

Land at Grafton Street Liverpool L8 4YB



**BNP PARIBAS
REAL ESTATE**



EXECUTIVE SUMMARY

- ✓ Freehold land extending to circa 2.92 acres (1.18 hectares).
- ✓ Attractive location close to Brunswick Business Park, Dock and Train Station, with views of the River Mersey
- ✓ Allocated within a Primarily Residential Area permitting the development of a range of uses subject to planning
- ✓ Circa 2 miles south of Liverpool City Centre and 7 miles north of Liverpool Airport



Land at Grafton Street, Liverpool, L8 4YB

LOCATION

The Property is located within the Metropolitan Borough of Liverpool, approximately 2 miles to the south of Liverpool City Centre, 7 miles south of the Port of Liverpool and 7 miles north west of Liverpool Airport.

To the north and east of the Property are existing houses and apartments, with Brunswick Business Park to the west. There are various local amenities in the area surrounding the Property, including cafes, gyms, hotel, public house and primary school.

The Property is located off Grafton Street, which links to the A561 Park Road via Harlow Street, providing connections to Liverpool City Centre as well as the M62.

Brunswick Train Station is located less than 200 metres to the north of the Property, which offers direct train to Liverpool Central (one stop), Formby, Birkdale and Southport..

The nearest bus stops are located along Grafton Street to the east of the Property and on Harlow Street to the north east with services running to Liverpool City Centre and Mossley Hill. Along the western boundary of Brunswick Business Park runs a section of The Trans Pennine Way, a walking and cycling route that traverses the UK from Southport to Hornsea



DESCRIPTION

The Property extends to approximately 2.92 acres (1.18 hectares) as edged blue on the plan below comprising Title Number MS64197.

The former underground and above ground gas holders have been removed and filled, with further details set out in the Land Condition Summary Statement.

The Property is enclosed by boundary walls, some of which are retaining, as the Property is split over two levels, with a significant drop between the northern and southern sections.

PLANNING

The Property is located in the planning jurisdiction of Liverpool City Council and is allocated within a 'Primarily Residential Area' in the Liverpool Local Plan. Policy H7 states that within Primarily Residential Areas, planning permission will be granted for:

- New housing development, provided the residential character of the area and living conditions of existing residents is protected;
- Industrial and business development where there will be no detrimental effect on the amenities and character of the residential area and no adverse impact on traffic generation and car parking;
- New and improved community facilities, providing there is no adverse impact on residential amenity, traffic generation and car parking and subject to compliance with Policy SP5 "Community Facilities; and other forms of development, redevelopment or change of use,

provided there is no adverse impact on residential amenity or the character of the area.

Access to the Property is via Grafton Street to the east but there is currently no vehicular access to the southern section of the Property due to the significant level change and retaining wall.

SERVICES

Further details on services, as well as other rights and restrictions relating to the Property are available in the Services Information and Title Overview Report.

TENURE, EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Please see Title Documents and Report.

VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

DATA ROOM

Further information on the Property is available at www.GraftonStreet-Liverpool.co.uk, including:

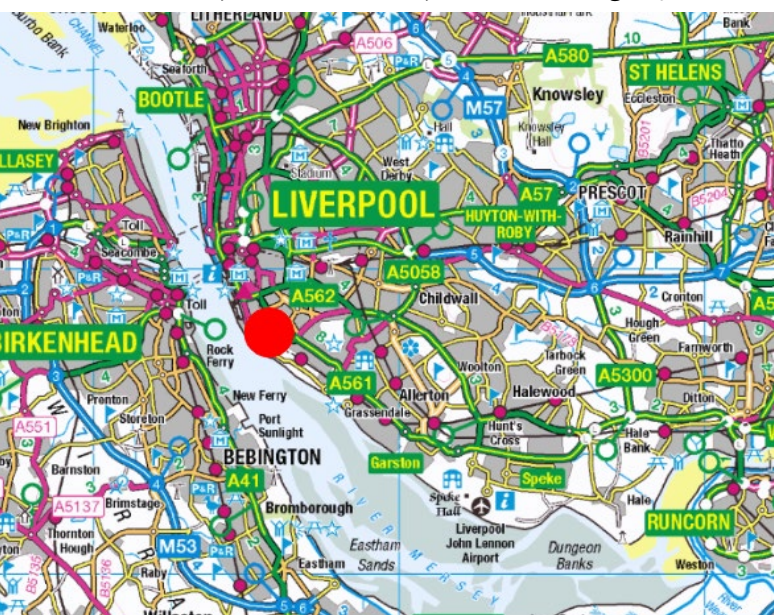
Title Documents and Report

Draft Heads of Terms (including non negotiable environmental provisions)

Structural Survey

Topographical Survey

Redacted Environmental Reports





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METHOD OF SALE

Both unconditional and conditional offers for the freehold interest of the Property with limited title guarantee, are invited by way of informal tender on or before 12 noon on 30th November 2023.

Details on the requirements for offers, will be released to interested parties prior to the offer deadline. However, all offers should confirm that the seller's non negotiable environmental provisions are accepted.

The seller does not undertake to accept the highest nor any offer.

ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence ..

VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

CONTACTS

For more information and appointments to view please contact:

Alex Willis

E: alex.willis@realestate.bnpparibas

Alisdair Gillespie

E: alisdair.gillespie@realestate.bnpparibas

T: +44 (0) 114 263 9200

BNP PARIBAS REAL ESTATE

8th Floor Fountain Precinct, Balm Green
Sheffield, S1 2JA

www.realestate.bnpparibas.com



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