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FOR SALE – RESIDENTIAL RE-DEVELOPMENT/
DEVELOPMENT OPPORTUNITY

Eddisons



**2 BLACKBURNE PLACE, HOPE STREET,
LIVERPOOL L8 7PE**

Size: 821 sq m (8,833 sq ft)

- Freehold
- Planning permission /Listed building consent for conversion to 5 no. apartments and in addition 4 no. new build town houses
- Georgian Quarter location
- Close to the Knowledge Quarter

LOCATION

The property is located within the Georgian Quarter on the edge of Liverpool City Centre in an area of similar refurbished period housing within the Knowledge Quarter close to the University of Liverpool, restaurants and theatres.

Liverpool City Centre is close by as are Lime Street and Liverpool Central railway stations

The immediate vicinity includes a mixture of converted period buildings, bars and restaurants including LIPA, Philharmonic Hall and boutique hotels.

DESCRIPTION

The property comprises a Grade II Listed end terrace Georgian built over basement, ground and two upper floors with access from Blackburne Place.

The property was most recently used for education office purposes. It is of traditional brick construction with a pitched slate roof. There is a rear extension under a flat roof.

ACCOMMODATION

The property has planning permission and listed building consent to convert the existing building into 5 no. apartments and following demolition fronting Blackburne Place, 4 no. new town houses.

From information supplied to us, we understand that the floor areas of the proposed development are as follows:

UNIT	M ²	SQ FT
Flat 1 x 1 bed	37.5	404
Flat 2 Studio	37.0	398
Flat 3 x 2 bed	93.3	1,004
Flat 4 x 2 bed	96.5	1,039
Flat 5 x 1 bed	36.6	394
Town House 1 x 4 bed	123.5	1,329
Town House 2 x 4 bed	131.9	1,420
Town House 3 x 4 bed	137.6	1,481
Town House 4 x 4 bed	126.7	1,364
TOTAL	820.6	8,833

We understand that it may be possible to vary the existing planning permission by adding a one bed apartment in the loft and in addition a 2 bed apartment in the basement. Proposed plans have been prepared and are available upon request.

PLANNING

The property received planning permission on 26 November 2024 (Application No: 24F/0841) to convert the offices to 1 x studio flat, 1 x 1 bed flat and 2 x 2 bed flats and carry out façade retention and erect a 3 storey extension to the rear forming 4 x town houses. The property also has Listed Building Consent under Application No: 24L/0822. A Section 106 Agreement has been signed and the vendor has paid the required commuted sum being £6,400 for contribution to street trees.

TITLE

The property is held freehold under Title No: MS517395.

TERMS

Our clients freehold interest is placed to the market subject to the planning information outlined above with guide price and further information available upon request.

Our client may also consider a company sale as an alternative to a property sale.

VAT

We understand the transaction will not be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

ADDITIONAL INFORMATION

The following additional information is available upon request:

- Freehold title document for MS517395
- Floor plans in CAD and PDF
- Asbestos survey

VIEWING

Strictly via the agents
Eddisons
Robert Diggle
0151 268 5260
Robert.diggle@eddisons.com

