

LAND FOR SALE - 1 ACRE

BELLE VALE (LIVERPOOL) | SITE AT ST PASCHAL BAYLON BOULEVARD | L16 2NA

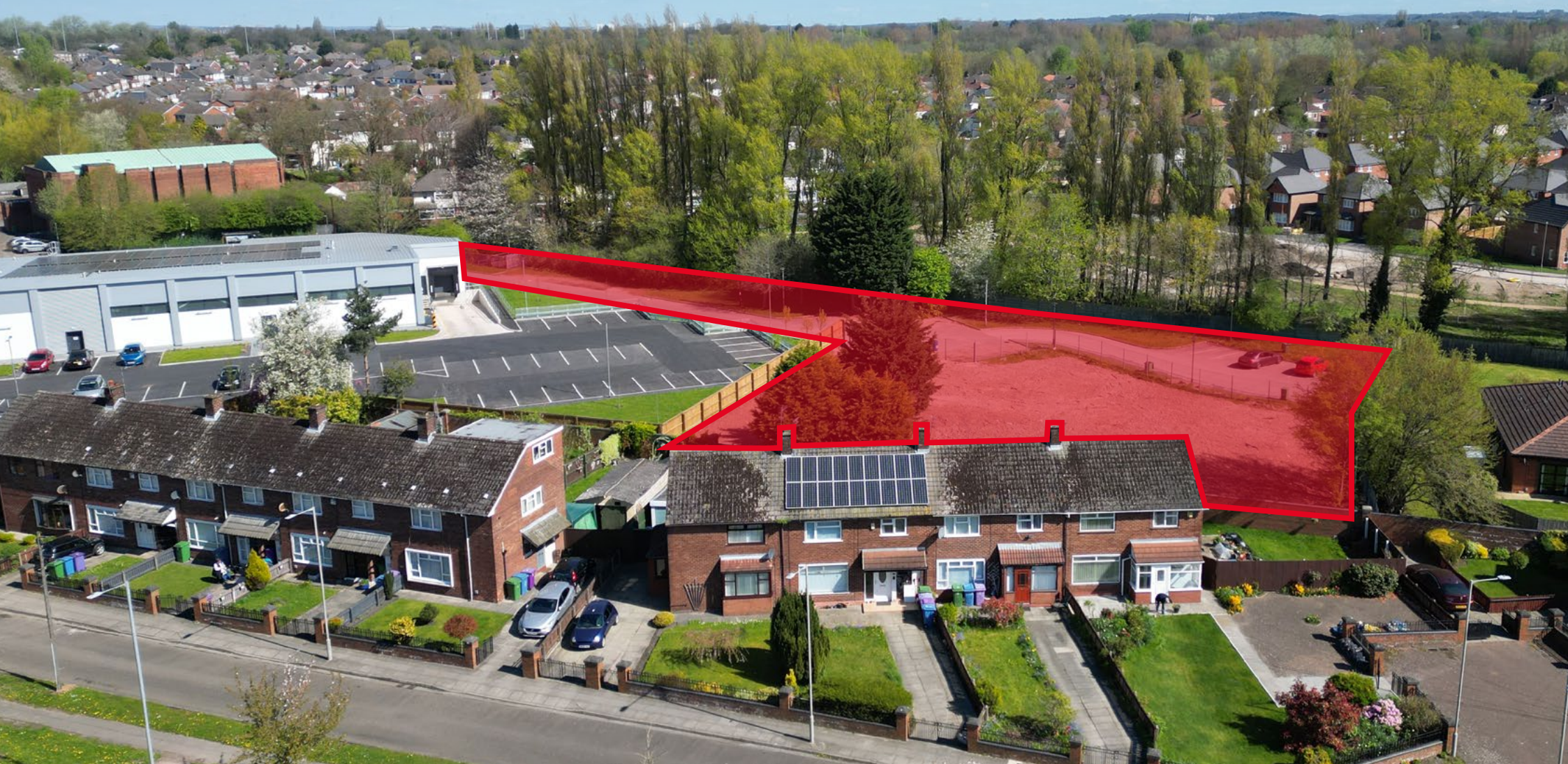
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PRIME DEVELOPMENT SITE

