

**RE-DEVELOPMENT OPPORTUNITY**

**FOR SALE**



**Sandheys, 158 Mill Lane, West Derby, Liverpool  
L12 7JF**



**BTG  
Eddisons**

# SANDHEYS, 158 MILL LANE

WEST DERBY, LIVERPOOL L12 7JF



Agreement

For Sale



Detail

Re-Development Opportunity



Price

On Application



Size

1,031 sq m (11,096 sq ft)  
Site Area 0.50 ha (1.24 ac)



Location

Liverpool L12 7JF



Property ID

791.RGD

**For Viewing & All Other Enquiries Please Contact:**



**ROBERT DIGGLE**

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**Director**

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## Property

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Sandheys comprises a substantial detached dwelling in substantial grounds built in the early 19th Century of traditional brick construction with slate roof and comprising two storeys and incorporating three bays.

The property is in a dilapidated condition and hence in need of refurbishment.

## Accommodation

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From information provided to us we understand that the Gross Internal Area (GIA) is as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	409	4,402
First Floor	287	3,089
Second Floor	189	2,034
Basement	146	1,571
Total GIA	1,031	11,096

## Site Area

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From calculations taken from Edozo Maps we understand the site area is 0.50 hectares (1.24 acres).

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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Sandheys is a Grade II Listed building, Historic England Reference No: 1208266 and was first listed on 19 June 1985.

There appear to be a number of Tree Preservation Orders (TPOs) close to and within the grounds of the property.

The property does not lie in a conservation area.

## Tenure

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The property is held within Title No: MS565001, a copy of which is available upon request.

The site will be disposed of by way of a new 250 year lease, at a peppercorn rent. There will be an option to acquire the Freehold once refurbishment works have been completed to the satisfaction of the Council's surveyor.

## Price

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Our client's long leasehold interest, as outlined above is placed to the market with vacant possession with guide price and further information available upon request.

Please note that our client is seeking unconditional offers only (as opposed to offers subject to receipt of satisfactory planning permission).

## Further Information

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Further information is available upon request as follows:

- Land Registry document for Title No: MS565001.
- Floor plans in CAD and PDF.
- Historic England Grade II Listed entry.
- Site plan.

## Additional Costs

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All disposals are subject to payment of the City Council Surveyor's fees at 5% and legal fees at 4% of the premium.

## VAT

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

## Legal & Surveyors Costs

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

## Anti-Money Laundering

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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 subject property is located fronting Mill Lane in West Derby close to its intersection with Queens Drive (A5038). Queens Drive leads south to the Rocket Junction at the commencement of the M62 motorway and north and west towards Liverpool City Centre.

The immediate land use around the subject property comprises a mixture of semi-detached and detached housing with the property lying immediately behind Holly Lodge School.





