PANTERA PROPERTY

FOR SALE · DEVELOPMENT LAND

Land on the North Side of Paul Street, Liverpool L3 6ET

A freehold city-fringe site, granted planning permission for a 310-unit residential scheme.

PRICE

Price on application

Regulated by RICS



PANTERA PROPERTY



AERIAL

On the northern edge of the city centre

Looking south over the site towards Liverpool city centre. Site position for identification only.

THE OPPORTUNITY

A freehold site on the edge of Liverpool city centre

A freehold development site in the Vauxhall area, on the northern edge of Liverpool city centre, extending to approximately 1.15 acres (0.47 hectares) with frontages to both Paul Street and Blackstock Street. Planning permission was granted under application 19F/2446 for a residential block of up to ten storeys containing 310 units. It is offered for sale with vacant possession, and buyers will be expected to satisfy themselves on planning, title and ground conditions.

Freehold

Held under four registered titles

2

Street frontages, to Paul Street and Blackstock Street

1.15 acres

Approximate site area (0.47 hectares)

Title numbers MS682582, MS682583, MS682584 and MS682585

Vauxhall location, north of Leeds Street and the city's commercial core

Planning permission for 310 residential units (19F/2446), with documents in the data room

Offered with vacant possession



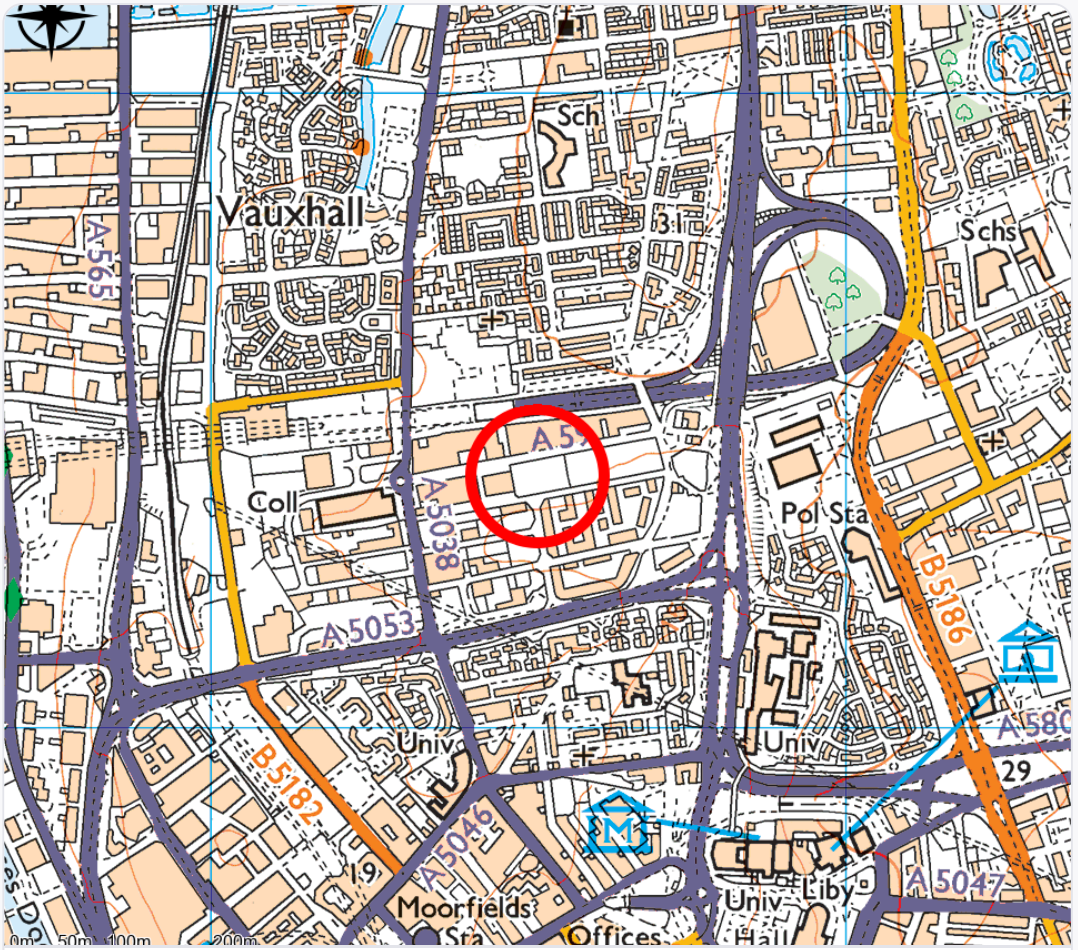
LOCATION

Vauxhall, north of Leeds Street

The site lies in the Vauxhall area of Liverpool, a short distance north of the city centre's commercial core. It lies between Paul Street to the south and Blackstock Street to the north, close to the junction with St Bartholomew Road and just north of Leeds Street.

