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FOR SALE – DEVELOPMENT/RE-DEVELOPMENT  
OPPORTUNITY

**Eddisons**



For Identification Purposes Only

**FORMER BROMBOROUGH POLICE STATION, BROMBOROUGH VILLAGE ROAD**

**WIRRAL CH62 7JG**

- 3,309 sq m (35,625 sq ft) GIA
- 0.846 hectares (2.09 acres) site
- Prime residential development site, or suitable for alternative uses – subject to relevant consents
- Freehold

## 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.

## DESCRIPTION

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.

Externally, there are two significant surface car parks on site one to the front of the building another between the main building and the adjoining property store.

## ACCOMMODATION

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

UNIT	M <sup>2</sup>	SQ FT
Main Building	2,494.7	26,856
Garage / Store	492.8	5,305
81 Bromborough Village Road	148.0	1,593
83 Bromborough Village Road	173.8	1,871
<b>TOTAL</b>	<b>3,309.3</b>	<b>35,625</b>

From information provided 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 2023 Rating List as follows:

Description: Police Station & Premises

Rateable Value: RV £83,500

## 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.

## EPC

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: MS552541, MS714066 and MS713918 (Title No: MS713918 is being amended by the Land Registry and we will provide an update on receipt). 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 Report

## 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.

## VIEWING

Strictly via the agents

Eddisons

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December 2024

For more information, visit [eddisons.com](http://eddisons.com)

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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## PHOTOGRAPHS



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## SITE PLAN



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