December 2024

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



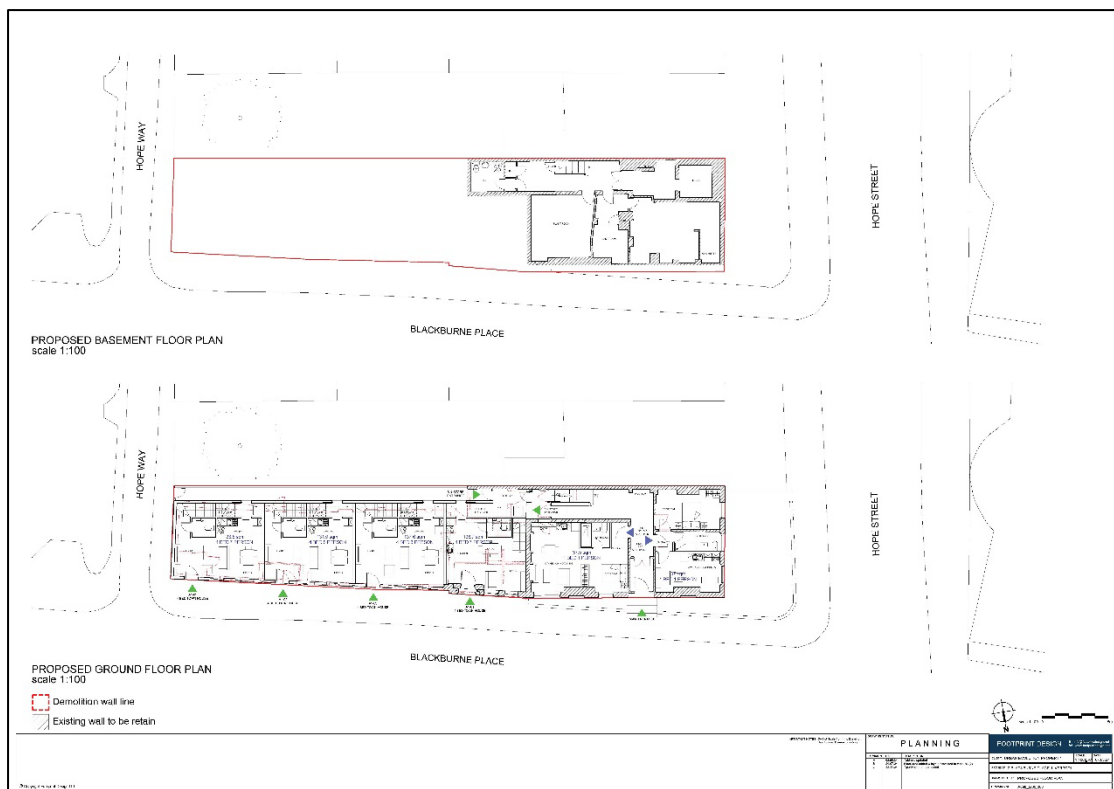
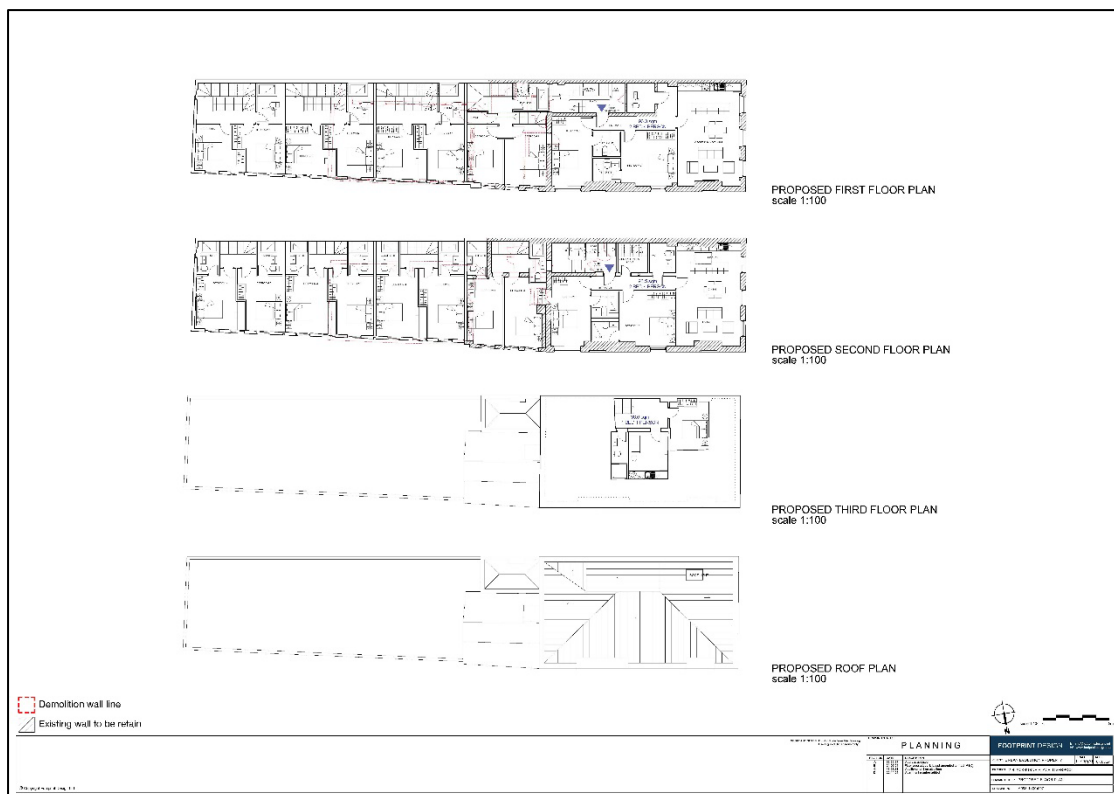
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PLANS



