



Former West Derby Bowling Club,  
Haymans Green, West Derby  
LIVERPOOL, L12 7JG

# Former West Derby Bowling Club, Haymans Green, West Derby

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A potential new development or redevelopment opportunity situated in an established, high quality residential neighbourhood in the popular suburb of West Derby village to the north east of Liverpool centre.



## FEATURES

- Circa 0.98 acres
- Victorian house (latterly Club House)
- Broadly 'L'-shaped site
- Large car park, Bowling Green and ancillary buildings



## LOCATION & SITUATION

The Property is located in the popular residential suburb of West Derby lying approximately 3.8 miles north east of Liverpool city centre.

The Property is situated on Hayman's Green, a mature residential road lying to the north of Mill Lane, and stands amongst a mixture of large Victorian, post war semi detached and more recent housing.

West Derby village is a popular suburban location, offering a variety of local shopping and leisure facilities. The Croxteth Country Park lies a short distance to the north east.

## DESCRIPTION

The Property is a former bowling club, comprising a Victorian dwelling, most recently used as a clubhouse, with large car park, bowling green, pavilion, garage, ancillary building and grounds. The site extends to a total area of approximately 0.98 acres.

The clubhouse is set over two floor and comprises bar, lounge room, snooker room, WCs and ancillary space to the ground floor. To the first floor are two flatted units (accessed externally).

The accommodation is set out in the table below (measured on a Gross Internal Area basis).

	Ground Floor	First Floor
<b>Club House</b>	2,222 sqft	1,989 sqft
<b>Garage</b>	213 sqft	
<b>Pavilion (&amp;WC)</b>	785 sqft	
<b>Bowling Store*</b>	332 sqft	

\* measured externally

Please note that the areas quoted are approximate as some areas were not accessible at the time of inspection (including basement and residential apartments).

## PLANNING

The Property lies within a Primarily Residential Area and within the West Derby Village Conservation Area as defined in the Liverpool Local Plan 2013-2033 (adopted January 2022).

## METHOD OF SALE

Written offers are invited for the Property on a conditional (i.e. subject to grant of planning permission) or unconditional basis.

## TENURE

Freehold

## GUIDE PRICE

£1,100,000 (plus VAT if applicable)

## FURTHER INFORMATION

A link to an Information Pack containing further information is available on request from the agent.

## PLANS

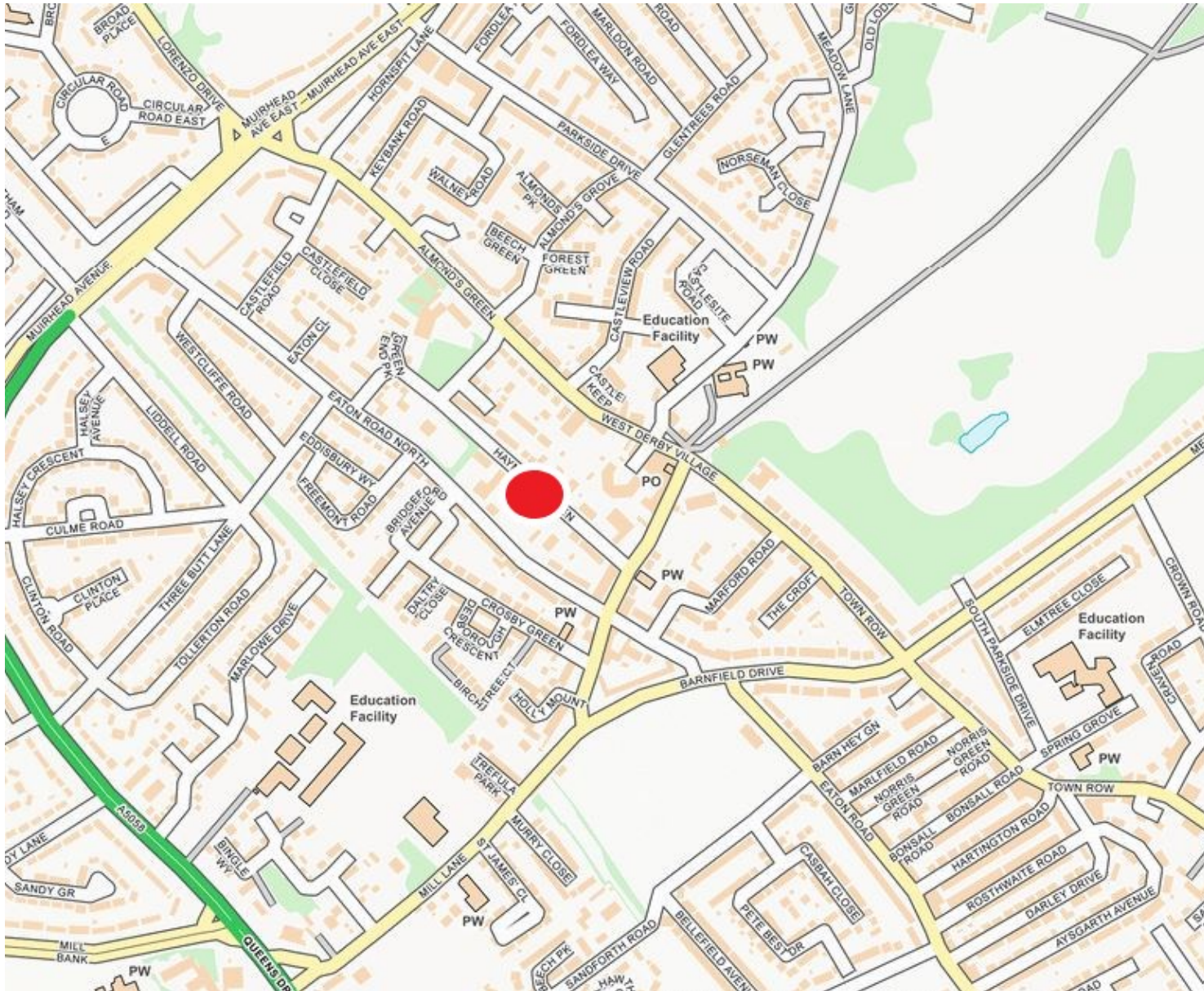
All plans and images are indicative and for identification purposes only.

## VIEWING

All viewings are to be made by request through the agent.



## LOCATION PLAN



## CONTACT

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