

LOT
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West Derby Cemetery, Lower House Lane, Liverpool L11

VACANT RESIDENTIAL

Guide price **£50,000+**



A two storey Grade II Listed semi detached building comprising mess rooms for cemetery workers, separate offices, clock tower together with a three bed roomed flat above via a separate entrance. The property is in need of a full refurbishment scheme and could continue its use as offices or alternatively would be suitable for possible conversion to provide two/three flats, subject to the relevant consents. In addition to the price achieved at the auction, the purchaser shall pay the Council's surveyors and legal costs at 3% of the price subject to a minimum fee of £1500.00.

Situated

In the cemetery grounds off Lower House Lane in an established location approximately 5 miles from Liverpool city centre.

Ground Floor

Mess Rooms/Office – Hall, Reception, Staff Mess Room, Changing Room, Store, Shower/WC

First Floor

Flat – Hall, Living Room, Kitchen, Bathroom/WC, three Bedrooms with access to the clock tower.

Outside

Front Garden and parking.



Not to scale. For identification purposes only



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