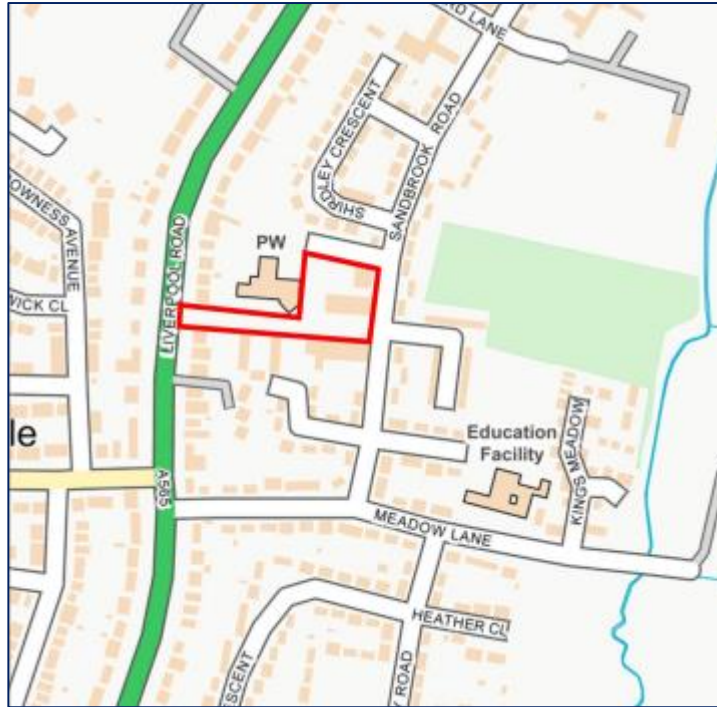


FOOD STORE REDEVELOPMENT OPPORTUNITY



SANDBROOK WAY, AINSDALE, PR8 3RW

- FOOD AND CONVENIENCE STORE REDEVELOPMENT OPPORTUNITY
- ADDITIONAL COMPLIMENTARY DEVELOPMENT CONSIDERED
- PART OF LOCAL AUTHORITY VISION 2030 STRATEGY
- TOTAL AREA 2.04 ACRES

DESCRIPTION

We are instructed by Sefton MBC to market a food store redevelopment opportunity.

Sandbrook Way Neighbourhood Centre was designed and developed in the late 1960's as a mixed-use retail and residential development. A wholesale redevelopment is now envisaged as part of the local authority's intention to regenerate the location.

In total the area of the site is approximately 2.04 acres. The opportunity consists all of the public realm along Sandbrook Way, the cleared former PH site and the residential and retail parades that front Sandbrook Way onto Sandbrook Road. The redevelopment includes a proposed new vehicular access route on Sandbrook Way from Liverpool Road. No access is envisaged from Sandbrook Road.

A modern, bespoke Health Centre neighbours the site to the south. There is a mixture of private and social housing in the vicinity in addition to a church to the west.

LOCATION

The subject site is located at the junction of Sandbrook Way and Sandbrook Road, Ainsdale. Sandbrook Way is a wide pedestrianised thoroughfare linking from Sandbrook Road through to Liverpool Road, the main A565 trunk road from Liverpool to Southport. It is a popular residential suburb characterised by the beach and dunes to the west. The surrounding area is populated by a broad demographic spectrum.

Ainsdale is located 4 miles to the south of Southport and 15 miles north of Liverpool.

The predominantly residential area of Ainsdale, is a large suburb in north Sefton. Ainsdale Village is the local central hub located approximately 1 mile. It is a small but affluent seaside commercial hub. The wider area is characterised with a variety of generally small commercial uses and local amenities serving the local residential population.

TENURE

The main site is held in freehold ownership by Sefton MBC. Each of the current and former retail units and the individual flats are held on separate 99-year leases from 1967.

Sefton Council has approved an approach to acquire all of the existing leasehold interests to bring it under one single ownership. The Council intends as part of the redevelopment to continue with the land assembly to bring the whole of the Centre to a single ownership and thereafter offer a suitable title to enable development. Further details to be provided.

