

# For Sale

Dudley Wallis Centre, Prescot,  
L35 7JE



On the instructions of



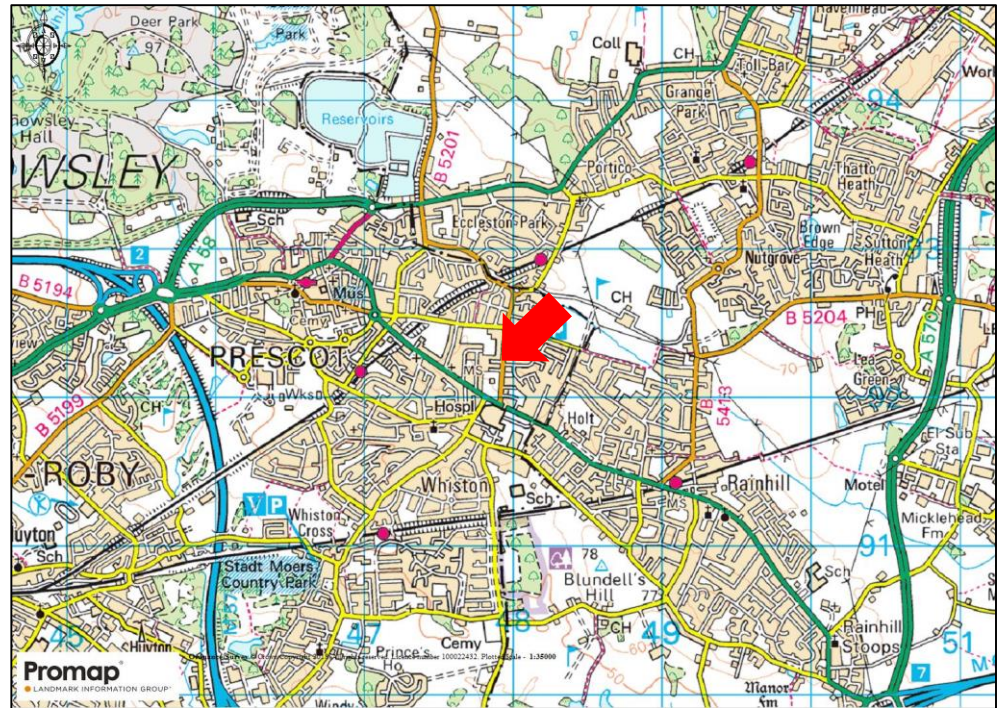


# Location

*The property is located along Delph Lane, within in a predominantly residential location, a short distance from Whiston Hospital and Eccleston Park Rail Station providing good public transport links on the Northern Line to Liverpool Lime Street.*

Prescot town centre is located within 1 mile to the west of the property and provides a good level of amenity for the area. Henley Park, an attractive and well maintained public park is located in close proximity off Delph Lane. The property has good road links to the A57 Warrington Road which links to the M57 providing access to Knowlsey to the North of the M6 to the South, which in turn links to Warrington, Manchester and beyond.

The property is bounded by Delph Lane to the west and Sandstone Drive to the south. Avondale Nursing Home lies to the east of the property. To the north of the property is a cleared development site, currently being marketed as a residential opportunity, that has recently been granted planning permission for a 419 space car park.