The surrounding area mixes established commercial and workshop premises with residential development, including the Atlantic Point apartments directly to the south. Several residential schemes have been proposed or approved nearby in recent years, including consent for 416 apartments off Blackstock Street in 2024.

Moorfields, Liverpool Lime Street and Sandhills stations are all within reach. Lime Street provides intercity services, and Moorfields and Sandhills serve the Merseyrail network.



Location plan for identification only. Contains OS data © Crown copyright and database rights 2026. OS 100062476.

Moorfields

Merseyrail · approx. 0.7 miles, 15 min walk

Liverpool Lime Street

Intercity and regional · approx. 0.9 miles, 21 min walk

Sandhills

Merseyrail · approx. 1.4 miles, 30 min walk

THE SITE

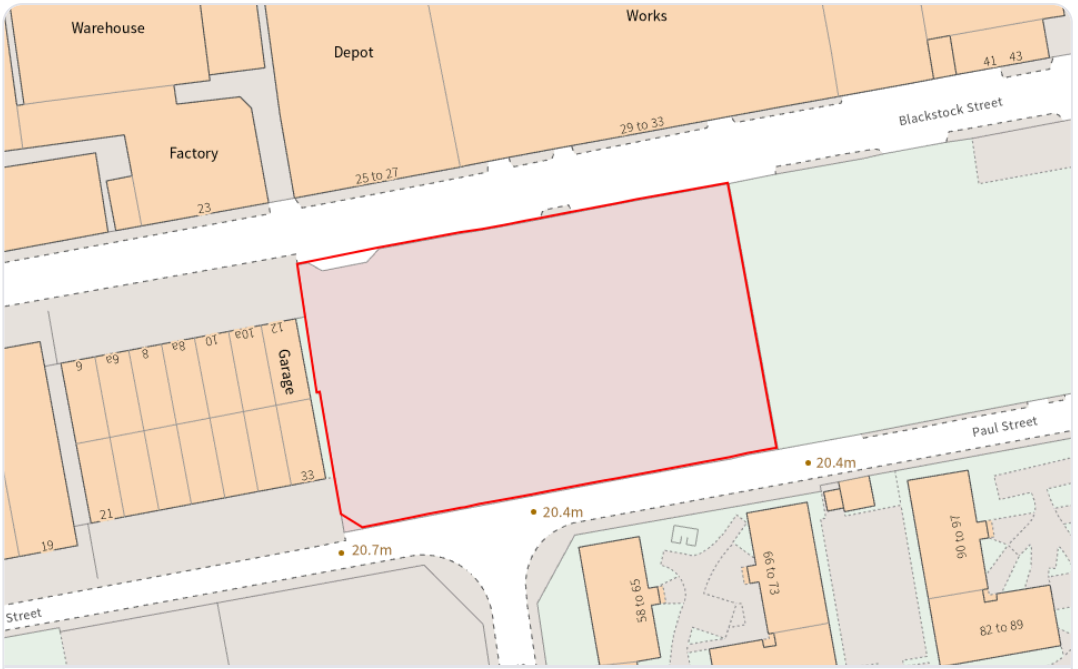
Cleared land with two street frontages

The site is a broadly level, broadly rectangular parcel of cleared land of approximately 1.15 acres (0.47 hectares), with a frontage to Paul Street on the south side and to Blackstock Street on the north. It adjoins garages and commercial units to the west and open land to the east.

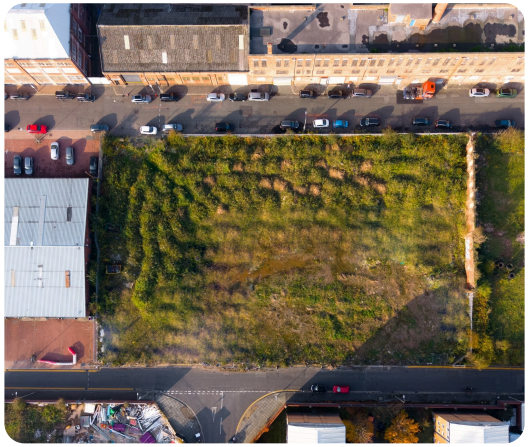
We understand piling works have been carried out on the site. Their extent, specification and condition have not been verified and no reliance can be placed on them. Buyers should carry out their own technical investigations.

