



Development Site , Conway Street, Birkenhead, Merseyside, CH61 6EN Offers Invited

Cleared residential development site with planning permission for 132 one and two bedroom apartments and 1,140 sqm of non-residential floorspace to the ground floor. Situated in close proximity to a number of regeneration projects. The site extends to 0.24 ha (0.59 acres) with an existing surface car park having potential to let for an annual income of £19,200.

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Location

The site is situated in the town of Birkenhead close to the tunnel and approximately two miles south west of Liverpool. The site is located to the east of Birkenhead Town Centre off Conway Street, close to the shopping district and near to Hamilton Square. Conway Street is one of the primary routes leading to and from the main shopping district of Birkenhead and the entrance to the Queensway Tunnel which links to Liverpool. The site is well placed for public transport with a bus stop located along Conway Street with both Conway Park train station the Birkenhead Central train station both within half a mile of the site.

Description

The site formerly the Ritz cinema and bingo club was demolished in 2001 and the land has been used as a car park, previously generating £1,500 per month (£18,000 per annum). The site is roughly square in shape with an area of approx. 0.24 ha (0.59 acres) is open along the southern boundary, with a line of posts forming the western site boundary. There is wire fencing along the northern site boundary and to part of the eastern side. The Fireman's Arms pub is located adjacent to the south eastern corner of the site. Part of the site is used as a beer garden by the Fireman's Arms, under a Tenancy At Will producing an income of £1,200 p.a. The agreement can be terminated by either party.

Regeneration

The site is located close by a number of major regeneration plans for Birkenhead Town Centre. The plans are supported by Wirral Council which will see "more than £1bn" of development opportunities being created. Wirral Growth Company has been created, which is an equal partnership between the Wirral Council and a major developer to support the regeneration plans.

Wirral Council have consulted on the first phase of plans for a new town centre, which include:- Birkenhead Civic Hub - A 290,000 sq ft office requirement for Wirral Council and several other public sector covenants, with scope for additional leisure development of up to 25,000 sq ft on adjacent sites.

The council is developing a regeneration plan for Birkenhead's historic core and has brought numerous properties in to its ownership so it can work with joint venture partners. with scope for almost 350,000 sq ft of commercial development, 200 residential units and car parking. Birkenhead Market will be transformed to create a food and leisure centre capable of drawing in tourists and visitors from a wide area. Woodside Waterfront, a prime waterfront site with outstanding views to Liverpool's World Heritage waterfront will offer 500,000 sq ft of mixed uses having scope for hotels, leisure, offices and high-end residential.

Hamilton Square a Grade I-listed square offers potential for a £60m transformation to include boutique hotels, offices and 36,000 sq ft of leisure space. Birkenhead Town Hall may become a destination hotel and wedding venue, with a arts or theatre complex.

Planning

Planning permission was granted on the 31 May 2018, (reference APP/16/01088) for a six and part seven storey development comprising 132 bedroom apartments being 58 one bedroom & 74 two bedroom with 1,140 sqm of non-residential floorspace on the ground floor. The application does not provide any details of the anticipated use or mix of uses proposed on the ground floor. There is no requirement to provide affordable housing, S106 or CIL on this site.

Viewing

The site can be viewed from the roadside at all hours of the day. A full information pack is available on request via steve.hulme@danielhulme.co.uk

Legals

Parties to the sale will be responsible for their own legal costs. Deposits are non-refundable and will be held by the clients solicitor.

Disclaimer: Please note we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order. Although we try to ensure accurate measurements, these are only approximate and therefore you should take your own measurements to ensure furniture fits, or before ordering floor coverings. Prior to purchase you should undertake a final inspection as circumstances can change and items mentioned in these sales details may have altered during the marketing process.

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