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FOR SALE – RESIDENTIAL/COMMERCIAL DEVELOPMENT  
OPPORTUNITY

**Eddisons**



**LAND FRONTING LOWER HOUSE LANE, CROXTETH, LIVERPOOL L11 9AP**

**Price: On Application**

**Size: 1.61 ha (3.96 acres)**

- Suitable for re-development for commercial/residential purposes subject to planning and lease variation
- Part Freehold / Part Long Leasehold
- Site area 1.61 ha (3.96 acres)

## LOCATION

The subject property fronts Storrington Avenue and Lower House Lane in Croxteth approximately 5.5 miles north east of Liverpool City Centre.

Lower House Lane links to the East Lancs Road (A580) which in turn leads west into Liverpool City Centre and east to the M6 and the North West motorway network.

## DESCRIPTION

The subject site land and containing existing warehouses to the rear of the former Merseyside Fire & Rescue Croxteth Fire Station.

The site is partly landscaped with grass and self-seeded trees, partly tarmac and concrete surfaced with former fire training related buildings currently insitu.

It is anticipated that access to the site will from Lower House Lane.

## ACCOMMODATION

We understand that the site area is 1.61 ha (3.96 acres).

## TENURE

The property is held under the following titles:

- Part of Freehold Title No: MS485927
- Long Leasehold Title No: MS400713 – 999 year lease from 27 March 1998

There is a restriction on the long leasehold interest to use the site only for fire related purposes and therefore a negotiation will need to be undertaken with Liverpool City Council to vary the User Clause.

## TERMS

Our client is seeking offers on either a conditional (subject to planning) or unconditional basis with further information to include guide price, head lease and floor plans available upon request.

## EPC

The Energy Performance Certificates have been commissioned and are available upon request.

## VAT

We understand that the transaction will be subject to VAT.

## LEGAL COSTS

Each party to be responsible for own legal and surveyors costs.

## ADDITIONAL INFORMATION

The following additional information will be provided:

- Title documentation to include Head Lease
- Asbestos report
- Energy Performance Certificates
- Site plan showing location of buildings and floor plans
- Topographical and Utilities Searches
- Phase 1 Ground Survey

## VIEWING

Eddisons  
Robert Diggle  
0151 268 5280  
[robert.diggle@eddisons.com](mailto:robert.diggle@eddisons.com)

August 2025

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## PHOTOGRAPHS



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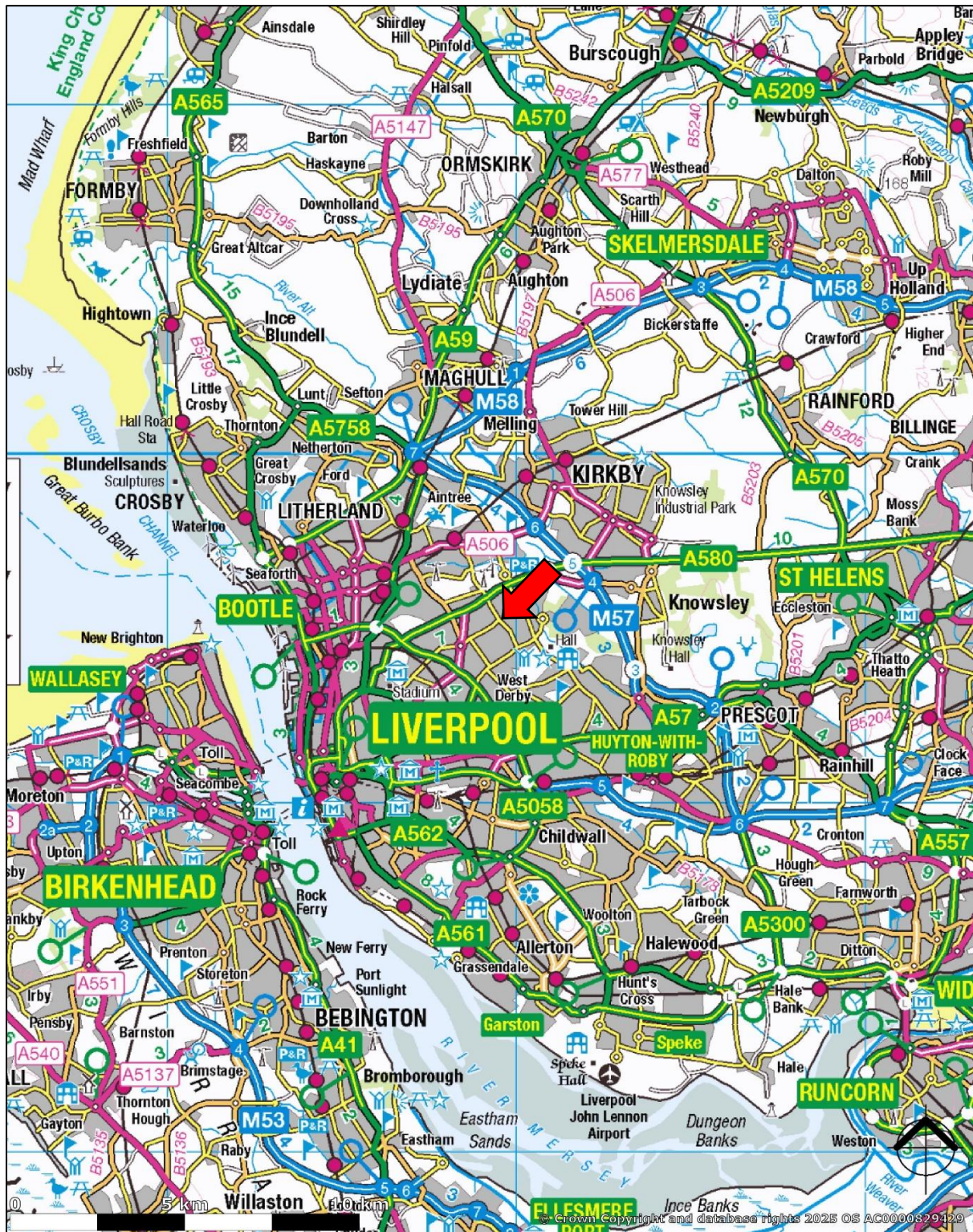
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## LOCATION PLAN



