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- A detached Grade II listed lodge together with a detached listed outhouse to the rear which is in need of a full upgrade and refurbishment scheme. The property benefits from gardens.

Description A detached Grade II listed Lodge together with a detached curtilage listed outhouse to the rear. The property is a good example of an Arts & Craft era/Eden Nesfield style lodge to the former mansion known as Dove Park in Woolton (cf. OS Map 1893). The building is in structural disrepair and requires urgent repairs and a full upgrade and refurbishment scheme. The property benefits from side garden and rear courtyard/garden.

Situated At the entrance of Reynolds Park situated on Church Road in a popular and well established residential location within close proximity to local amenities, Schooling and transport links approximately 7 miles from Liverpool city centre.

Use: Residential

Ground Floor Hall, Lounge, Kitchen, Dining room.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens.

Tenure New 250 year lease with a condition to repair and refurbish the property, urgent repairs to be carried out within 12 months & a full refurbishment of the property to be carried out within 36 months of the lease commencement date.

The property is in structural disrepair and therefore may not qualify for traditional mortgage lending.

The city council requires a Conservation Accredited Structural Engineer to be appointed on legal completion completion of the sale to inspect & make an assesment of the building and prepare a schedule of acceptable Conservation repair of the structure, prior to the building being occupied. This is also to be in agreement with the Council's Conservation & Planning Officers.

The repairs to the building are to be carried out by the purchaser at the earliest opportunity and within 12 months of the lease commencement date to prevent further deterioration of the building. If the purchaser fails to implement the urgent repairs this may

result in urgent works notices being served by the Council.

A full refurbishment of the property is also required within 36 months of the lease commencement date, subject to appropriate planning consents.

All enquiries are to be made with the City Council's Conservation Officer on:

T: 0151 233 0340 E: chris.griffiths@liverpool.gov.uk

Fees In addition to the purchase price the purchaser will also be responsible for payment of the councils surveyor's and legal fees at 3% of the purchase price.