SUMMARY

- Freehold
- Cleared site of 1 Acre (0.40 Hectares)
- Located in densely populated and popular residential area with excellent amenities
- Adjacent to a new Lidl supermarket
- 5 minute catchment approx 12,581 individuals
- Private access road
- Secluded location ideal for residential or care home redevelopment
- Suitable for a number of uses subject to planning
- Proposals considered on an unconditional basis



LOCATION

The subject site is located in Belle Vale which is a densely populated residential suburb of Liverpool situated approximately 5 miles south east of the City Centre.

The subject site is located off St Paschal Baylon Boulevard which itself is accessed off Chelwood Avenue which leads from Childwall Valley Road (B5178). Junction 5 of the M62 is located approximately 1.5 miles north of the subject location.

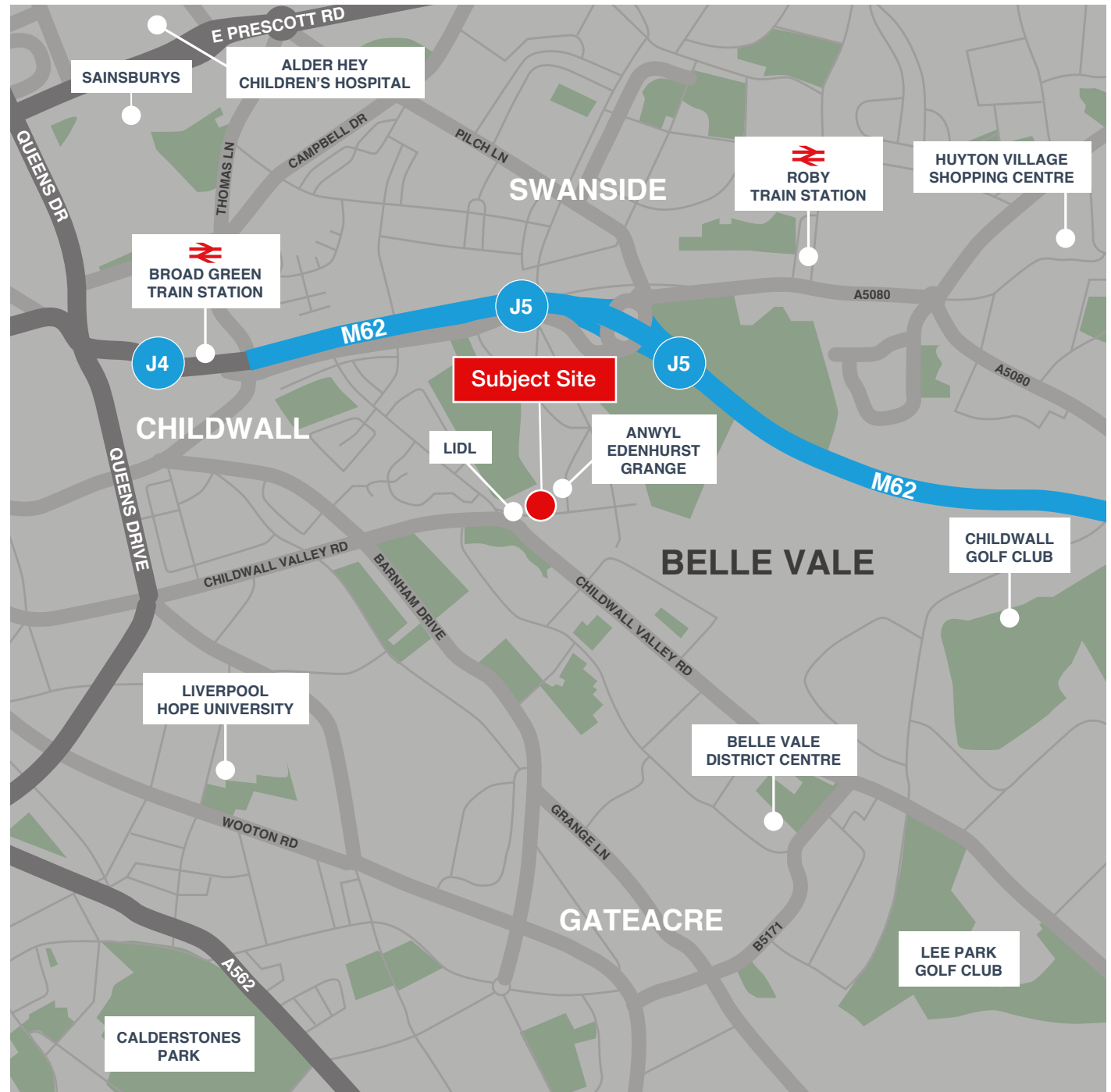


SITUATION

The surrounding area is predominately residential in character but it does benefit from being in close proximity to Belle Vale District Shopping Centre and directly adjacent to a new Lidl supermarket.

