

# FOR SALE



## **PRIME DEVELOPMENT OPPORTUNITY** (SUBJECT TO PLANNING)

### Sefton Street, Liverpool L8

**Rare opportunity** to acquire a freehold development site suitable for a number of uses.

Offers invited with a preference for unconditional proposals.

**0.40 Hectares (0.98 acres)**

**KEPPIE  
MASSIE**

# Sefton St, Liverpool L8

## Location

The property is located on the East side of Sefton Street (A5036), approximately 1 mile south of the retail and commercial cores of Liverpool City Centre.

The site enjoys a prominent location and lies opposite Brunswick Business Park between the Volvo and Fiat Showroom Garages.

The location provides easy access to all areas of Liverpool and the surrounding region and is approximately only 3 miles from the M62 motorway, 5 miles from the M53 and less than 7 miles from Liverpool John Lennon Airport.

## Description

The subject property comprises a predominately flat parcel of land extending to approximately **0.40 hectares (0.98 acres)** with the benefit of an excellent and extensive road frontage to Sefton Street.

The area is of mixed use with numerous commercial businesses in the locality in addition to a considerable amount of residential property nearby. The area has experienced a dramatic transformation over recent years with many new schemes built, planned and currently under construction.

The site is within easy walking distance of Brunswick Railway Station and benefits from excellent communication links.

Nearby businesses / occupiers include:

- Carphone Warehouse
- Dolby Hotel
- Camponile Hotel
- Greens Health & Fitness
- Johnsons the Cleaners
- Subway,
- Travelodge
- Jaguar House
- Arnold Clark
- Honda
- Liverpool Marina and the Naval Regional Headquarters.

## Terms

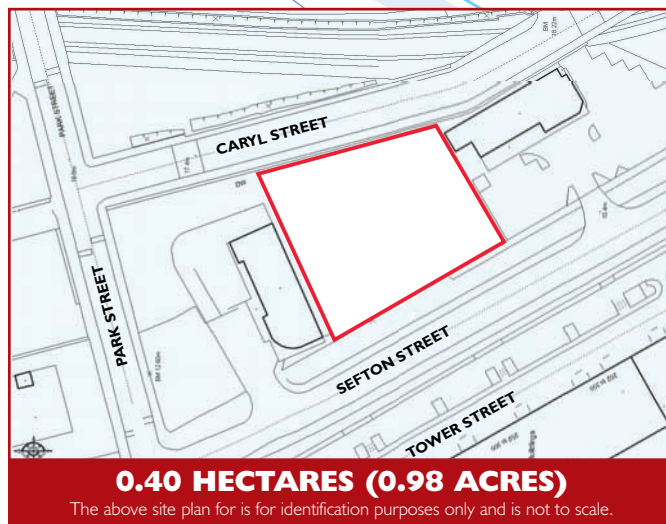
Offers are being sought for our client's freehold interest with a strong preference for unconditional proposals.

## Planning

The property is prime for development and a number of uses may be permitted, subject to planning. Interested parties are encouraged to make their own enquiries via the Local Authority:

Liverpool City Council  
Planning Department  
Municipal Offices, Dale St  
Liverpool L2 2DH  
Tel: 0151 233 3000

In addition, the land owners have commissioned a 'planning overview' which is available upon request.



## VAT

All prices are quoted exclusive of VAT to which they may be liable.

## Legal Costs

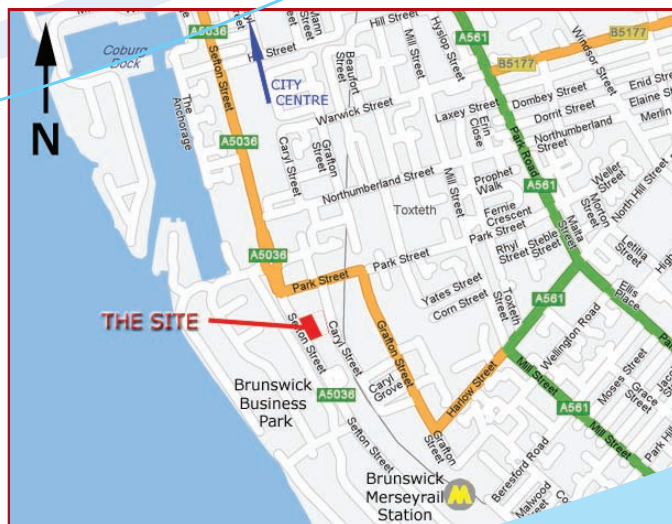
Each party will be responsible for their own legal costs incurred.

## Enquiries

Please contact:

**RUPERT LOWE at Keppie Massie**  
**Tel: 0151 255 0755 email: rupertlowe@keppiemassie.co.uk**

SUBJECT TO CONTRACT



**KEPPIE  
MASSIE**

SURVEYORS & PROPERTY CONSULTANTS

**0151 255 0755 www.keppiemassie.com**

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