subject to receipt of planning permission).

VAT

We understand that the transaction will not be subject to VAT.

Additional Information

The following additional information is available upon request:

- Land Registry document and associated plan.
- Non-Designated Heritage Asset Summary.
- Asbestos report.
- Floor plan.

Legal & Surveyors Costs

Each party is to be responsible for their own legal and surveyors costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located fronting Mersey Road with rear access from Brompton Avenue close to the roundabout intersection with College Road and Coronation Road in Crosby.

The property lies close to Liverpool Road (A565) which leads north via the Formby By-Pass to Southport and south into Liverpool City Centre.

The immediate land use is predominately residential with a mixture of detached and semi-detached inter-war housing fronting Mersey Road and Brompton Avenue. Local retail amenities lie close by on the Mersey Road/Coronation Road roundabout.