The subject site is also located adjacent to the new Anwyl residential development at Edenhurst Grange which consists 124 high quality homes.

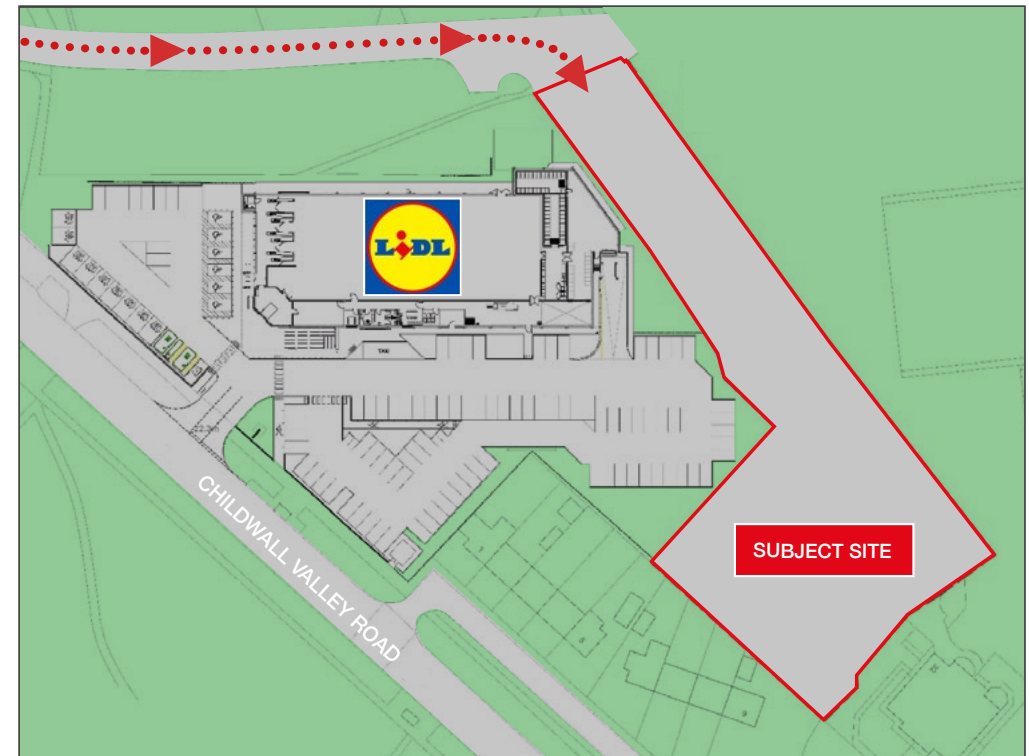
The entrance to the subject site is also opposite St Paschal Baylon Catholic Primary School. There are a number of parks and golf courses within a short distance from the site.



SITE

The site has been cleared and comprises approximately 1 acre.

Access to the site is via St Pascal Baylon Boulevard and affords the site with a high degree of privacy, ideal for residential development.



TENURE

The site is held freehold.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

PLANNING

The site lies within the Liverpool City Council UDP. Interested parties should make enquiries with Liverpool City Council on Tel: 0151 233 3300.

VAT

The site is registered for VAT.



PROPOSAL

Offers invited on an unconditional basis.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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