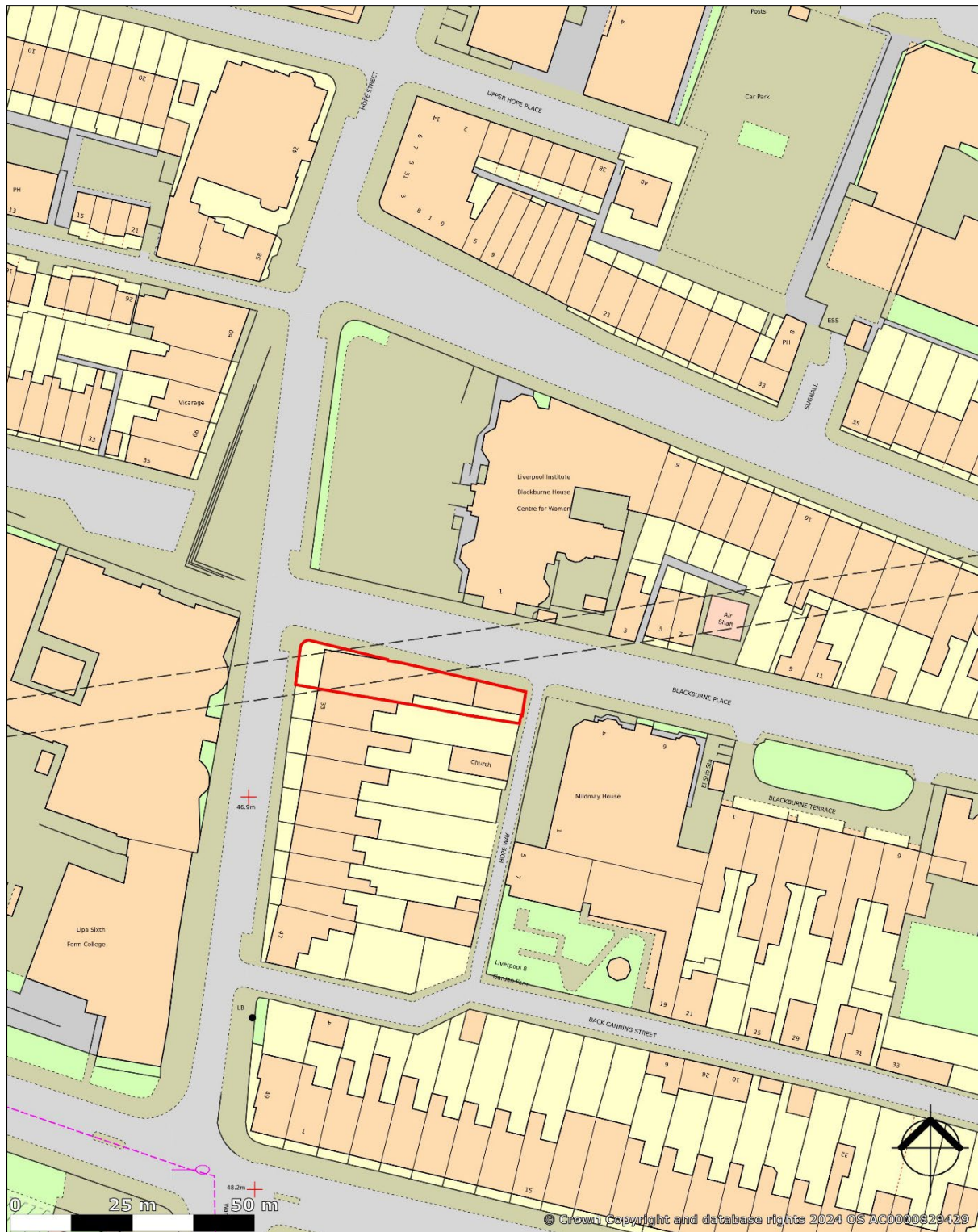
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SITE PLAN



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