



FOR SALE

Ormskirk Court Hotel (Former Magistrates Court), 7 Derby Street, Ormskirk, L39 2BJ

0.202 hectares (0.5 acres)

Total proposed development: 1423.6 sq.m
(15,300 sq.ft)

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- ❖ c0.5 acre development opportunity in attractive market town
 - ❖ Existing planning for Aparthotel consisting of 23 five-star Aparthotel rooms and bar
 - ❖ Potential to vary planning to include residential, student or supported housing (STP)
 - ❖ Prime unopposed position within Ormskirk Town Centre
 - ❖ Substantial pre-commencement enabling and demolition works completed
 - ❖ Exciting opportunity to convert beautiful building whilst building to modern building standards to the rear
 - ❖ On site parking and major park and ride railway station nearby
 - ❖ Close to Edge Hill Campus



ACCOMMOATION

- Site: 0.202 hectares (0.5 acres)
- Existing building 865.2 sq.m (9,313 sq.ft)
- Additional proposed new build to rear of 556.4 sq.m (5,989 sq.ft)

Total proposed development: 1,423.6 sq.m (15,300 sq.ft)

There are: a total of 23 apartments proposed, consisting of 8 x 1-bedroom apartments, 13 x 2-bedroom apartments and 2 x 3-bedroom apartments varying in size from 36 sq.m to 55.2 sq.m (388 sq.ft – 594 sq.ft). The proposed bar is 183.4 sq.m (1,974 sq.ft)

All figures have been provided to us assuming gross internal areas and we have not measured on site. All interested parties should rely on their own enquiries.

TENURE

Freehold.

VAT

All prices, outgoing and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request. We understand the property is not elected for VAT.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

EPC

The property is a development site and stripped of any heating or power systems. Energy performance criteria is therefore unable to be assessed at this time, but energy efficiency calculations are available upon request.

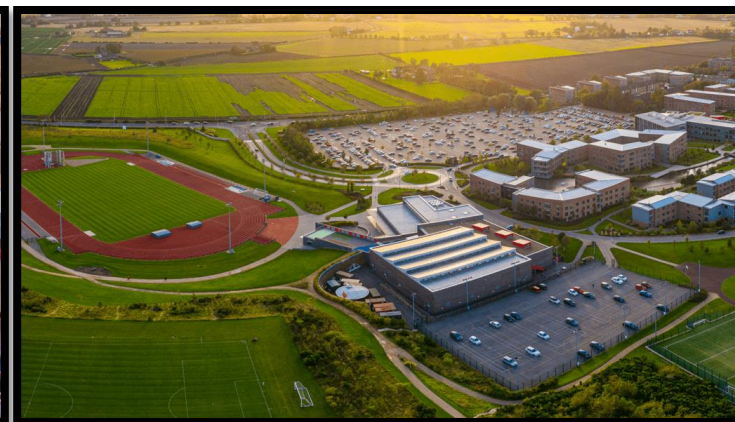


ORMSKIRK

Ormskirk is a delightful gem nestled in the heart of West Lancashire, bursting with charm and character that's sure to win over anyone who visits or calls it home. This historic market town, with roots stretching back to the 13th century, has a famous twice-weekly market, held every Thursday and Saturday since 1286, and transforms the pedestrian-friendly streets into a bustling hub of community life.

Beyond the market, Ormskirk's compact town centre is a treasure trove of independent shops, cozy cafes, and inviting pubs. The town's rich history shines through in landmarks like the striking Ormskirk Parish Church, with its rare tower-and-spire combo, and the Gothic-style Clock Tower standing proudly since 1876.

Ormskirk's got a lively pulse, too, thanks to Edge Hill University, which brings a youthful energy and cultural flair to the mix with over 14,000 attending students. With excellent transport links to Liverpool, Preston, and beyond, it's the perfect spot for those who crave a slower pace without losing access to big-city excitement. Affordable living, a strong sense of community, and a calendar packed with events make Ormskirk one of the most attractive Lancashire towns!





