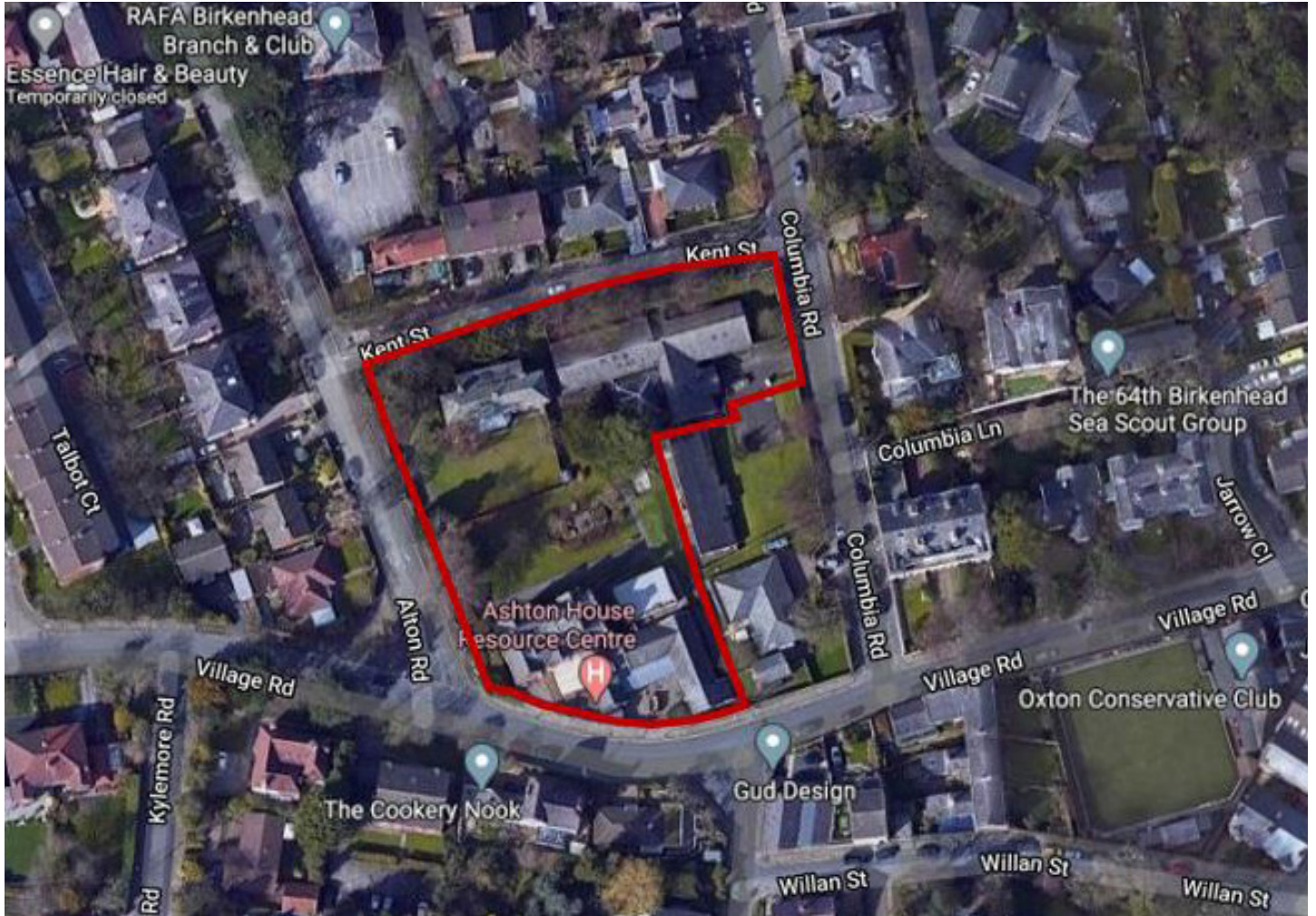


ASHTON HOUSE VILLAGE ROAD OXTON CH43 5SR



FOR SALE

DEVELOPMENT OPPORTUNITY

Part Sale Considered

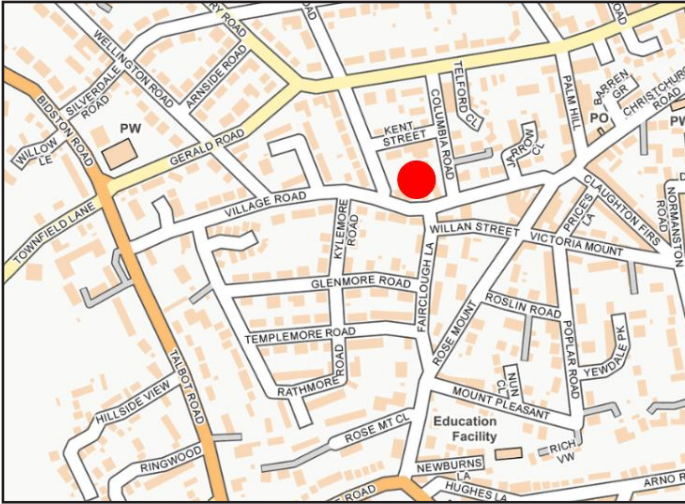
0.51 hectares

(1.27 ACRES) APPROX

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET,
LIVERPOOL, L2 9SH

Hitchcock & Wright
Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

ASHTON HOUSE, VILLAGE ROAD, OXTON CH43 5SR



LOCATION

The property is situated in the much sought after residential area of Oxtton Village which is a conservation area. The Property is ideally located within a 5-minute drive of the M53 motorway and Queensway Tunnel entrance making it a convenient position for commuting or accessing Liverpool City Centre. The heart of Oxtton Village is a short walk from the property offering village amenities such as local shops, pubs and restaurants including the michelin star rated Fraiche.

DESCRIPTION

The property comprises of three buildings set in a 1.27 acre site. Ashton House is the main three-storey (plus basement) building dominating the village road frontage with many original features still remaining and a grand staircase through the central core of the building. More recently two additional buildings have been constructed in the grounds which comprise of the two-storey Adcote House and single storey Kent House positioned towards the rear of the site.

DEVELOPMENT POTENTIAL

Subject to planning consent, there are a number of potential future uses. Most recently the property has been used by the NHS and would therefore suit a form of continued medical use. Alternatively there is potential to convert Ashton House into 11 large luxury apartments with executive houses in the grounds in place of Adcote House and Kent House.

SITE AREA

The site extends to approximately 0.51 hectares (1.27 acres).

PRICE

Upon application.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VAT

All the figures quoted are exclusive of, but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for its own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Mobile: 07970 837453

Email: mattkerrigan@hwardp.co.uk

Details Prepared June 2020

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

Hitchcock Wright
& Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk