



A residential re-development opportunity with planning permission for change of use from residential care home to 13 apartments. The premises comprise a substantial detached double fronted former care home (previously two semi detached houses) arranged over ground, first and second floors together with lift to all floors and front, side, and rear gardens.

Situated

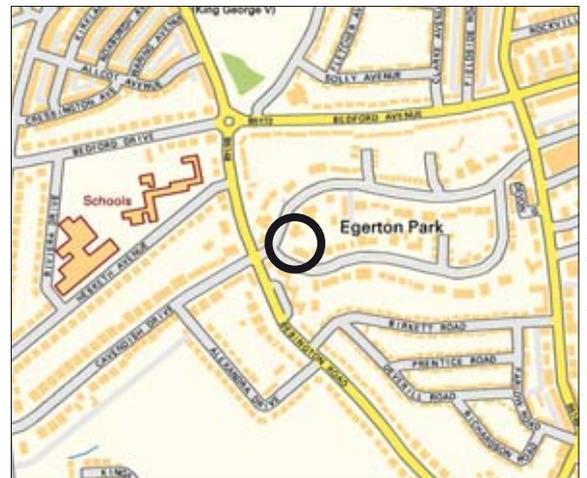
The property is situated within Egerton Park, a Victorian Residential Park approximately 1.5 miles from Birkenhead Town Centre. The park is located between Bebbington Road and Old Chester Road with access via Bebbington Road and is close to local amenities.

Outside

Front, rear and side gardens.

Planning

Planning permission has been granted by Wirral Council on 25/04/2012 for a change of use from residential care home to 13 apartments under reference APP/11/00430. Copies of the proposed plans are available upon request from the auctioneers.

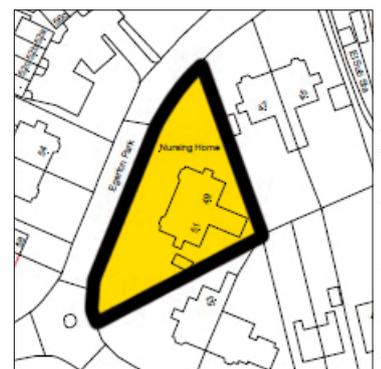


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Tenancy Schedule

FLOOR	EXISTING ACCOMMODATION	PROPOSED ACCOMMODATION
Ground Floor	2 Entrance lobbies, Hall, 2 Bedrooms, 2 Sitting rooms, Kitchen, Dining room, Laundry room, Staff room, Shower room/W.C., 4 W.C.'s, Lift access	Flat 1 – 2 Bedrooms, Kitchen/Lounge, Bathroom Flats 2 & 4 – Bedroom, Lounge/Kitchen, Bathroom/W.C. Flats 3 & 5 – Bedroom, Lounge/ Kitchen, Shower room/W.C.
First Floor	7 Bedrooms, Lounge, Bathroom, Shower room/W.C, W.C, 2 Stores, Lift	Flats 6, 7, 8, 9 – Bedroom with en-suite, Shower room/W.C, Lounge/Kitchen.
Second Floor	6 Bedrooms (one with en-suite bathroom), Shower/W.C, W.C, Store, Lift access	Flats 10, 11, 12, 13 – Bedroom with en-suite shower room/W.C, Lounge/Kitchen.



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