



**For Identification Purposes Only**

Former Bromborough Police Station, Bromborough Village Road, Wirral  
CH62 7JG

# Former Bromborough Police Station

Bromborough Village Road, Wirral CH62 7JG



## Agreement

For Sale



## Detail

Development/  
Re-Development  
Opportunity



## Price

On Application



## Size

3,309 sq m (35,625 sq  
ft)  
0.846 ha (2.09 acres)



## Location

Bromborough, CH62 7JG



## Property ID

791.RGD

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



## Robert Diggle

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## Property

The property comprises of the main police station, separate property store and two houses which are currently occupied as offices, built in the late 1930's.

The main station is of part single / part two storey of traditional brick construction with pitched tiled or flat roofs.

Internally the building is finish with acoustic tile ceiling, recessed strip lighting, painted or papered walls, carpeted or parquet floors, gas central heating and double glazing throughout

The separate garage block was refurbished for use as a property store in 2013. It has brick walls, double pitched tile covered roof and has been extended with an extension comprising brick walls and metal sheet roof.

Two detached Police houses 81 and 83 Bromborough Village Road and have been used as offices. They are of traditional two storey brick design with pitched tiled roof.

## Accommodation

From information supplied to us the Gross Internal Area (GIA) as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Main Building	2,494.7	26,856
Garage/Store	492.8	5,305
81 Bromborough Village Road	148.0	1,593

Area	m <sup>2</sup>	ft <sup>2</sup>
83 Bromborough Village Road	173.8	1,871
Total GIA	3,309.3	35,625

From information supplied to us the Net Internal Area (of the main building) is approximately 2,268 sq m (24,413 sq ft).

Site area 0.85 hectares (2.09 acres).

## Rates

The property is entered in the 2026 Rating List as follows:

Description: Police Station & Premises

Rateable Value: RV £160,000

## Planning

We have made verbal enquiries with the local planning authority and understand the property is not listed nor situated in a conservation area. In the adopted UDP the property is within a primarily residential area.

## Energy Performance Certificate

EPC's have been commissioned as follows:

- Main building – D & Garage – E
- 81 & 83 Bromborough Village Road – E

## Tenure & Terms

The property is held freehold under title numbers: part of MS552541, MS714066 and MS713918. Our client is seeking offers on either a conditional (subject to planning) or unconditional basis with further information available upon request.

## Anti-Embarrassment Clause

The purchaser will be required to commit to an Anti-Embarrassment Clause, details of which are available upon request.

## Additional Information

The following additional information is available upon request:

- Land Registry documents and associated plans
- Floor plans in CAD and PDF/Asbestos Report/EPC

## Legal Costs & VAT

Each party will be responsible for their own legal and surveyors costs. It is our understanding that VAT will not be applicable to the purchase price.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

The property/site is located close to the centre of Bromborough approximately 7 miles south of Birkenhead and 12 miles north of Chester. The site fronts Bromborough Village Road, which itself leads to the A41 close by. The A41 runs north to the Birkenhead Tunnel and Liverpool City Centre and south to Junction 5 of the M53 motorway.

The immediate land use is predominately residential comprising a mixture of housing types.





