

Former Birkdale School

40 LANCASTER ROAD, SOUTHPORT, PR8 2LE

PRIME RE-DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT



savills

KEY HIGHLIGHTS

- Prime Birkdale development opportunity.
- Existing planning consent secured and implemented for development of 147 extra care residential units including Listed Building Consent.
- Close to Birkdale Village centre, and adjoining Royal Birkdale Golf Course.
- Freehold sale with Vacant Possession.
- Property extends to approximately 9.67 acres (3.91 hectares).

LOCATION

The former Birkdale School for the Hearing Impaired is located within Birkdale - a well regarded suburb of Southport. Southport, meanwhile, is a prominent coastal town located in the north west of England between Liverpool and Blackpool.

Southport was originally founded as a sea-side destination and has since become a well regarded location to live. Its primary transport links include the A565 (running north towards Preston and south through Formby and into Liverpool), along with multiple train stations served by Merseyrail services and Southport station providing regular services to Manchester city centre.

More generally, Southport provides all the amenity that one would expect of an established town including Sainsbury's, Morrisons and Marks & Spencer being represented, along with a range of retail and leisure offerings.

The property itself is located on the southern edge of Birkdale, off Lancaster Road, in an area dominated by high quality residential. It is bound by Lancaster Road and Granville Road to the south east and north west respectively, with Royal Birkdale Golf Course to the south west and existing residential to the north east.



THE PROPERTY

The property comprises the former Birkdale School for the Hearing Impaired and associated land. The site extends to approximately 9.67 acres (3.91 hectares) and incorporates the former school building (Grade II Listed) and former playing fields. Access is currently taken from Lancaster Road and Granville Road.

The existing school building, originally built in 1901 is arranged over ground and two upper floors and is constructed in red brick and red tiled roofs in a simplified Queen Anne style exterior. According to the listing entry, the interior was not inspected, therefore we assume the listing is weighted to the exterior facade.

The remainder of the site, we assume, was utilised for playing fields, play grounds and car parking. The property has been vacant for a number of years and was unfortunately the site of a fire some years ago. To our knowledge the building has been made safe but is currently fenced off to public access.

PROPOSAL

On behalf of Administrators, Savills are instructed to seek offers for the property. The strong preference is for unconditional offers however all offers will be considered on their merits.

PLANNING POSITION

The property holds an existing planning consent for the development of 147 extra care units, delivered across the existing building and six low rise blocks across the site. Whilst amends have been consented under subsequent applications, the original planning consent can be found using reference

DC/2021/02486. The original planning consent was granted in March 2022.

The scheme delivers a mix of 'Supported Living' (100 units) and 'Assisted Living' (47 units) units - the latter within the existing building with a single new build block.

The Administrators have formally implemented the planning consent and therefore this can be delivered into perpetuity.

TENURE

The property is held Freehold under title reference MS694302.

DATA ROOM

Planning, legal and technical information about the site is available to interested parties through a secure data room. Access details should be requested from joanne.young@savills.com. Savills will review all registration details of interested parties, prior to providing access to the data room.

SALES PROCESS

In the first instance, we invite parties to register their interest via e-mail to joanne.young@savills.com. Thereafter, you will be provided with respective technical, legal and planning information. A bid proforma is also within the data room which must be completed and submitted electronically, along with any supporting material, to Ed Rooney and Louise Richards by the tender deadline.



VIEWING

Viewings of the property will be arranged with interested parties and will take the form of "open days". Please register your formal interest in order to be contacted regarding the viewing days.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs in relation to the transaction.

VAT

The property is elected for VAT and will therefore be payable at the prevailing rate.

EPC

The property has an EPC rating of 'C'.



IMPORTANT NOTICE

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