PLANNING

The site is located within a primarily residential area. Policy HC3 of the Sefton Local Plan sets out that:

- New residential development will be permitted in Primarily Residential Areas shown on the Policies Map where consistent with other Local Plan policies.
- Non-residential development will be permitted in Primarily Residential Areas provided that it can be demonstrated that the proposal:
 - a) will not have an unacceptable impact on the living conditions of neighbouring properties, and
 - b) will otherwise not harm the character of the residential area, and
 - c) will not undermine objectives of the plan regarding housing delivery.

The above is intended as a guide only and all parties to satisfy their own enquiries with the local planning authority.

DEVELOPMENT OPTIONS

Whilst alternatives have been identified, the preferred option is a comprehensive redevelopment solution for the site based on a standalone food store with appropriate public realm and infrastructure together with other development as appropriate.

However, this use is dependent on the provisions of Local Plan Policies HC3 and ED2 being met.

Key to the development will be the provision of a new vehicular link through to Liverpool Road along the existing Sandbrook Way. There would be no vehicular access to the site from Sandbrook Road.

TERMS

Interest is sought to enter into a development agreement to regenerate and secure a new food based operator. Further details on request or negotiation.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

SITE AREA

The total area is 2.04 acres (0.97 ha).

The area excluding the proposed vehicular route is 1.42 acres (0.57 ha).

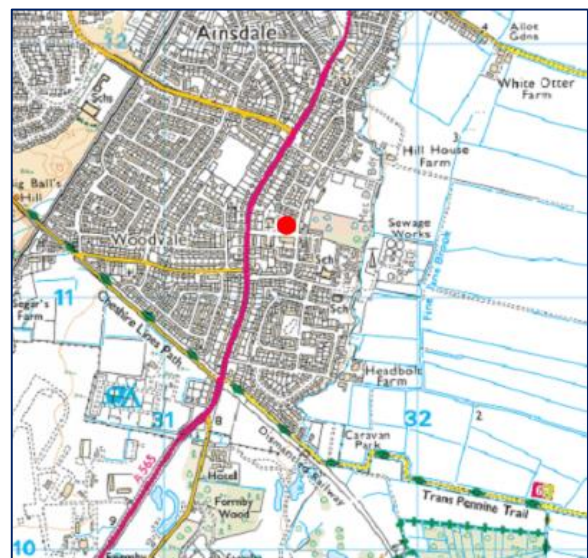
LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

EPC

Due to the wholesale redevelopment EPC is not appropriate. Any development would be expected to meet excellent energy standards.

LOCATION PLANS



CLEARED FORMER PH SITE



SANDBROOK WAY



SOUTH APPROACH FROM SANDBROOK RD



NORTH APPROACH FROM SANDBROOK RD



WEST APPROACH SANDBROOK WAY



EAST APPROACH SANDBROOK WAY



PLANS



GUIDE PRICE

The site is offered without guide. Any offer will be considered in conjunction with the proposed use.

INVITATION OF INTEREST

Acting on behalf of Sefton Council we are inviting interest from developers and end users. Key areas of consideration will include:

- Design – consideration for character of area
- Access – removal of vehicular access from Sandbrook Road, replaced via a new road from Liverpool Road
- Parking – to be contained within specified boundary and not result in additional car parking off site
- Proposed servicing and delivery should be sympathetic to existing residential
- Air quality and noise assessments will have to be considered
- Deliverability – funding, end user, track record

We invite all interested parties to review the Sandbrook Development Brief prior to any submissions.

TIMEFRAME TO RESPOND

We are inviting interest immediately and seeking to engage with interested parties. Expressions of interest deadline is Friday 12 May 2023.

DEVELOPMENT BRIEF

A development brief has been produced by Sefton Council and available on request.

VIEWING

All arrangements to view the premises are by arrangement with Keppie Massie. Internal inspection is not necessary.

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