

# BROMBOROUGH CIVIC CENTRE

BROMBOROUGH, WIRRAL, CH62 7HR



## Disposal of Former Civic Centre

May Be Suitable For Various Uses – Subject To Planning

Lambert  
Smith  
Hampton

# Opportunity Summary

- + Rare opportunity to acquire a **District Centre site with an excellent triple frontage.**
- + The site is owned by Wirral Council and extends to **0.4 hectares (1 acre).**
- + The site may be **suitable for various uses** subject to planning.
- + The site is located **5 miles** south of **Birkenhead**, **6 miles** south of **Liverpool** and **11 miles** north of **Chester.**
- + **LSH** have been instructed to dispose of the **freehold interest** for the property on a subject to planning basis.
- + Offers will be reviewed on a commercial and social value basis.

# The Site

The site which is owned by Wirral Council under title MS573878, predominantly flat and extends to 0.4 hectares (1 acre) is located in the defined Bromborough Village District Centre and comprises the former Bromborough Civic Centre – a single storey building, which opened in 1973 as a purpose-built library and civic hall, with facilities such as a main library room, various halls for community uses, offices and stores. The Civic facility was closed in 2020 and following budget cuts in 2022, a resolution to close the library facilities was made in 2022. The building remains disused. The remainder of the site is characterised by areas of hard standing as well as grass, shrubs and trees.

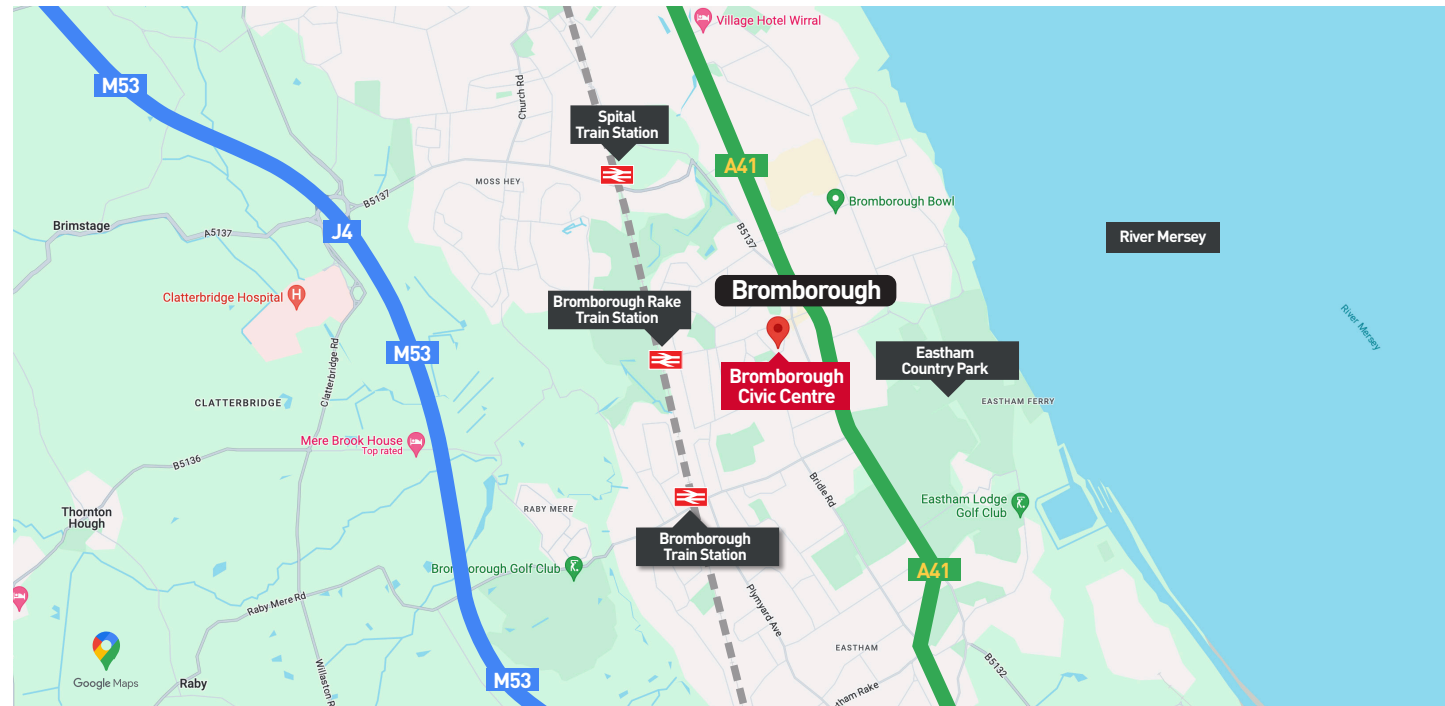
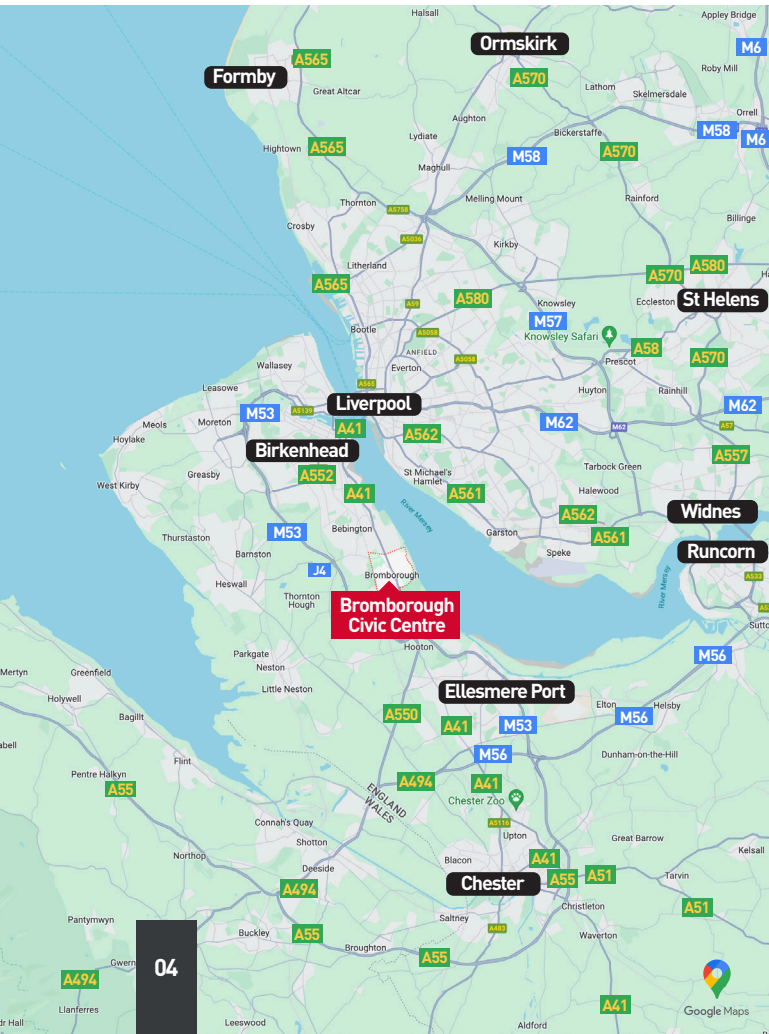