Tenure

Freehold, registered under title numbers MS682582, MS682583, MS682584 and MS682585.



Site edged red, for identification only. Not to scale.





GALLERY

The site from the air

Drone photography of the site and its surroundings, looking towards Liverpool city centre.









PLANNING

Residential planning permission

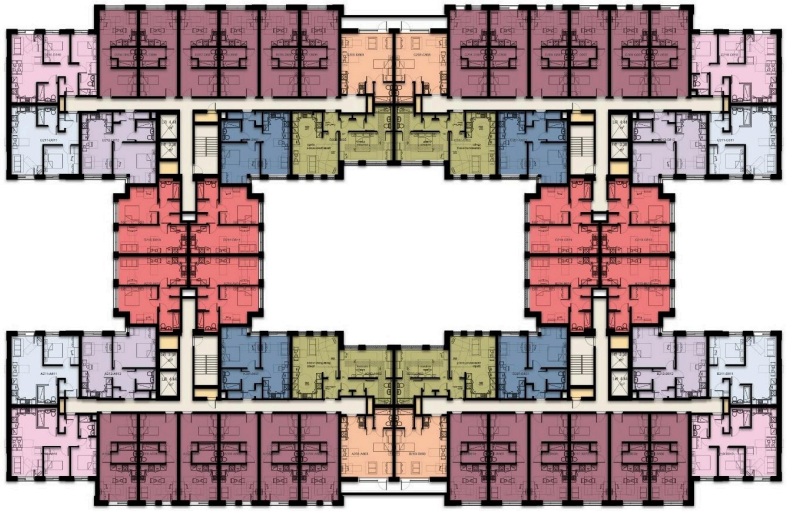
The site lies within the area covered by the Liverpool Local Plan 2013–2033. Planning permission has been granted on land at Blackstock Street/Paul Street, which we understand includes the site, as follows:

REFERENCE	PROPOSAL AND DECISION
19F/2446	"To erect part 10, part 8, part 7 storey residential block containing 310 units consisting of 146 1 bed units and 156 no 2 bed units, with associated access, servicing, parking and landscaping." Granted subject to conditions. Decision notice issued by Liverpool City Council on 8 March 2023.

Buyers must make their own enquiries of Liverpool City Council on the status of the permission, including whether it has been lawfully implemented, and on conditions, planning obligations, Community Infrastructure Levy and biodiversity net gain.

Upper floor layout

INDICATIVE LAYOUT



Prepared by jda architects, agent for application 19F/2446. For information only; buyers should refer to the approved plans.

TERMS

Tenure, technical and sale terms

A data room containing title documents, planning documents and available drawings is available to seriously interested parties on request. No warranty is given as to the accuracy or completeness of third-party reports.

Tenure

Freehold, registered at HM Land Registry under title numbers MS682582, MS682583, MS682584 and MS682585. Sale extent as shown on the site plan.

Method of sale

The site is offered for sale by private treaty.

Viewing

Strictly by appointment with the selling agents. The site must not be entered without an appointment.

Services

We are not aware of any services currently connected. Buyers must make their own enquiries of the statutory undertakers on availability, capacity and connection costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

Anti-money laundering

The successful purchaser will be required to provide identification and proof of funds in line with current regulations.

Price

Price on application, subject to contract.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning and technical

Buyers should rely on their own enquiries of the council and their own ground, title and technical due diligence.



FURTHER INFORMATION

For viewings and enquiries, contact the selling agents



Ed Martin MRICS

Senior Surveyor

T 0330 118 6610

E ed@panteraproperty.com



Harvey Bennett MRICS

Director

T 0330 118 6610

E harvey@panteraproperty.com

Harrogate

Unit E2, 5 Greengate, Cardale Park
Harrogate HG3 1GY

London

44 Southampton Buildings, London WC2A 1AP

Manchester

Gregs Building, 1 Booth Street, Manchester M2 4DU

PANTERA PROPERTY

Regulated by RICS

DISCLAIMER

Pantera Property for themselves and for the vendors of this property give notice that: these particulars are intended only as a guide and must not be relied upon as statements of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Some photographs have been digitally enhanced and the current condition of the site may differ. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Pantera Property has any authority to make or give any representation or warranty in relation to this property.