



Not to scale. For identification purposes only

- **Redevelopment opportunity.**

Description A potential residential redevelopment opportunity subject to the necessary planning consents. The site comprises St Oswalds Youth Club and associated land which is linked to the adjacent Church Hall. There is an additional former Church Hall which is separated from the main site, as detailed on the site plan and within the legal pack. Architect drawings are also available for the conversion to provide a 69 bedroomed nursing home, however no planning application has been submitted.

Situated Fronting St. Oswald's Street on the corner of Mill Lane sat on a good sized corner plot

in a popular and well established residential location within walking distance to Edge Lane Retail

Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

Planning

Previously Liverpool City Council have granted planning permission for two scheme as outlined below: 1. Previous applications have been accepted (now expired) to partially demolish St. Oswalds Parish Club and erect a two-storey block of 4 no. flats: to convert retained part

of parish club and youth centre into 10 no. flats, and carry out external alterations to buildings (including glazed link buildings), landscaping, and new car park – 07F/1494 2. To carry out internal and external alterations including erection of glazed link buildings, in connection with partial demolition of St. Oswalds Parish Club and conversion of Montini Youth Centre to form 6 no. flats – 07L/1493. Potential purchasers should make their own enquiries.