

FOR SALE

Church Redevelopment Opportunity

Elm Hall Drive Methodist Church, Elm Hall Drive,
Liverpool, L18 1LE



Contact

Graham Smith 07467 955294
graham.smith@rapleys.com

Elm Hall Drive Methodist church seeks a partner who will develop the existing building such that the church may continue in part occupation and function with other community groups contemporaneously in occupation.

They are looking for a party who will imaginatively adapt and update the current church building, addressing the current fabric condition and maintenance liabilities, such that the church can realistically plan a long future whilst remaining in-situ within part of the existing building.

The church would like to hear from interested parties willing to explore this relationship. The following criteria will assist the choice of partner:

- The church will relinquish occupation and ownership of part or parts of the premises as maybe applicable.
- Any future occupier of the building will need to have compatible ethics and objectives as the church.
- Groups from other Christian churches are welcome.
- Redevelopment of the existing building can include residential conversion (subject to planning).
- Interest from developers with a preference for unconditional offers.
- The future structure for occupation can include, but is not limited to:
 - Sale of the property or part.
 - Lease back in part
 - A joint venture / property swap

Offers

Offers are sought in the anticipated range of
£350,000 - £450,000

Location

The church is located within a sought after residential area and is close to the local retail centre on Allerton Road near to Smithdown Road and Penny Lane. It is a short drive away from the end of M62 motorway via Queens Drive (A5058). The locality benefits from restaurants and bars and many public transport routes.

The church has personnel access from Oakdale D Road at the rear.



Description

The site area is approximately 0.15 (0.37 acre). A single detached building occupying almost the entire plot. It is generally divided into three distinct parts: church, meeting hall and the central area of offices and small meeting rooms. This middle section has accommodation over ground and first floors.

The general condition of the building is typical for a building that is 100 – 120 years old, but there are elements that need more urgent attention. It is anticipated that a redevelopment project will alleviate these issues.

The property is held freehold under land-registry title MS576556. The building is not listed and is not within a conservation area. We are not aware of any rights of way, easements or restrictive covenants.

The property has planning use F1 (educational establishments, museums, libraries, art galleries (not for sale), public halls, places of worship, and law courts). We are not aware of any onerous planning matters affecting the property.



Accommodation

The property comprises the following approximate floor areas:

Ground Floor	Sq.m	Sq. ft.
Chapel Area		
Foyer	16.98	183
Room	8.05	87
Room	9.39	101
Room	4.73	51
Chapel	276.27	2,974
Choir Vestry	21.37	230
Total	336.79	3,626
Central Area		
Entrance Hall	32.52	350
Reception	3.82	41
Ladder Store	4.76	51
GF Kindergarten	102.06	1,099
Parlour	63.31	681
Total	206.47	2,222
Hall Area		
Kitchen	18.06	194
Servery	21.80	235
Church Hall	246.27	2,651
Room 6	13.86	149
Room 57	9.02	97
Store	10.90	117
Room 5	21.47	231
Toast	8.19	88
Total	349.57	3,762
Total Ground Floor	892.83	9,610

