

REAL ESTATE  
NORTH

AVISON  
YOUNG

LIVERPOOL CITY CENTRE

A57 To Liverpool

Alder Hey  
Childrens Hospital

Rudyard Rd

A57 East Prescott Rd

A57 To M57 J2

Thomas Ln

# FOR SALE C.0.7 ACRES ACRES URBAN DEVELOPMENT SITE

- Opposite Leigh Moss Hospital and immediately to the South of Alder Hey hospital in a mixed-use area

# THOMAS LANE

KNOTTY ASH, LIVERPOOL



## SITUATION

The site is situated within 100 metres of Alder Hey Children's Hospital (which provides care for more than 450,000 children every year) and 1km from Broadgreen Teaching Hospital approximately 2.5 miles to the East of Liverpool centre just off the East Prescott Road. East Prescott Road links directly with Liverpool centre to the west and the M57 to the East.

## LOCATION

Liverpool is one of the UK's largest cities with approximately 500,000 people, the 5th largest Metropolitan area with over 2.24 million people and the commercial and administrative centre of the Merseyside region. Combined with Manchester it helps to for the UKs second largest regional economy and is extremely well connected by Rail (Lime Street) Air (John Lennon International), Road (M62 linking to the M6, M57, M58), and Sea (Port of Liverpool). It is approximately 34 miles to the West of Manchester, 212 miles Northwest of London and 98 miles Northwest of Birmingham.

## SITE

The site extends to c.0.7 acres and has primary access from Thomas Lane and a secondary point from East Prescott Road itself as per the attached plan.

The site previously benefited from, a now lapsed, planning approval for the demolition of the existing structures on the site and the erection of 28No key-worker dwellings and associated works (3No houses and 25No apartments).

## POTENTIAL USES

The site has a consent approved for a residential scheme but would lend itself well to several potential other uses (STP) –

- Residential
  - Houses
  - Apartments
- Industrial
  - Multi let
  - Single Unit
- Care Home
- Hospital Related
- Storage

## TENURE

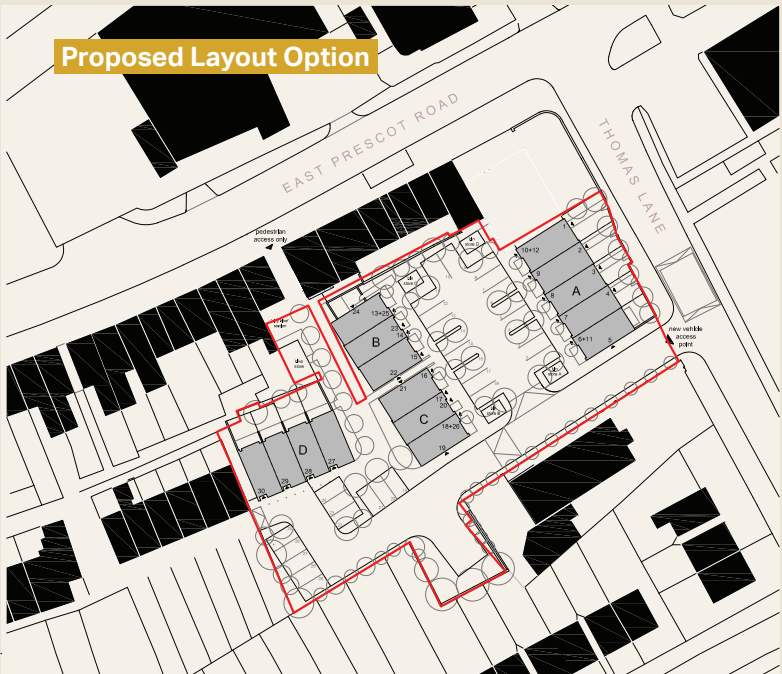
Freehold.

## VAT

The property is not elected for VAT purposes.

## PROPOSAL

The property is offered with full vacant possession. Additional information can be supplied to interested parties upon request.



## ADDITIONAL INFORMATION

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