

## Rose Lane, Mossley Hill, L18



## For Sale - £1,000,000 Offers in the Region of

### Key Features

- Land
- EPC Rating: E
- Freehold Development Opportunity
- Approved Planning Permission
- Scheme Of 18 Apartments (Mixture Of Conversion & New Build)
- Prestigious Suburb Of Mossley Hill, L18
- Former British Royal Legion Social Club
- Conditional Or Unconditional Offers Invited
- Site Area Of 0.59 Acres
- No Section 106 Contribution
- Served By Excellent Transport Links
- Prominent Frontage To Rose Lane

### Further Details

- Tenure: Freehold
- Floor Space: 4,972 square feet / 462 square metres
- Land Size: 0.59 acres
- Rateable Value: £7,000 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council

### Description

\*\*\* FULLY AVAILABLE \*\*\* Atlas Estate Agents are delighted to bring to the market this fantastic opportunity to develop a scheme of 18 apartments in the prestigious suburb of Mossley Hill, L18.

The existing property on site comprises a detached building of traditional brick construction with tiled roof arranged over three floors (basement, ground and first). It was previously used as a social club by The Royal British Legion. We are advised that the building benefits from mains gas, electric and water and measures 4972 sqft. The site extends to approximately 0.59 acres in total.

The proposed scheme of apartments includes 11 no one bedroom and 7 no two bedroom, please the schedule of accommodation for more information.

### Location

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## Planning

The site has full planning permission for the conversion of the existing building into 8 apartments and outline planning permission for the erection of two new apartment blocks to the rear containing 10 apartments in total. Please see Liverpool City Council planning application reference 200/2581 dated 25th September 2020 which has now been approved subject to conditions following an appeal. We are advised that there is no S106 contribution payable.

## Tenure

The property is held freehold under title number MS68375.

## Terms

The freehold interest offered with vacant possession.

We are seeking conditional or unconditional offers.

## VAT

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

## Legal Costs

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

## Business Rates

The property is entered in the 2017 Rating List as follows;

Description: Club and premises

Rateable Value: £7,000

## Viewing

By prior arrangement with Atlas Estate Agents.

## Additional Images



Rear



Rear



Existing Site Plan

SCHEDULE OF ACCOMMODATION				
BLOCK	No.	RM	SQM PER APT	TOTAL SQM
BLOCK A	2	1B/2P APARTMENT	50	100
	2	1B/2P APARTMENT	59.9	119.8
	1	1B/2P APARTMENT	57.8	57.8
	2	2B/4P APARTMENT	82.7	165.4
	1	2B/4P APARTMENT	78.9	78.9
TOTAL	8		TOTAL APT GVA	482.8m
BLOCK B	2	1B/2P WHEELCHAIR COMPLIANT	51.5	103
	1	1B/2P APARTMENT	51.5	51.5
	1	2B/4P APARTMENT	63.3	63.3
	1	2B/4P APARTMENT	78.9	78.9
TOTAL	5		TOTAL APT GVA	296.7m
BLOCK C	2	1B/2P WHEELCHAIR COMPLIANT	51.5	103
	1	1B/2P APARTMENT	51.5	51.5
	1	2B/4P APARTMENT	62.3	62.3
	1	2B/4P APARTMENT	78.9	78.9
TOTAL	5		TOTAL APT GVA	296.7m
TOTAL NO OF APARTMENTS	18		TOTAL ALL BLOCKS APT GVA	1,059.4m

Schedule Of Accommodation

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/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 each of them.