

FORMER SANDS PUBLIC HOUSE

SHORE RD • AINSDALE • SOUTHPORT • PR8 2QD



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Formby 4.5 miles, Southport 3.9 miles, Ormskirk 9.1 miles
Wigan 25.5 miles, Preston 22.8 miles, Blackpool 36.8 miles
(Distances are approximate)

Savills are delighted to present a unique opportunity for a new lease in the Former Sands Public House. This former public house offers a unique development opportunity, a short walk away from the popular Ainsdale beach

Key Features

- Sits beside the popular Ainsdale Beach
 - Former public house
- Large site with opportunity for development
(Subject to necessary planning consents)
 - Onsite car parking
- Redevelopment proposals are to be received by
1st July 2022





LOCAL INFORMATION

The Former Sands Public House, owned by Sefton Council, is located in a prominent position in Ainsdale-on-sea, one of the Key Gateways to the Sefton Coast close to Ainsdale village. Ainsdale is a small but affluent seaside village located just a few minutes' drive between Formby (4.5 miles) and Southport (3.9 miles). The property is nestled at the heart of Ainsdale & Birkdale Sandhills Local Nature Reserve and close to Ainsdale National Nature Reserve. Immediately adjacent is the popular 'Sands Lake' and nature trail.

The property also has the benefit of being located near Ainsdale beach. The beach and dunes are part of the Sefton Coast Site of Special Interest (SSSI), one of the largest areas of dunes left in Britain, a biodiversity hotspot and home to a vast diversity array of rare plant and animal species.

Ainsdale Beach is a busy Lifeguarded amenity beach and a designated bathing water with good water quality. It attracts a high volume of visitors for a wide range of recreational activities and is very popular for extreme kite activities, with zones set aside for kite buggy, land-board use and kitesurfing.

DESCRIPTION

The former hotel is situated on the Coastal Road between Southport and Formby. It has a large car park and is within walking distance of Ainsdale Station. It is handy for walkers and cyclists using the Sefton Coastal Path (Crosby to Crossens), the Trans Pennine Trail and the soon to be opened section of the England Coast Path.

On the instructions of Sefton MBC we are offering The Former Sands Public House as a redevelopment opportunity. We are seeking proposals for this important gateway location with a prominent position close to the nearby leisure amenities of Ainsdale beach.

Redevelopment proposals & offers are to be received by no later than Friday 1st July 2022. Once selected the preferred developer will initially be granted a Building Licence, whereby on completion of the redevelopment the new 125 year long leasehold title would be granted

PLANNING

Our informal planning enquiries confirm that the premises is permitted as a hotel (Use Class C1). The property is not listed and does not lie within a conservation area. Prospective buyers should make their own enquiries.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £9,650.00

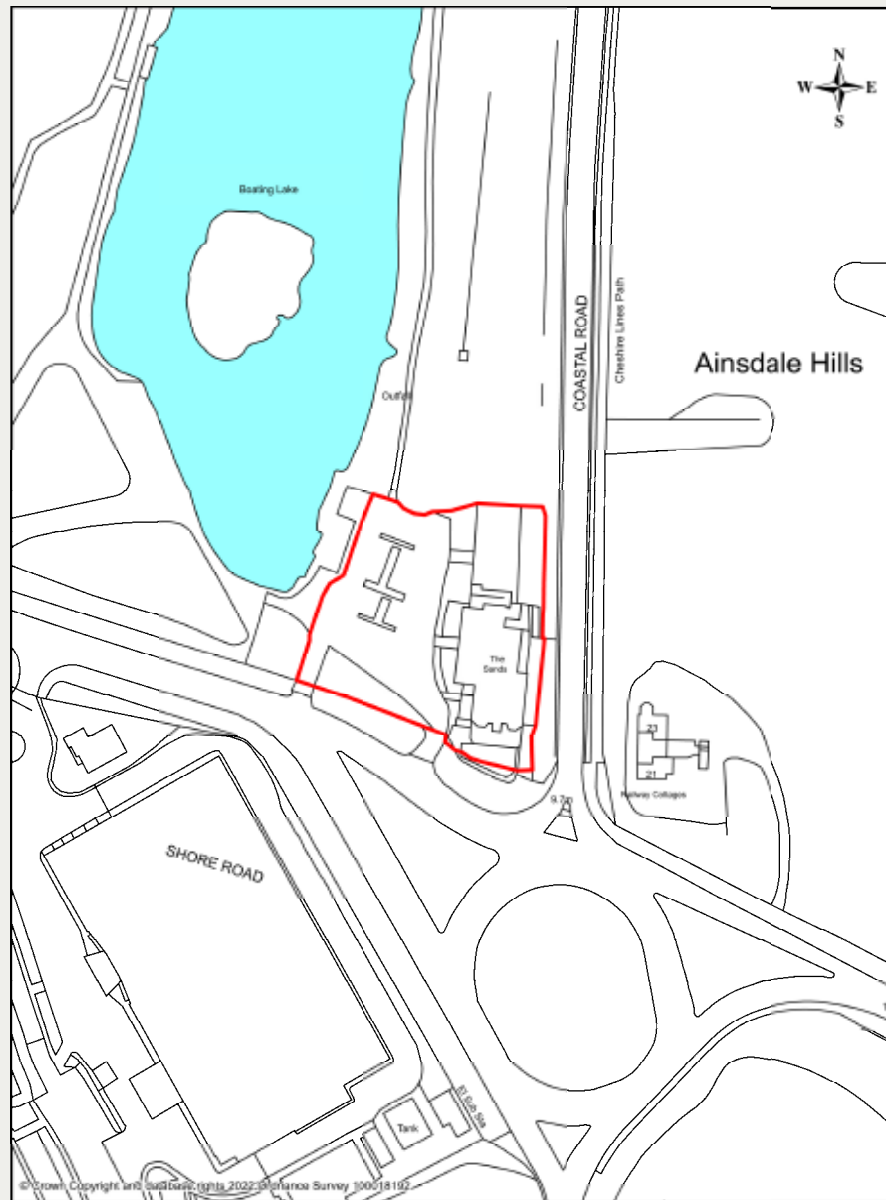
The National Multiplier for England and Wales for 2022/23 is £0.512.

Tenure

Long leasehold. The property is available by way of a new long lease.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22.03.03 Capture Property. 01225 667287.

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