# Location

The site is located 5 miles south of Birkenhead, 6 miles south of Liverpool and 11 miles north of Chester.

The site is situated in the defined Bromborough Village District Centre which includes various retail unit frontages along Allport Lane typical of a District Centre location. The site is bound by a Co-op food store and associated car parking, beyond which lies various buildings and premises associated with the District Centre alongside additional car parking. To the east, south and west the site is bounded by Allport Lane. Beyond Allport Lane to the south and west lies the Bradmoor Recreation Ground and allotments. The surrounding area is primarily residential, whilst Wirral International Business Park is located to the east. Eastham Country Park is located 1.6km to the east of the site and extends eastwards towards the River Mersey.

The site is accessible via Allport Lane and is approximately 0.5 miles east of New Chester Road which provides access south, to Chester and North Wales via the M53. There are bus stops on Allport Lane which provide regular services to Eastham and Birkenhead. Bromborough Rake Train Station is also located approximately 0.8km 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. 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.



# Planning

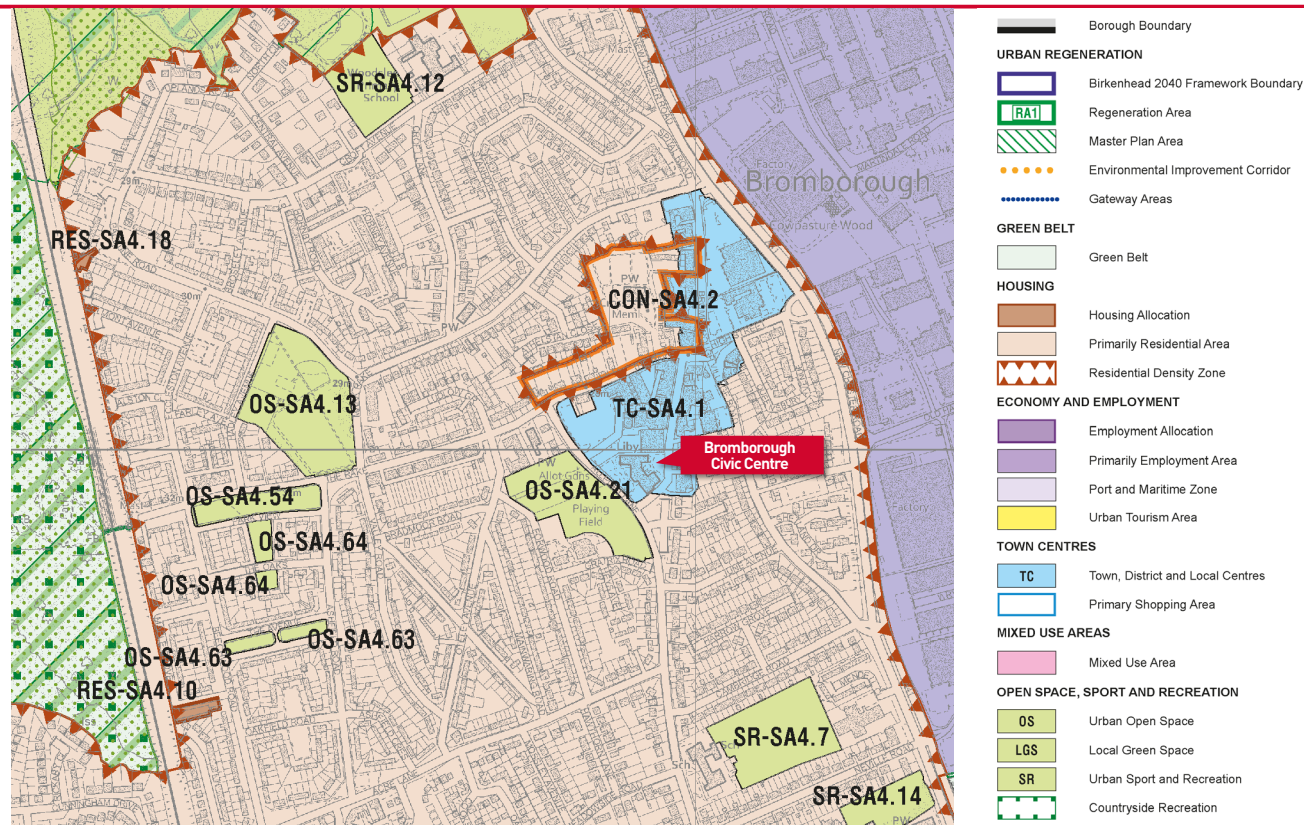
The site represents a key strategic opportunity site within the defined Bromborough Village District Centre. The area is recognised as a key commuter area within the emerging Wirral Local Plan 2021-2037 Submission Draft.

The site is not limited by any physical constraints. It is situated in Flood Zone 1 and there are no listed buildings on site. Several listed buildings and the Bromborough Village Conservation Area are within a short distance of the site.

The main constraint for this site is its previous use as Bromborough Civic Centre, which provided various community services prior to its closure in 2022 as a result of budget cuts. When considering the relevant policy of the emerging Wirral Local Plan 2021-2037 (Policy WS10.5) any proposal that would result in the loss of a facility last used for the provision of community, sport, leisure or cultural activities or cultural activities will only be permitted where a needs assessment is completed, which shows that the facility is either no longer needed for its functions, or it is no longer practical or viable to retain the building for the uses.

Notwithstanding that, Policy WS11.6 does demonstrate that residential development in defined centre will be permitted at appropriate sites in the following circumstances including on upper floor within retail and commercial frontages and provided that the operations of existing and future business and community facilities are not adversely affect. Main Town Centre uses are also deemed to be appropriate in this location.

For more details, please see the planning appraisal within the share file.



# Sale Process

## Tenure

The freehold interest of the site is for sale with vacant possession. The Freehold interest is registered under title number **MS573878**.

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.

On Behalf:



## Data Room

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

## Share File

Interested parties can gain further information via the share file.

## Viewings

Interested parties can view the site from the public footpaths which surround the perimeter of the site. Internal viewings, if deemed necessary, will be strictly by appointment with the agent.

## 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 at a later date. **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: "Bromborough Civic Centre – 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:

### Charles McLean

National Land Director

E: [ccmclean@lsh.co.uk](mailto:ccmclean@lsh.co.uk)

M: 07795 297902

### Oliver Williams

Regional Land Manager

E: [owilliams@lsh.co.uk](mailto:owilliams@lsh.co.uk)

M: 07858 366423

### Paul Shuker

Head Of Planning Consultancy (North West)

E: [pshuker@lsh.co.uk](mailto:pshuker@lsh.co.uk)

M: 07769 727394

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Smith  
Hampton**

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