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FOR SALE – LIVERPOOL CITY CENTRE RESIDENTIAL
HIGH RISE DEVELOPMENT OPPORTUNITIES

Eddisons



PALL MALL LOCK, LIVERPOOL L3

Site A Area 0.572 ha (1.412 acres)

Site B Area 0.281 ha (0.695 acres)

- Freehold
- Planning permission for two prime detached apartment buildings
- Site A – 294 units – 165,048 sq ft - 9 storey
- Site B – 141 units – 75,770 sq ft – 6 storey

LOCATION

Both sites are located fronting the western side of Pall Mall north of its intersection with Leeds Street (A5053) and Chisenhale Street.

Site A is bounded by Lanyork Street to the south and Site B adjoins Chadwick Street to the north.

Both sites lie on the northern edge of Liverpool City Centre in a mixed use location comprising residential blocks under construction, commercial units, sites used for car parking and Williams BMW Parts and Service garage.

Significant residential development schemes under construction/proposed nearby include:

- Love Lane/Pall Mall Scheme – 507 apartments
- Metal Works Scheme, Leeds Street – 405 apartments
- The Gateway – 656 apartments fronting Leeds Street

DESCRIPTION

The two sites are irregular in shape and are currently undeveloped and used for surface car parking.

ACCOMMODATION

From the information provided us to we understand that the proposed development comprises the following:

Block A

Basement, ground, mezzanine and 9 upper floors – comprising 294 apartments – 84 car parking spaces

Net residential area 15,333 sq m (165,048 sq ft)

Gross internal area 19,703 sq m (212,088 sq ft)

Net to gross ratio 78%

Apartment Type Block A

1 bed/1 person – 85

1 bed/2 person - 34

2 bed/3 person - 146

1 bed/1 person studio M4 (3) – 9

2 bed/3 person studio M4 (3) – 20

Block B

Ground and 6 upper floors – comprising 141 apartments - 41 car parking spaces

Net residential area 7,039 sq m (75,770 sq ft)

Gross internal area 8,670 sq m (93,326 sq ft)

Net to gross ratio 81%

Apartment Type Block B

1 bed/1 person – 40

1 bed/2 person – 10

1 bed/1 person studio – 6

2 bed/3 person – 65

2 bed/4 person – 6

1 bed/2 person M4 (3) – 10

2 bed/3 person M4 (3) – 4 person

PLANNING

Planning permission (Ref: 22F/0907) was granted with effect 23 February 2024 for the erection of 2 blocks being Block A 6 - 10 storeys and Block B 6 - 7 storeys providing 435 residential units (Class C3) and commercial/retail floor space to the ground floor (Class E & F) with associated car parking access, servicing and landscape.

A Section 106 Agreement has been completed which provides for various commuted sums to be paid by the future developer of the site totalling £161,043.10.

TENURE

The sites are held freehold as follows:

Block A – Title No: MS271849

Block B – Title No: MS202011

TERMS

Offers are invited for our client's freehold interest in either site or both sites combined subject to the planning permission outlined above.

FURTHER INFORMATION

Furhter information to include plans, planning permission, Section 106 and all relevant documents associated with the planning application are available upon request.

VAT

We understand that the transactions will not be subject to VAT.

LEGAL AND SURVEYORS COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

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For more information, visit [eddisons.com](https://www.eddisons.com)
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PHOTOGRAPHS



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PHOTOGRAPHS



Site A



Site B

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SITE PLAN



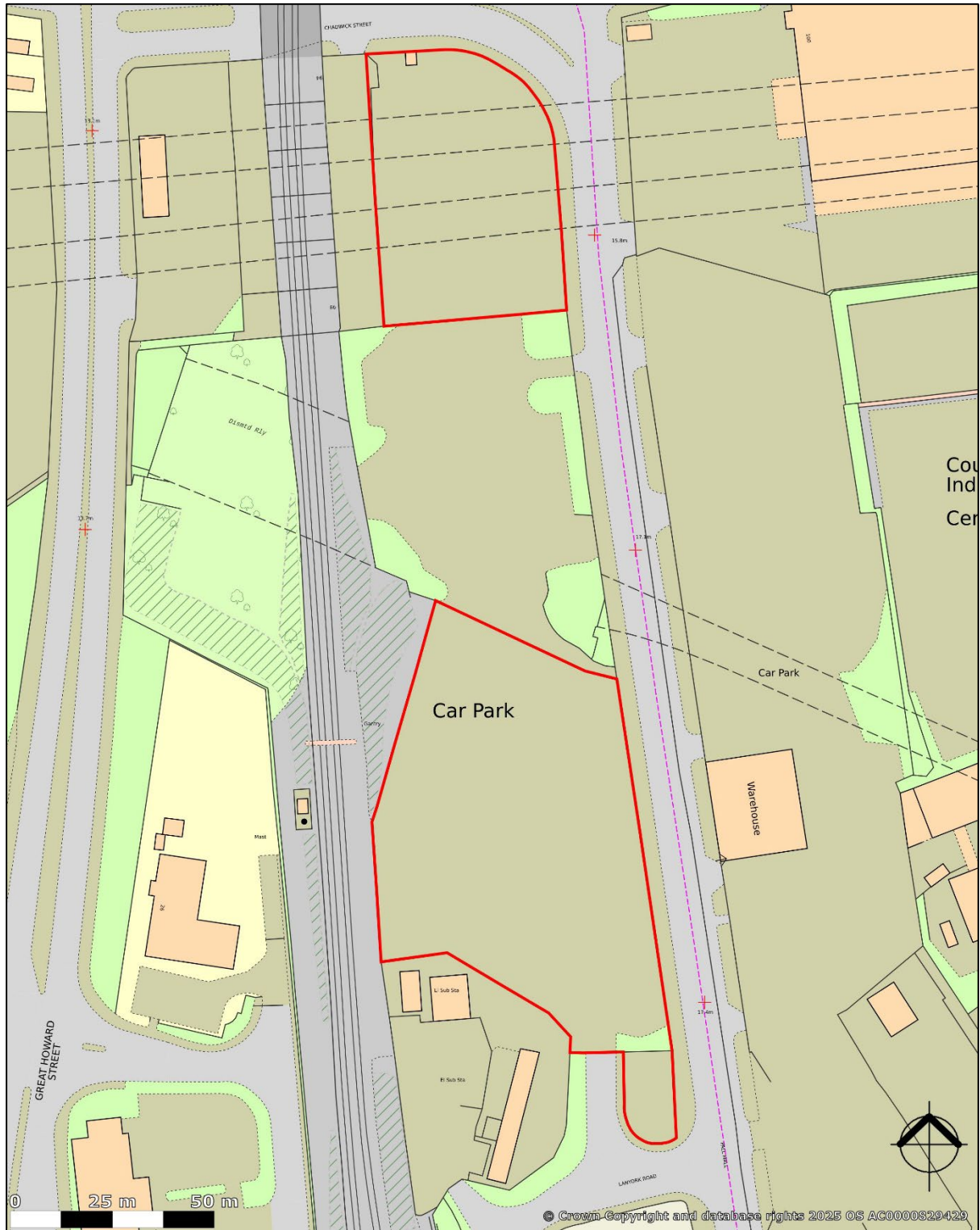
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