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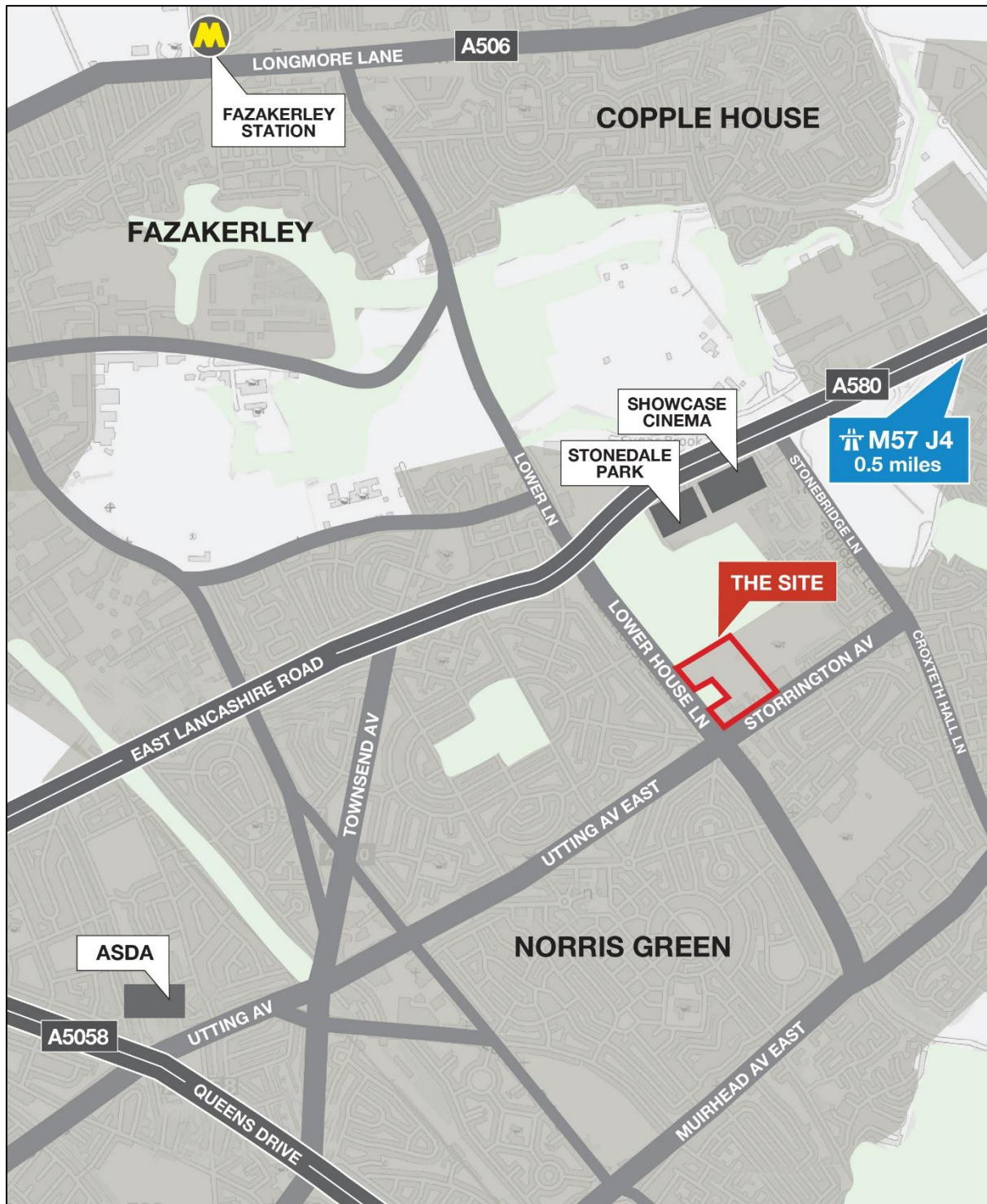
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## STREET PLAN



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## SITE PLAN



**For Identification Purposes Only**

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