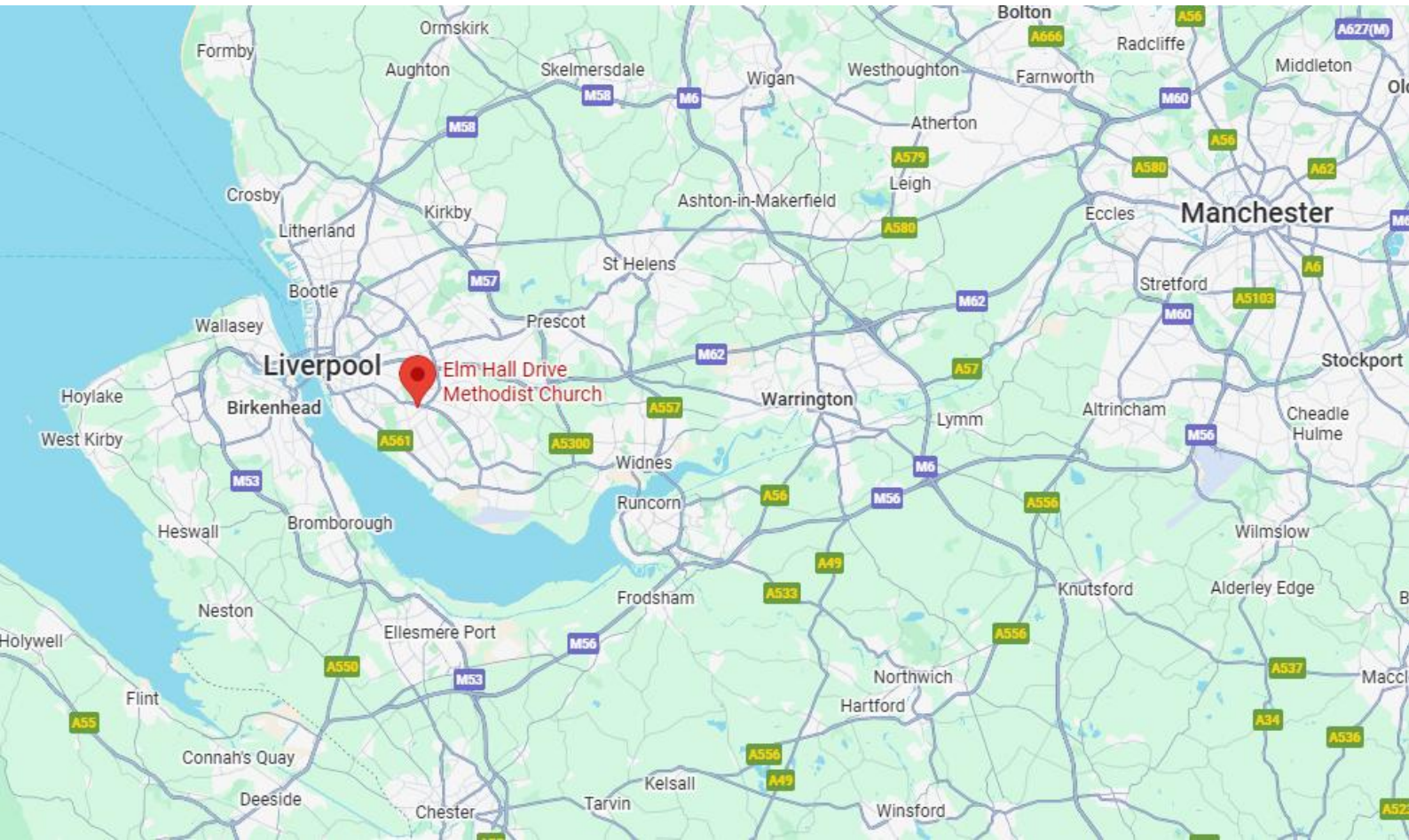
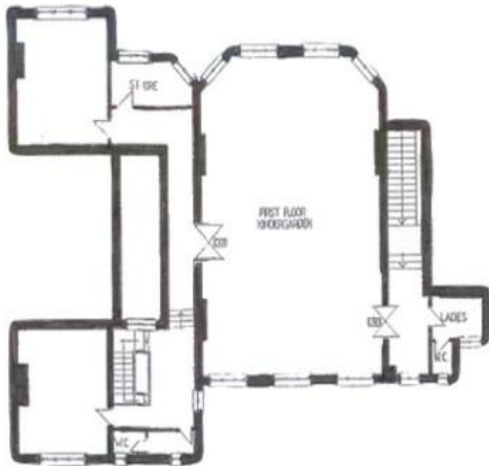
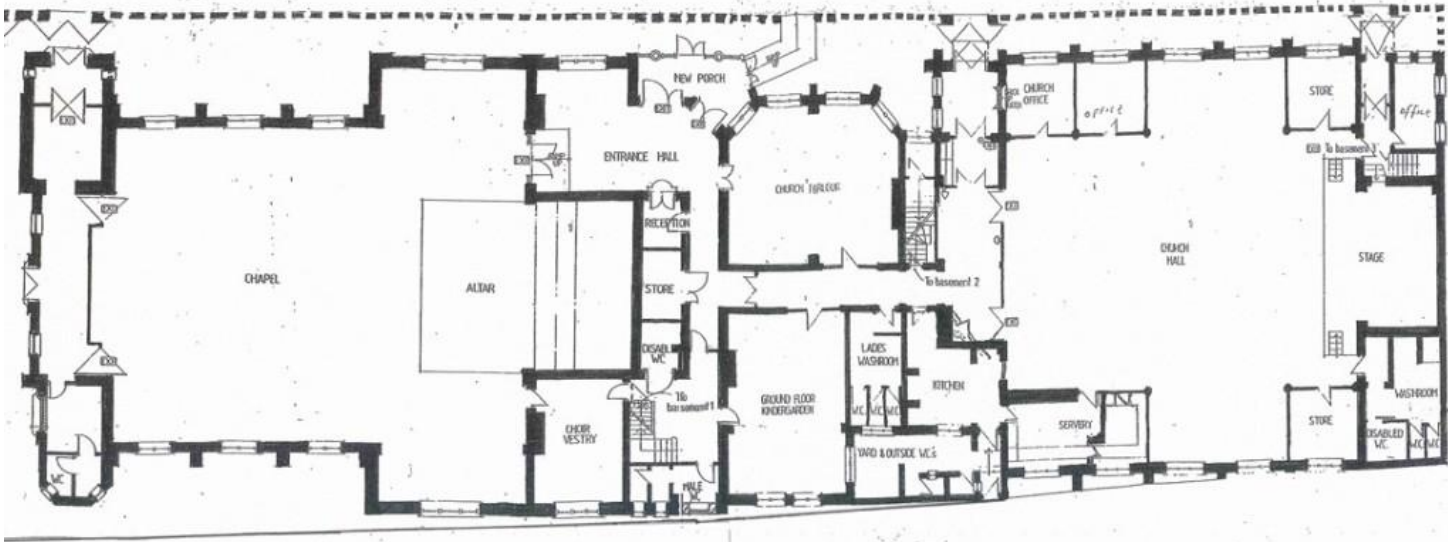
First Floor	Sq.m	Sq. ft.
Central Area		
Room 7	22.03	237
Room 8	22.24	239
FF Kindergarten	125.63	1,352
Total	169.90	1,828
Total IPMS Area approx.	1,062.73	11,438

Stage: Storage area under stage not measured.
Basement: Boiler room and other installations – not measured, limited height in places.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Floor Plan





Terms & Tenure

Unconditional offers are especially invited with details of the proposed redevelopment which may be a sale or letting or combination. A potential leaseback for part of the church may be one consideration.

Rating

The church is not listed for business rates, being an exempt building use type.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating – Churches are exempt from having an EPC.

Identity Checks/AML

Freehold sales only.

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

For further information and viewing arrangements please contact:
Graham Smith
07467 955294
graham.smith@rapleys.com





For further details contact:
Graham Smith 07467 955294
graham.smith@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in October 2025.

rapleys.com
0370 777 6292

RAPLEYS