

# FOR SALE

## DEVELOPMENT LOTS

0.10 - 4.60 ACRES (0.04 - 1.86 HA)

Electric Avenue | Stonebridge Business Park | Liverpool | Merseyside **L11 0EN**



## DESCRIPTION

The subject development lots and associated land forms part of the wider Stonebridge Business Park, within the Stonebridge Business Park Zone outlined in red.

These are the last development lots to be released by Liverpool CC and follow previous, successful development which now house the Liverpool Food Hub, DPD, Harris Group and the Viking Landings pub/restaurant.

2 principle development lots are offered together with 2 smaller lots including former GEC Building which may be of interests to investors, developers or owner occupiers.

	Acres	Hectares
<b>LOT 1</b> Site at Electric Ave	1.74	0.70
<b>LOT 2</b> Land at Electric Ave	4.64	1.88
<b>LOT 3</b> Land at Bridgehouse Lane	1.48	0.60
<b>LOT 4</b> ex GEC Site	1.03	0.42

### n.b

Quoted areas are gross land areas.

An overage agreement remains in place across the site which is due to expire **March 2024**.

Electric Avenue & Sugarbrook Drive are unadopted Roads.

We have limited site information and do not have detailed site investigation reports or topographical surveys.

Lots 3 and 4 split by River Alt.



## DISPOSAL & TIME FRAME

The lots are offered for sale by Liverpool City Council by way of 250 year lease on a peppercorn rent.

They can be taken collectively or individually on a lot by lot by basis.

We are seeking to dispose of the lots and following a statutory marketing period we will invite 'bids' anticipated, 24 November 2023.

Offers can be on a conditional or unconditional basis and we will assess each bid on their individual merits.

