

For
Sale



The Pavilion

Sandforth Court, Queens Drive, Liverpool L13 0DQ

Former Tennis Club offering Potential Redevelopment Opportunity

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Key Highlights

- **Freehold site of approximately 0.34 hectares (0.83 acres)**
- **Potentially suitable for redevelopment for a variety of uses subject to necessary consents**
- **Former tennis club comprising pavilion, car park and 4 courts**



Location

The subject property is situated in West Derby, an inner city area lying approximately 3.5 miles east of the main definable city centre of Liverpool.

West Derby is bordered by the adjoining district of Old Swan and Tuebrook and like many districts in Liverpool there is no specific definition of boundaries between such districts.

The subject site is presently accessed via Sandforth Court from Queens Drive (A5058). The site can also be accessed via a pedestrian gate from Sandforth Close which is a cul-de-sac with the subject property sitting at the cul-de-sac head.

Sandforth Close and many of the adjacent streets provide for an established residential suburb with the majority of stock providing conventional family homes with some more modern apartment buildings.



Description

The property is a former tennis club comprising a fairly regular shaped site extending to 0.34 hectares (0.83 acres) or thereabouts in total.

Contained within the site is a single storey detached clubhouse building which is serviced by a car park from the western boundary of the property which is laid to a mixture of concrete and tarmacadam coverings and could provide parking for up to an estimated 40 vehicles.

To the east of the clubhouse are 4 no. all weather tennis courts which are securely fenced.

The car park area is relatively open in nature and is presently accessible from Queens Drive over an unadopted access road through a neighbouring site that fronts onto Queens Drive. Interested parties should satisfy themselves regarding access rights to the property.

The site also benefits a pedestrian access via a secured gateway to the eastern boundary via Sandforth Close.



The plan extract identifies approximate boundaries of the site, obtained from the title plans but interested parties should investigate and satisfy themselves in this regard.



Accommodation

The property has been measured in accordance with RICS Property Measurements (2nd Edition) as follows

	SQM	SQFT
Changing Room	46.00	495
Kitchen	3.00	32
Bar & Lounge	137.80	1,483
Beer Cellar	16.20	174
Pool Room	27.20	293
WC Block	15.30	164
TOTAL GIA	245.50	2,641

The site comprises a regular shaped plot which has been measured utilising Ordnance Survey Pro-Mapping service and title plans provided. The site is estimated to extend to 0.34 hectares (0.83 acres) or thereabouts.



Planning

Interested parties should make their own investigations directly with Liverpool City Council Planning Department



Services

The property has previously benefited connection to mains electric, gas, water and drainage and it is deemed therefore that they are available for reconnection. Interested parties to satisfy themselves regarding service connections.



Rating

The premises are entered in the 2017 Rating List as follows:

	Rateable Value
Bohemians Tennis Club - Tennis Court & Premises	£650
Collegiate Bohemians Sporting Club - Sports Club & Premises	£2,900

*Please note ratings assessments from 01.04.23 will increase to £2,700 and £6,900 respectively.





EPC

The property has an Energy Performance Rating of B-48. A copy of the certificate can be made available to interested parties upon request.



Opportunity

Our clients are seeking offers for their interest in the property. All offers will be considered including those that are made with conditions (i.e. subject to planning) and those that are made unconditionally. Further information available upon request.



Tenure

Understood to be held by way of freehold title MS352143.



VAT

We understand this transaction will not be subject to VAT. Your legal adviser should verify.



Further Information

Further information can be obtained from the agents

Anti Money Laundering – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0670 Feb 2023

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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