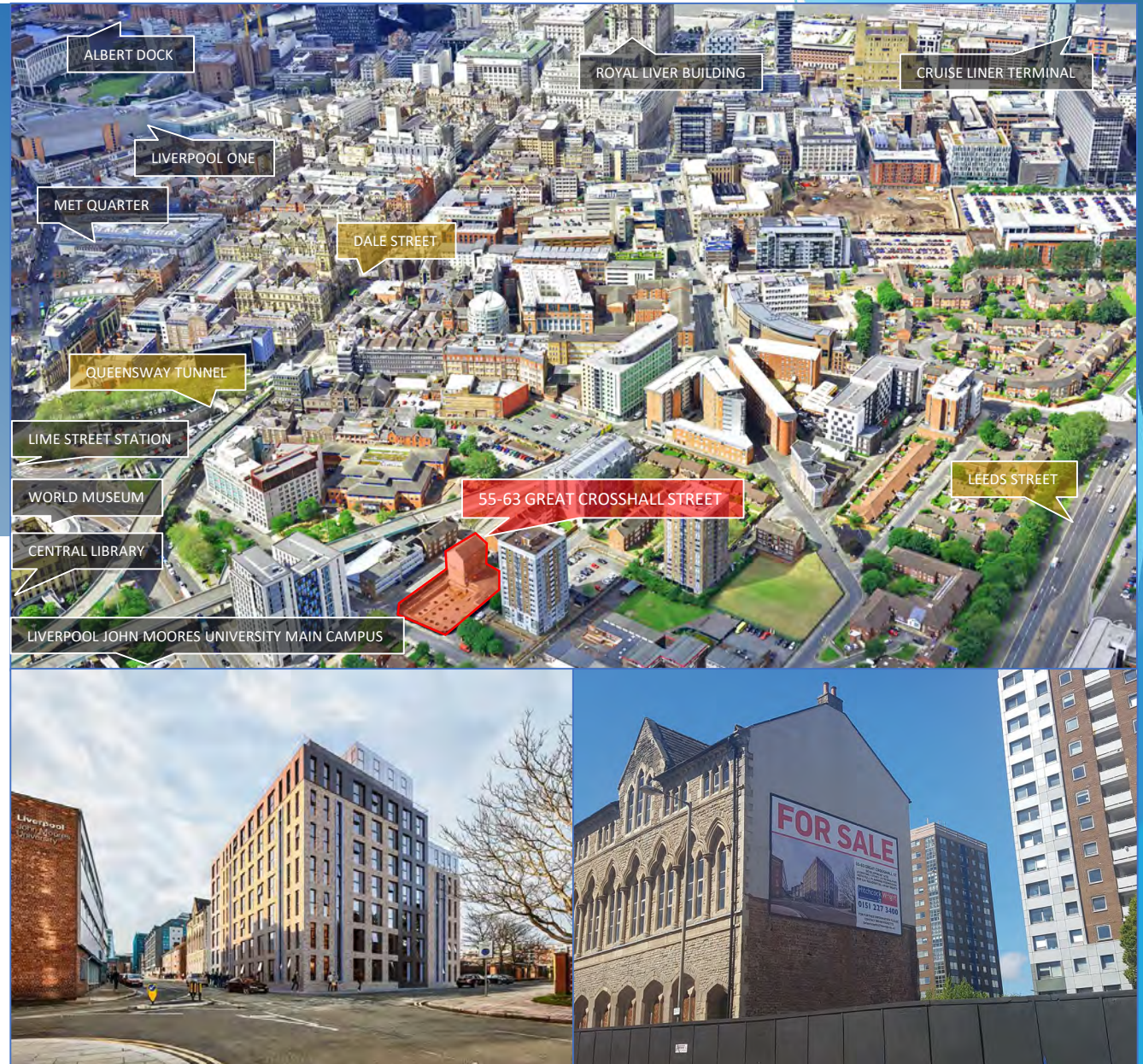


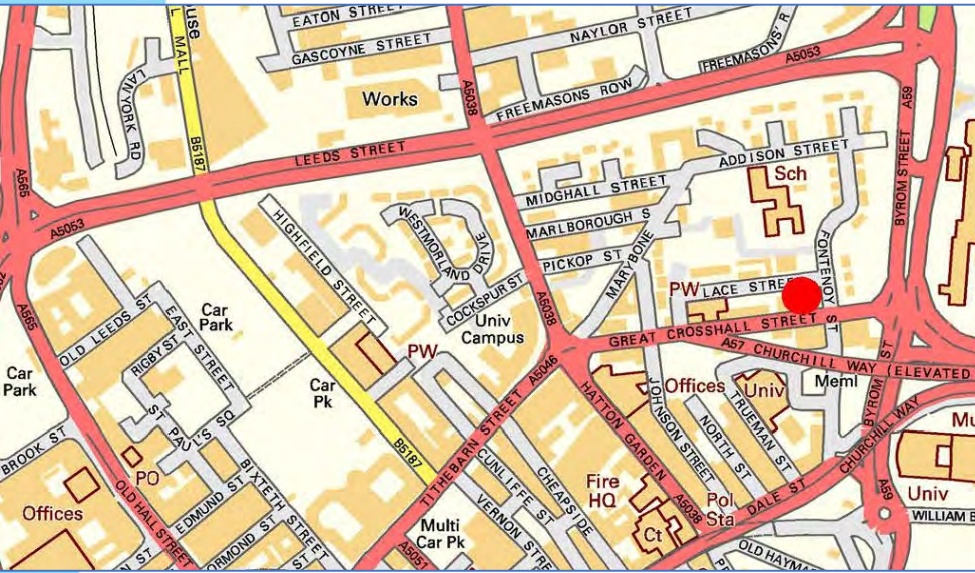
FOR SALE

Prime City Centre Residential Development Opportunity

With Full Planning Consent for
124 Residential Apartments

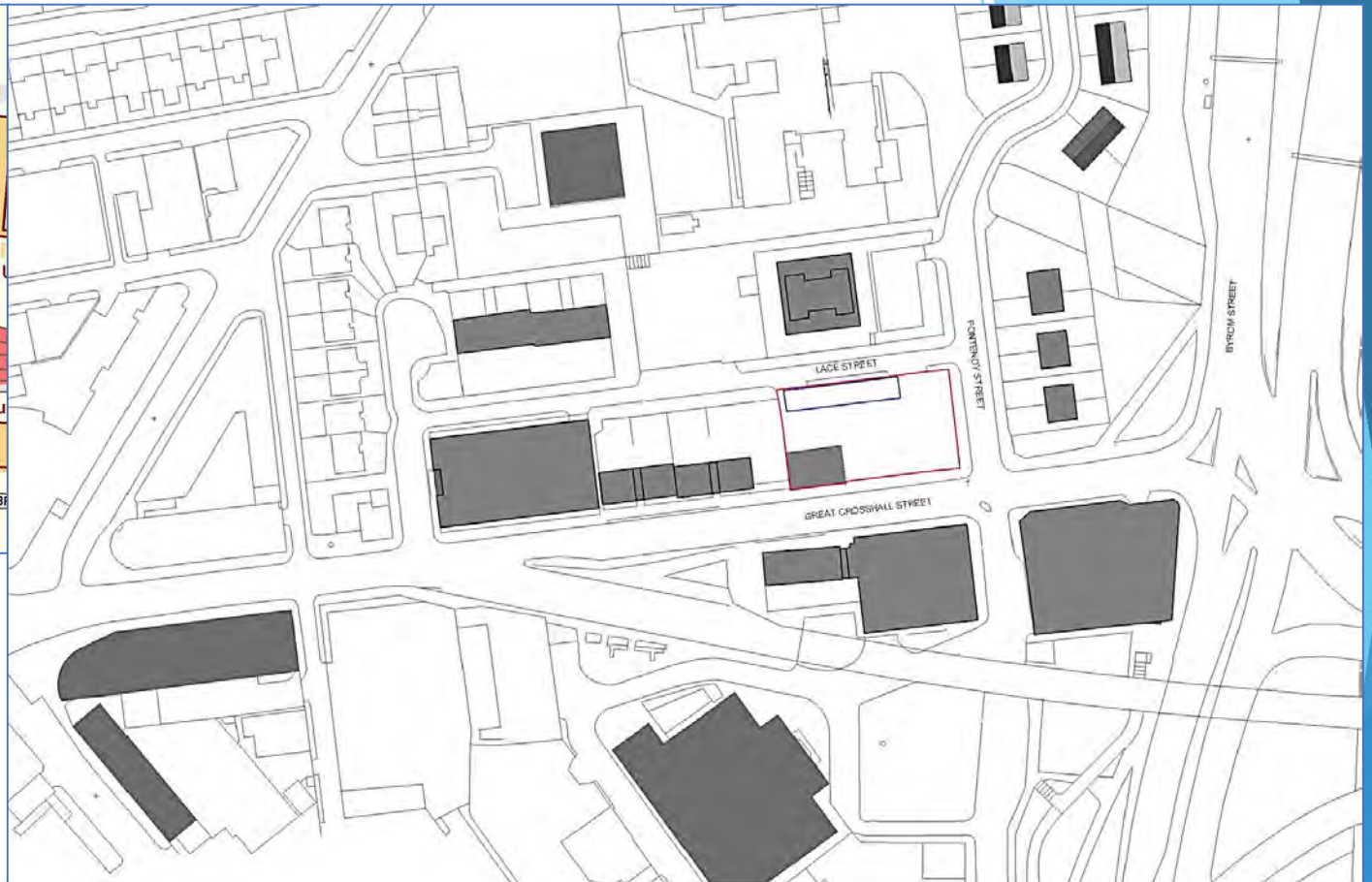
C. 0.32 ACRE SITE (0.13
HA) FREEHOLD* WITH
VACANT POSSESSION
**55/63 GREAT
CROSSHALL STREET,
LIVERPOOL, L3**





LOCATION

The site is situated close to its junction with Byrom Street in the heart of Liverpool City Centre. The site is highly prominent and is strategically placed with Lime Street mainline station within 500m, and other principal landmarks including St Georges Hall, Liverpool John Moores University and Queensway Mersey Tunnel within a stones throw.





THE SITE

The site comprises a level, essentially rectangular site of c. 0.32 acres as outlined in red.

Within the North Western corner of the site is an attractive Grade II 3 storey listed former school house.

TENURE*

The site edged red on the adjacent plan is held freehold and the area marked in blue is held long leasehold for return of 125 years from the 11th April 2006 at a peppercorn ground rent. The area edged blue is situated such that it does not effect the development proposed under the planning permission.





THE OPPORTUNITY

Full Planning consent was granted on 17th July 2018 for up to 124 units; to convert existing church school building into 9 apartments and construction of 6-10 storey building accommodating 115 apartments (124 in total) with glazed link and 24 basement car parking spaces. Full details of the planning consent is available upon request.

NOTE. The planning permission will NOT be subject to a S106 payment.

The site will be sold freehold with vacant possession by way of private treaty. All interested parties will be kept informed of the sales process including any timetable should the vendor decide to finalise matters by way of best bids.



FURTHER INFORMATION

Further detailed information on the site including guide price, a copy of the planning consent, site investigation survey and Title information etc. is available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VAT

We understand that the sale of the property will not attract VAT at the prevailing

PROPOSAL

Offers are being sought for the site with the beneficial planning permission as described. The vendor will consider selling the shares in a Bahamas based SPV in which the site is held and if this is the preference of a prospective purchaser. This will result in a significant stamp duty saving.

CONTACT

For any further information please contact the sole agents Hitchcock Wright & Partners

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