Description

The subject property comprises a detached two storey plus basement, which is Grade II listed. It is a former Magistrates Court and Police Station to the front, built originally in 1850. The building is a two-storey detached building of traditional brick construction with a sandstone faced frontage. An extension was built to the rear of the building in the 1970's which has now been demolished.

The property is set back slightly from the road, with a pedestrian path located to the frontage of the property with a surfaced car park to the rear, which currently provides parking for 18 cars. It has a vehicular access from the highway that is part shared with a neighbouring property. A rear extension had been demolished and the interior of the building has been stripped out to enable quick completion of the scheme.

Proposed Development

The scheme is to develop into a five-star Aparthotel with 23 five-star apartments being a mixture of 1, 2 and 3 bedrooms with 14 car parking spaces and a restaurant on the first floor. A flat roofed extension was demolished to the rear and the intention is to erect a new two storey extension accommodation block. This extension will be linked to the existing building via a glazed link walkway.

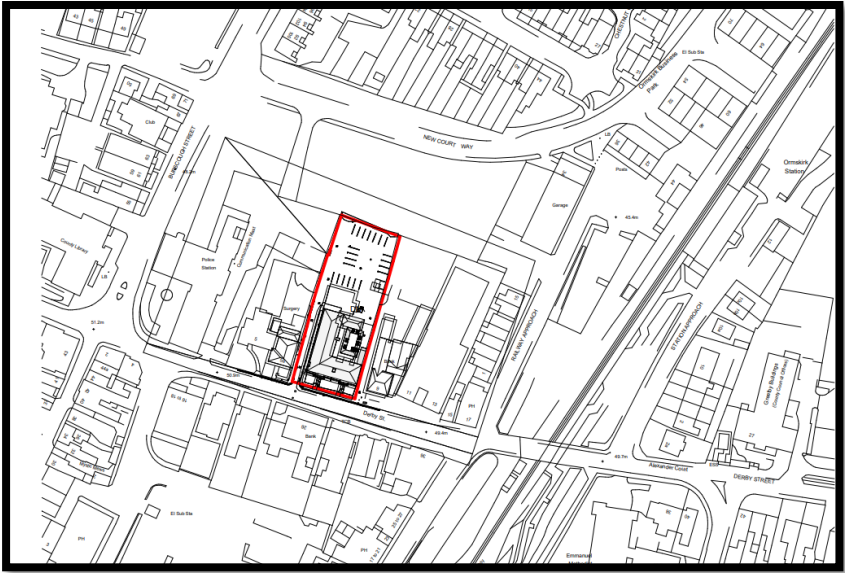
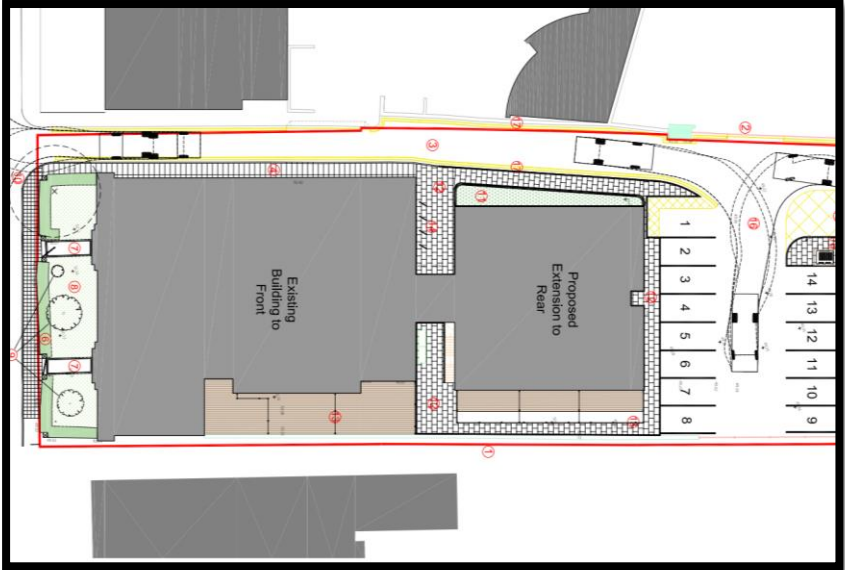
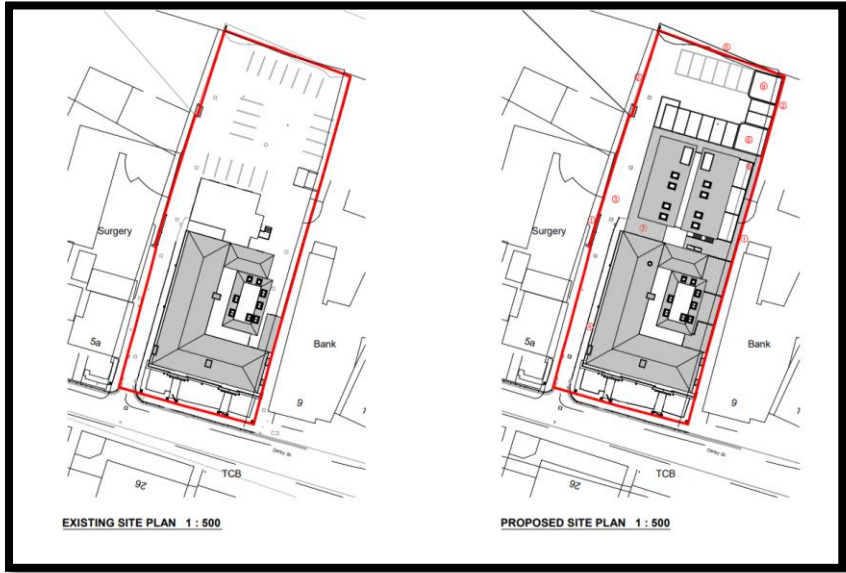
The proposed restaurant will be located over two floors, with the restaurant located on the first floor and a bar/waiting area on the ground floor, which will be accessed on the west elevation of the building, off Derby Street. The ground floor will consist of the restaurant and bar facility, 11 apart rooms, reception and lobby area, cleaner's store and a goods entrance with staff office. Flats 4, 5 and 6 will have private external terrace areas, which will replace the demolished disused outbuilding. The first floor will provide a total of 12 apart rooms, of which 6 will have a mezzanine level in the proposed extension.

