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Eddisons

FOR SALE – RESIDENTIAL DEVELOPMENT LAND



LAND ON THE CORNER OF LINACRE LANE & HAWTHORNE ROAD, BOOTLE

LIVERPOOL L20 6AA

Size: 2.9 hectares (7.25 acres approx)

- Part Freehold and Part Long Leasehold
- Allocated for housing within the Sefton Council Local Plan (Site MN2.44)
- Indicative capacity for 110 dwellings

LOCATION

The property is located on the corner of Linacre Lane (A566) and Hawthorne Road (A5090) in Bootle, approximately 4 miles north east of Liverpool City Centre.

The site lies approximately one mile from Bootle Town Centre to the south west.

The predominate land use on Linacre Lane close to the subject property is a mixture of post war semi-detached housing and more recently constructed 2 and 3 storey housing and apartments.

To the south on Boundary Road the site is bordered by an employment area and specifically a building material site.

The opposite side of Hawthorne Road is more employment land in a variety of uses.

DESCRIPTION

The site was formally the location of a Ford Car Showroom and the TT Electronics Factory and is roughly rectangular in shape.

The site is predominately surfaced with tarmac but it is overgrown throughout with the derelict two storey car showroom in the north east corner of the site.

ACCOMMODATION

We have measured the site electronically and understand it to be 2.9 hectares (7.16 acres).

PLANNING

The site is allocated in Sefton Council's Adoptive Development Plan (2017) as a housing site (Site MN2.44). The site is also allocated for housing in the emerging Bootle Area Action Plan and forms part of the Hawthorne Road/Canal Corridor Regeneration area. In the both the local plan and the Bootle AAP the indicative capacity for the site is 110 dwellings.

AFFORDABLE HOUSING

Sefton Council expect the site to be secured with a minimum of 15% of the homes to be affordable, subject to viability.

Affordable housing could be split by:

- Minimum 30% affordable social rent
- Minimum 25% as "first homes"
- Up to 42% as affordable home ownership (which includes shared ownership).

Further information is available on supplementary planning documents, highways developers pack, housing mix and design considerations - upon request.

TENURE

The property is held part freehold and part long leasehold.

Freehold titles: MS63475, MS389945, MS419016 and MS581141.

Long leasehold titles: MS390922 and MS419017.

PURCHASE ARRANGEMENTS

The disposal shall be in the form of a build agreement which will commit the purchaser to complete the construction of the development within a time period to be agreed upon receipt of a satisfactory planning permission.

TERMS

Our clients freehold interest is placed to the market and we are requesting offers from interested parties subject to receipt of satisfactory planning permission.

VAT

We understand that the transaction will not be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs.

ADDITIONAL INFORMATION

The following additional information is available upon request:

- Freehold & long leasehold title documents and plans.
- Type 2 Intrusive Ground Survey and associated documents.
- Site plans and aerial photographs.
- Summary of the Sefton Plan Local Plan allocation.
- Topographical survey in CAD and PDF.
- Utility searches

VIEWING

Strictly via the agents

Robert Diggle

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For more information, visit eddisons.com

T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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SITE PLAN



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