

Development Opportunity
Subject To Planning



WIRRAL

**Lambert
Smith
Hampton**



**FOR
SALE**

FORMER EASTHAM YOUTH & COMMUNITY CENTRE

LYNDALE AVENUE | EASTHAM | WIRRAL | CH62 8DE



EXECUTIVE SUMMARY

- Wirral Council owned site extending to c.1 acre (0.41 hectares).
- The site may be suitable for various uses subject to planning.
- The site is located 6 miles south of Birkenhead, 7.5 miles south of Liverpool and 9.5 miles north of Chester.
- LSH have been instructed to dispose of the freehold interest for the property on a subject to planning basis.

SITE OVERVIEW

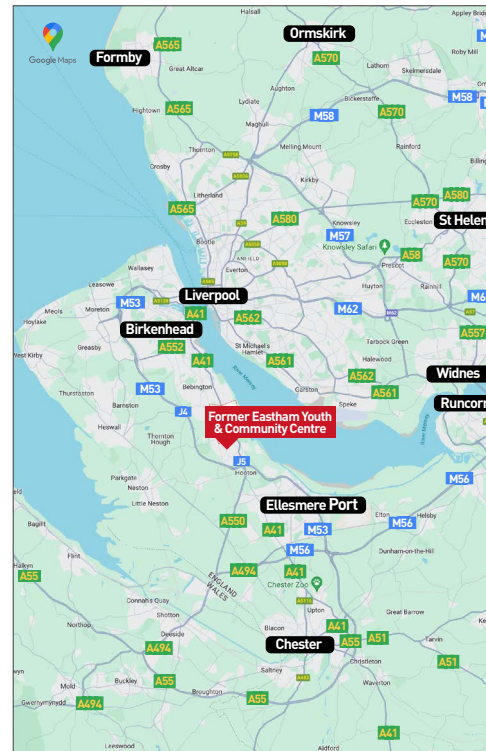
The site of the former Eastham Youth and Community Centre is predominantly flat, extends to c.1 acre (0.41 hectares) and is located in Eastham.

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LOCATION

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The site is located to the North of Lyndale Avenue and is bordered by housing on all sides. The site is situated within a typical urban location and has residential characteristics. Eastham Rake Local Centre is situated 0.2 miles to the south east of the site whilst Eastham Country Park is located 1.2 miles to the east of the site and extends eastwards towards the River Mersey. Eastham Rake Train Station is located approximately 0.8 miles to the west of the Site. From here there are regular train services to Birkenhead Town Centre, Liverpool City Centre, Chester City Centre and Ellesmere Port.





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SITUATION



PLANNING

The site is accessed via Lyndale Avenue and is within a primary residential area within the Unitary Development Plan and benefits from a draft residential allocation within the emerging Wirral Local Plan with a development capacity of 15 houses.

The former Lyndale School site immediately adjacent to the east has been subject to various applications since 2017, which relate to the residential development of the site. This site was approved in 2019 under APP/18/01632 and developed for Torus Homes in 2022. The development consists of 28 houses, comprising detached and semi-detached homes with a mix of 2, 3 and 4 bedrooms, all of which are affordable housing.

Whilst planning policy requires a minimum 20% affordable housing on this site, the Council would welcome bids providing 100% affordable housing with property types that meet local demand.

For further planning information, please see the planning appraisal contained within the share file for a comprehensive analysis of planning history and policy.

GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the ground prior to entering a purchase contract.

SERVICES


Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

FILE SHARE

A dataroom is available by request from the sole agent.



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SALES PROCESS & BASIS OF OFFER

■ The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.

■ All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to **Oliver Williams (owilliams@lsh.co.uk)** and **James Strong (jstrong@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **“Former Eastham Youth Centre – Bid”**. All offers are subject to contract.

■ Whilst planning policy requires a minimum 20% affordable housing on this site, the Council would welcome bids providing 100% affordable housing with property types that meet local demand. Further information in relation to affordable housing demand can be provided separately.

■ The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **October 2024.**

BID DEADLINE

Offers will be invited on a set date to be advised separately.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold with vacant possession available on completion. Title information is contained within the dataroom for consideration.

VAT

The client advises that VAT will not be applicable on this sale.

ANTI – MONEY LAUNDERING

The selected purchaser will need to be validated for money laundering regulations.

CONTACTS

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Director

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Oliver Williams

Regional Land Manager

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Paul Shuker

Head Of Planning Consultancy (North West)

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ON BEHALF OF:

 **WIRRAL**