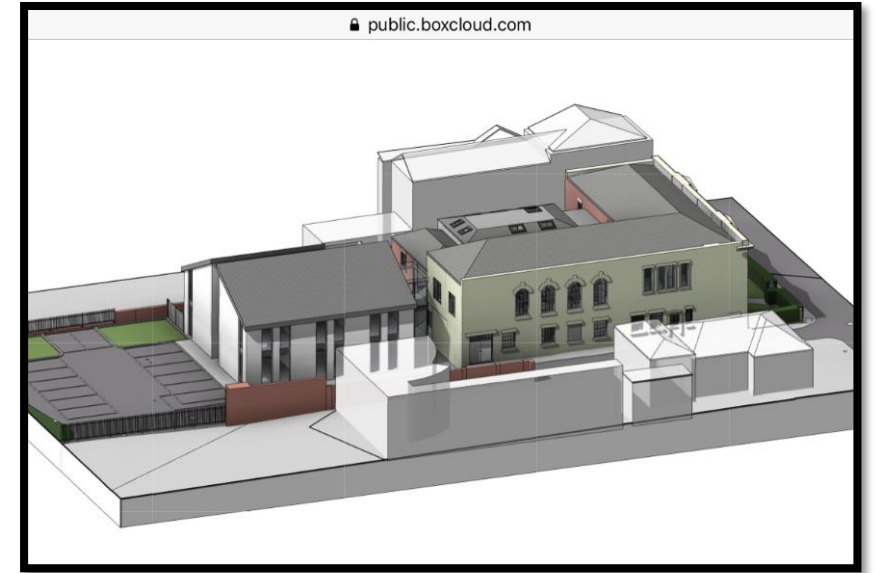
Planning

The property has been granted permission for change of use from a Magistrates Court to create an Aparthotel and Bar/Restaurant and construction of a two-storey rear extension. Application ref. 2018/1322/FUL. Change of use from Magistrates Court to create an Aparthotel and Bar/Restaurant and construction of a two-storey rear extension. Granted 23 May 2019 and works have commenced. This has also received Listed Building Consent. The Magistrates Court is Grade II listed. The building also lies within the Ormskirk Town Centre Conservation Area. The listing description for the court is Magistrates Courts and former Police Station. Built in 1850, altered during its lifespan.

The local planning authority has expressed an eagerness to engage to facilitate bringing the building back into use and will consider widening the planning parameters such as residential, supported housing, offices, leisure or a combination. All potential alternative uses are subject to achieving formal planning.







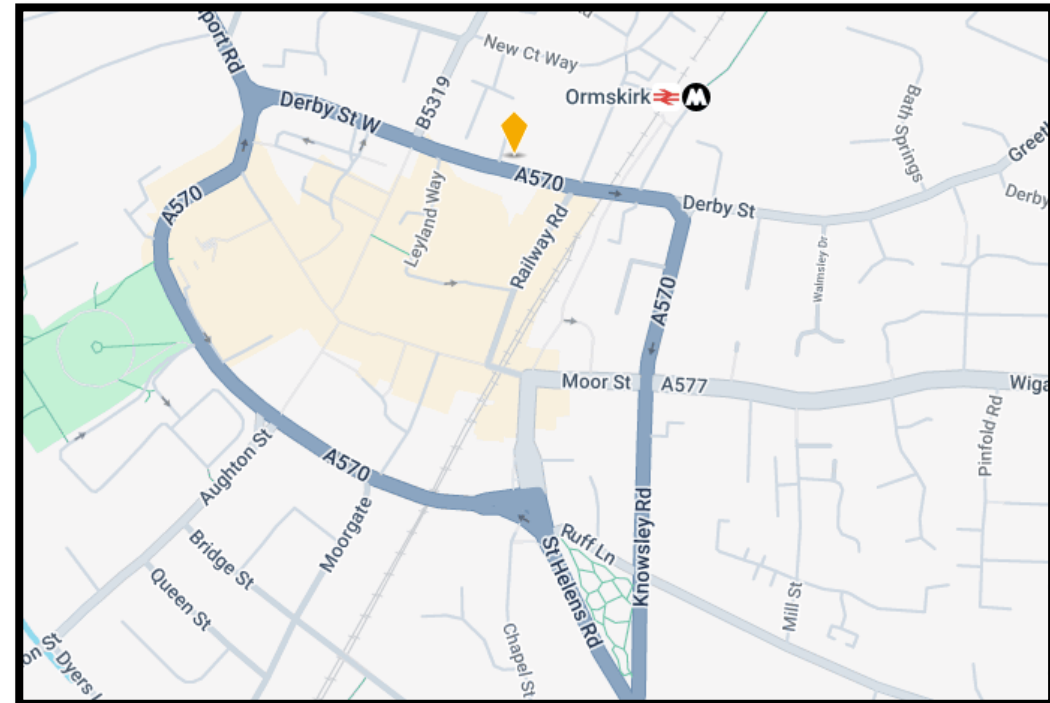


LOCATION

Ormskirk is a market town in the western district of Lancashire, England. It is located 13 miles north of Liverpool, 11 miles northwest of St Helens, 9 miles southeast of Southport and 18 miles southwest of Preston.

The subject property is located on Derby Street, to the north edge of Ormskirk Town Centre. The location is renowned for being an office, leisure and student location. Ormskirk Railway Station is less than 200m away with connecting links to Preston and Liverpool and offers a free park and ride service.

SAT NAV REF: L39 2BJ





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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