

FORMER MOD SITE OLD HALL ROAD

BROMBOROUGH, WIRRAL, CH62

Residential Development Opportunity

oldhallroad.co.uk

Lambert
Smith
Hampton

The Opportunity

- + **Residential development site.**
- + The site is owned by **Wirral Council** and extends to **19 acres (8.01 hectares)**.
- + The site benefits from outline planning permission for circa **249 residential units** (DPP4/22/01080).
- + The site is located 5 miles south of Birkenhead, **6 miles south of Liverpool** and 11 miles north of Chester.

Description

The site is owned by Wirral Council and comprises previously developed level that is relatively flat and extends to 19 acres (8.01 hectares). The site is vacant, which it has been for more than 20 years and was formerly occupied by a MOD fuel storage facility. Homes England funding, secured by Wirral Council, has part remediated the site following the demolition of the MOD fuel storage facility in 2010/2011. There are currently no buildings on the site which is characterised by areas of substantial self-seeded grass, shrubs, and trees. It is now being brought forward for residential development by Wirral Council subject to the Former MOD and Riverside Office Park Masterplan (MPA-RA4.2).



Location

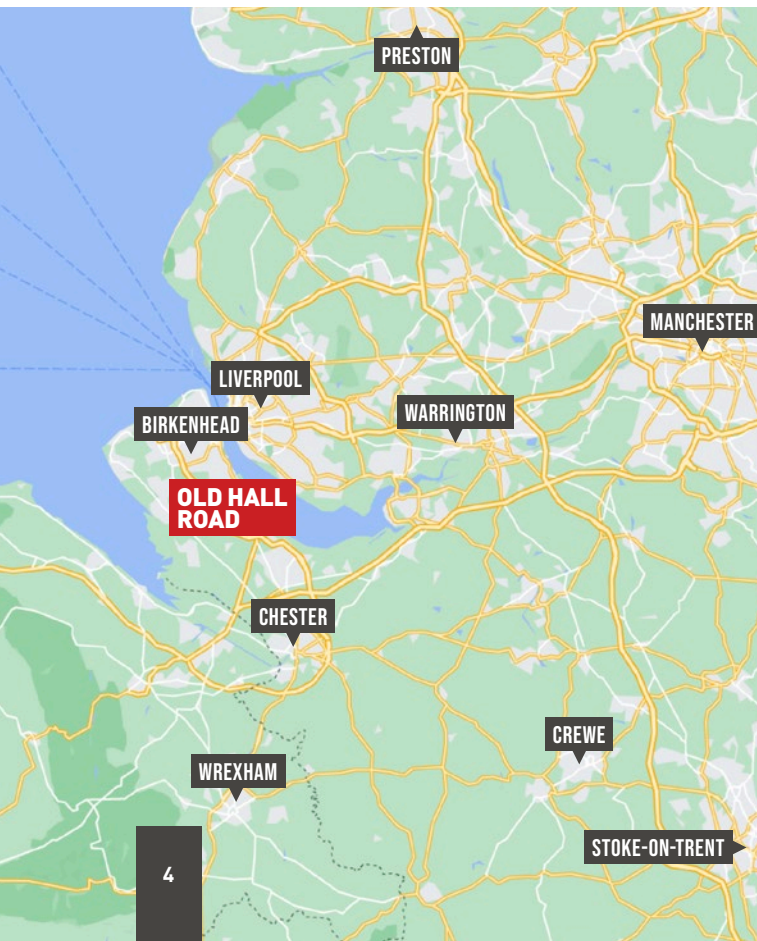
The site is located in Bromborough, within the jurisdiction of the Metropolitan Borough of Wirral, approximately 5 miles south of Birkenhead, 6 miles south of Liverpool and 11 miles north of Chester.

The site is situated on the southern edge of the Wirral International Business Park which includes a predominant land use of related developments. The nearest residential development is situated circa 200m to the west beyond New Chester Road.

The site is bounded by Hardknott Road and industrial development to the west and Old Hall Road to the north; a vacant office park, Riverside Park, to east comprising of three 4 storey buildings; and to the south by a dense woodland buffer beyond which Part Sunlight Lawn Tennis Club and Leverhulme Sport field.

Bromborough Train Station is located approximately 1km to the west of the Site. From here there are regular train services to Birkenhead Town Centre, Liverpool City Centre, Chester City Centre, and Ellesmere Port. There are also bus stops on Old Hall Road on the northern boundary of the Site. From here there are regular services to Eastham and West Kirby.

Eastham Woods sits adjacent to the southern boundary of the Site and extends eastwards towards the River Mersey.



Planning

Despite being allocated within the adopted UDP as an employment site, no employment development has been forthcoming. Subsequently, and despite being a departure from the adopted Development Plan, the site benefits from outline planning permission for circa 249 residential units (DPP4/22/01080). The acceptability of residential development on this site is reflected within the emerging Wirral Local Plan which seeks to allocate the site for 250 residential units.

The outline planning permission for the site identifies that an application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission and that the development hereby permitted shall be implemented no later than 2 years from the date of approval of the last of the reserved matters to be approved. The 3-year outline will expire on 21st December 2025.

The site has been brought forward together with the adjacent Riverside Park site, in a comprehensive manner with associated infrastructure, to create a new residential area of up to 466 dwellings. The Riverside Park site has also been subject to an outline application for residential development (OUT/20/01/1881).

For more details, please see the planning appraisal within the data room.



Sales Process

Tenure

The freehold interest of the site is for sale with vacant possession. The Freehold interest is registered under title number MS503897.

Copies of the Title documents and Report on Title are available in the Data Room.

VAT

The client advises that VAT will not be applicable on this sale.

Deposit

A deposit of 10% of the purchase price is preferred and would be payable by the Purchaser to the Vendor on exchange of contracts.

Overage

Overage Purchasers are encouraged to submit proposals for overage when bidding on the site. Further information will be provided in the bid document.

Viewings

Viewings will be strictly by appointment with the agent.

Data Room

Interested parties requiring access to the data room should register their interest view supporting documents.

DATA ROOM: OLDHALLROAD.CO.UK

Sales Process and Basis of Offer

The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete the Bid Submission Template which will be made available in the Data Room. Bidders should submit their bid by email to Charles Mclean (ccmclean@lsh.co.uk) and Oliver Williams (owilliams@lsh.co.uk) at Lambert Smith Hampton with subject reference: "Old Hall Road – Bid". All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

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DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. December 2023.