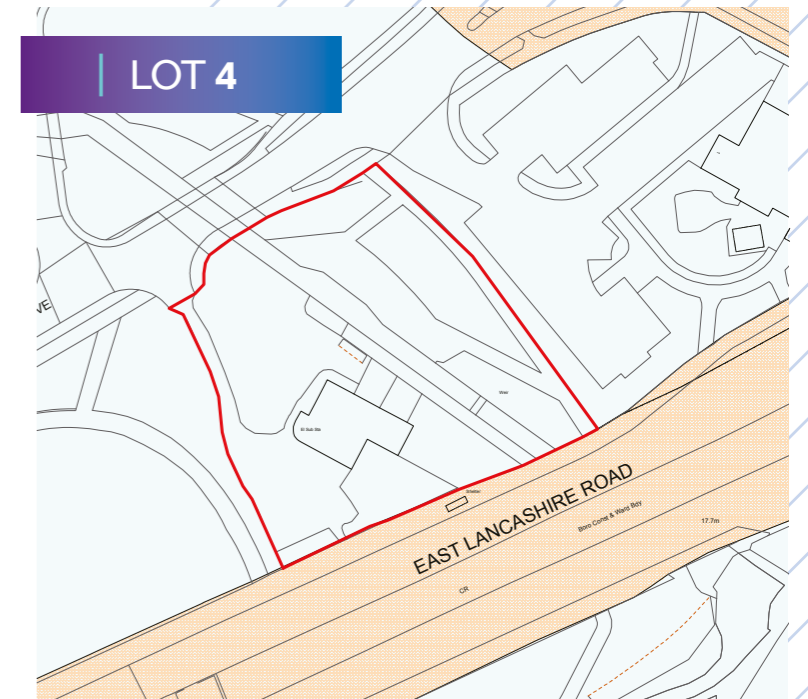
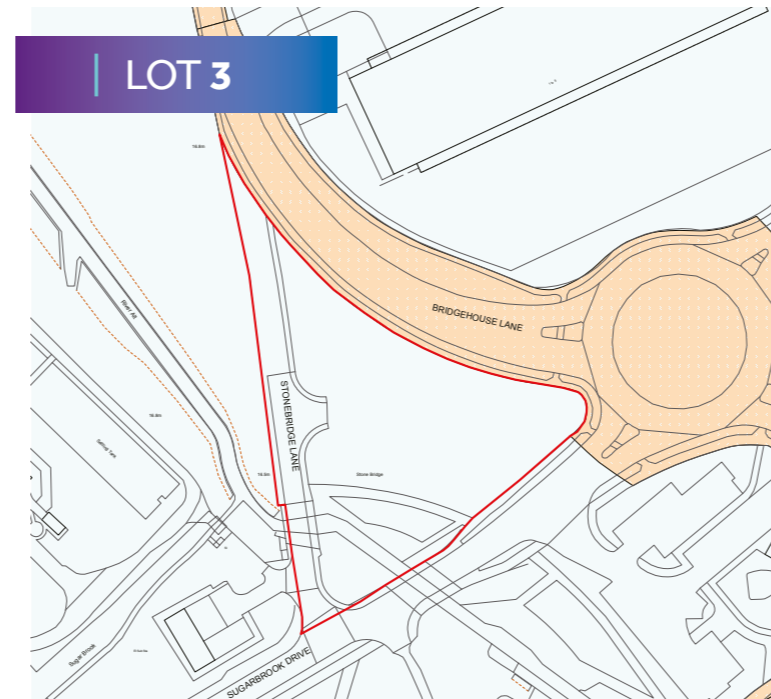
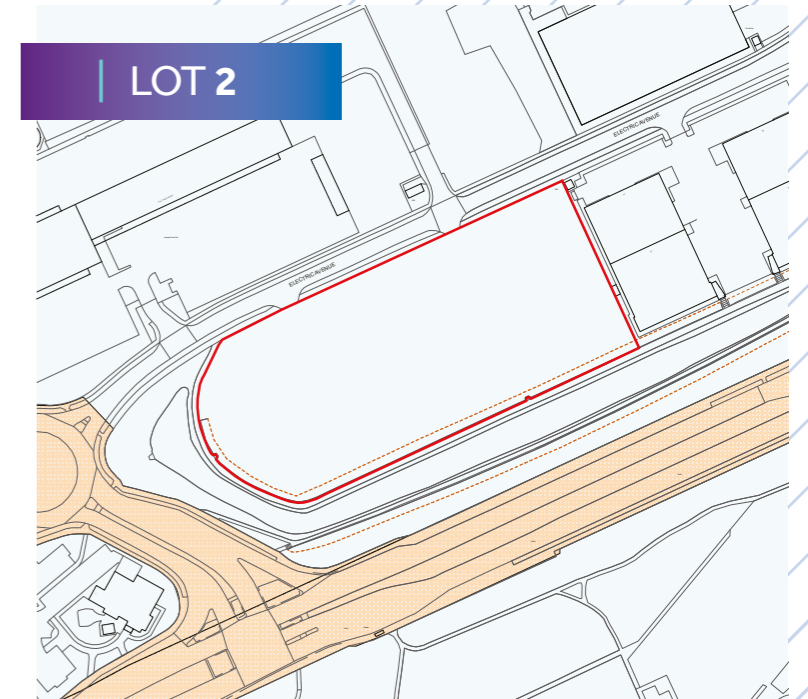
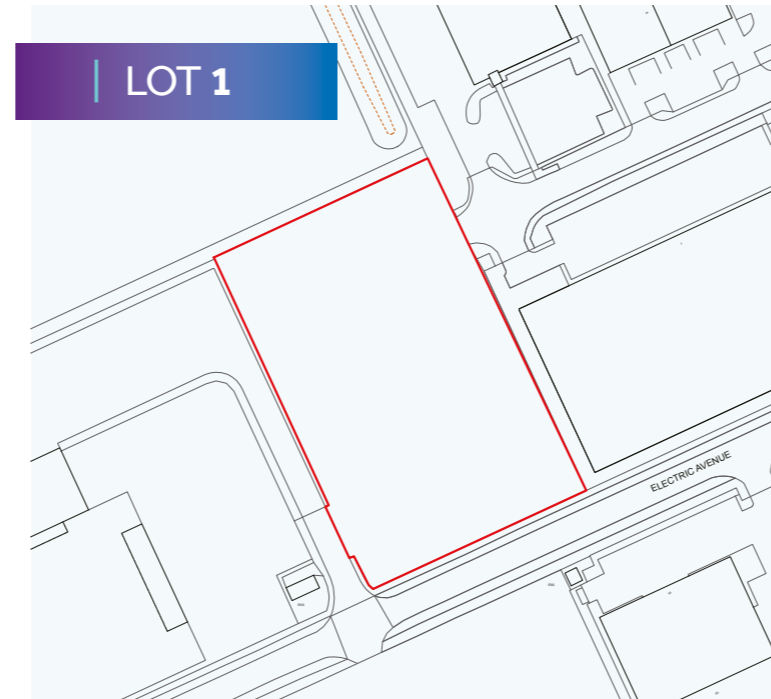
We anticipate selecting a preferred purchaser/s before the end of December 2023.

Interested parties are requested to contact the sole selling agents:

**Anthony O'Keefe**

**E** [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

**T** 0151 541 2447



LOT 1

1.74 ACRES  
0.70 HECTARES



LOT 2

4.64 ACRES

1.88 HECTARES



LOT 3

1.48 ACRES  
0.60 HECTARES



LOT 4

1.03 ACRES  
0.42 HECTARES



## LOCATION

The plots form part of Stonebridge Business Park which is located on Electric Avenue/Sugarbrook Drive with direct access to the East Lancashire Road (A580).

The sites front The East Lancashire Rd with excellent access to the City Centre, Dockland area and 1 mile from Junction 4 M57.



**APPROX  
DRIVE  
TIMES**

<b>J4 M57</b>	6 mins
<b>Liverpool Docks</b>	20 mins
<b>Liverpool City Centre</b>	20 mins
<b>Liverpool John Lennon Airport</b>	25 mins
<b>Manchester city centre</b>	42 mins
<b>Manchester Airport</b>	45 mins
<b>Leeds</b>	1hr 30 mins
<b>Birmingham</b>	1hr 47 mins

\*source google maps





## Timeframe

We have yet to fix a formal date for 'bids' but anticipate this will be 24 November 2023.

Interested parties are advised to contact the sole selling agent for further details.

## VAT

VAT will be payable at the prevailing rate.

## FURTHER INFORMATION

Please contact the sole agents:

**Anthony O'Keefe**

**E** [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

**T** 0151 541 2447



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