# Description

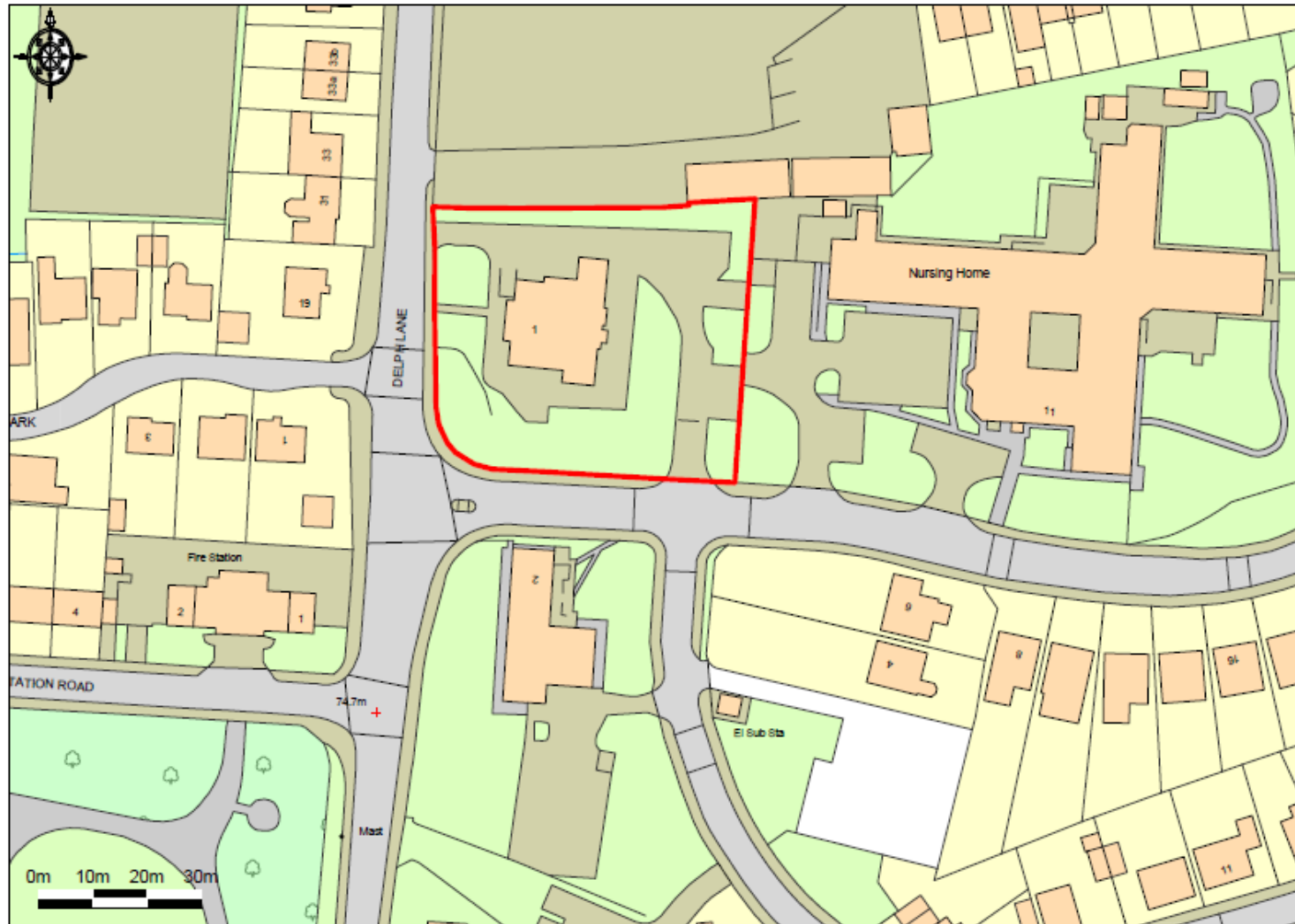


- The Dudley Wallis Centre comprises an attractive Victorian two storey detached red brick property under a multi pitched slate roof extending to c. 3,660 sq ft.
- The property is accessed via Sandstone Drive which leads into a good sized tarmac surface car park that wraps around the property with marked out spaces.
- The property is set within mature grounds on a site of 0.68 acres (0.28 Ha).



- Internally the property has been finished to a reasonable specification with a combination of carpet and laminate flooring, recessed light boxes and florescent strip lighting and wall mounted radiators positioned throughout.
- There is a ground floor reception area with toilets and kitchen areas located on each floor.
- The first floor is accessed via a feature staircase in the center of the building.

# *The Site*



OS Plan, Source: Promap



# Planning & Tenure

## Planning

The site has the benefit of D1 use which *‘permits the erection, extension or alteration of Schools, Colleges, Universities and Hospitals. Class 2 of the Use Classes Order includes Hospitals and convalescent nursing homes which encompasses the services provided at the aforementioned property’.*

We believe that the property is suitable for a range of alternative uses subject to receipt of the necessary consents. All enquiries enquires should be made directly to Knowsley Borough Council – [www.knowsley.gov.uk/residents/building-and-planning](http://www.knowsley.gov.uk/residents/building-and-planning)

A full planning history can be viewed online using the following link – [www.planapp.knowsley.gov.uk/online-applications](http://www.planapp.knowsley.gov.uk/online-applications)

## Tenure

The Dudley Wallis Centre is registered under Title Number MS577632 and held Freehold.

## Possession

Vacant possession to be granted upon completion.

## VAT

The property is not subject to VAT.

## Opportunity

Expressions of interest are sought for this Freehold interest.



# *Further Information*

Further information can be obtained by contacting sole agents JLL:

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**John Lafferty**

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We would like to be told of any such errors in order to correct them.

April 2018