

Land at Gibson Quay

SEABANK ROAD, WALLASEY CH44 0HN

Residential Development Opportunity



Illustrative CGI

PROPOSAL

On behalf of CG&Co, Savills and Smith & Sons have been instructed as joint agents to invite offers for the freehold sale of land at Gibson Quay through an informal tender process.

All proposals will be assessed on their individual merits.

Please note that our client is not obliged to accept the highest offer, or indeed any offer received.

KEY HIGHLIGHTS

- A prime riverfront development site with uninterrupted views across the River Mersey towards Liverpool's iconic waterfront and skyline.
- Full planning permission for a conversion and new build development apartment scheme (APP/18/00786).
- Phase 1 of the development scheme has completed, comprising the conversion of Gibson House into 34 apartments.
- Phase 2 is being offered for sale, comprising the new build development of 98 one, two and three-bedroom apartments.
- All dwellings are private sale, with no s106 affordable housing required.
- Site area extending to approximately 1.60 acres.



LOCATION

Wallasey is a well-connected town on the Wirral Peninsula, approximately 5 miles west of Liverpool city centre, with access via the Kingsway Tunnel, M53, and local rail services from Wallasey Village, Wallasey Grove Road and New Brighton.

The site is accessed via Maddock Road, which lies just off Seabank Road (A554) to the north and Blenheim Road to the south, and benefits from frontage onto Egremont Promenade.

The surrounding area is predominantly residential and close to local amenities. The site is 1.6 miles from New Brighton, which has benefitted from significant regeneration, including the Marine Point leisure and retail scheme, which includes facilities such as The Light cinema, a Morrisons supermarket, Costa Coffee and Starbucks, Subway and other pubs and restaurants.

In addition, Wirral Waters is within close proximity to the site and is one of the UK's largest regeneration projects, with a masterplan spanning over 500 acres of residential, commercial, and leisure development, and the potential to create up to 20,000 permanent jobs

PLANNING

The site forms part of a wider development scheme which received detailed planning permission in July 2019 (ref.APP/18/00786) and included Gibson House (Phase 1), situated to the south west of the site.

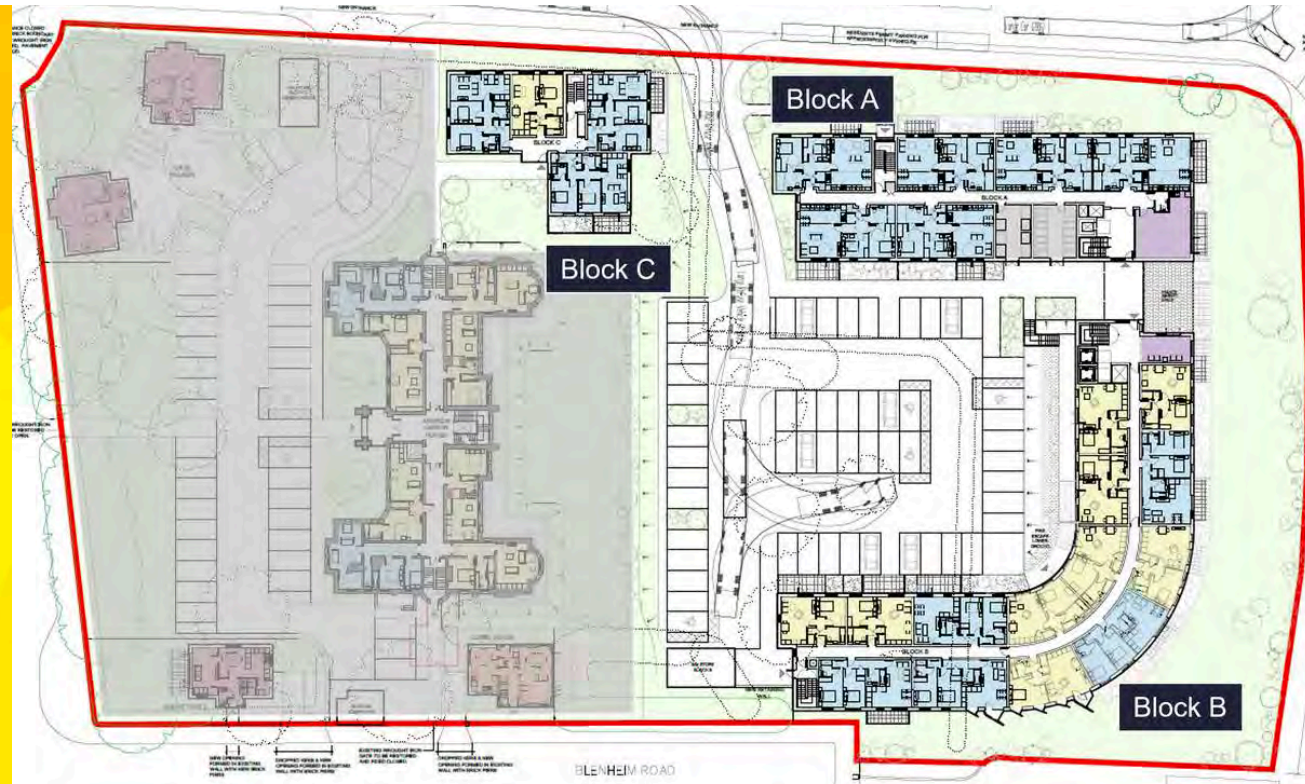
Gibson House has since been successfully converted into 34 apartments which have been sold for both owner occupation and investment.

The land being offered for sale represents Phase 2 of the consented development. The approved scheme comprises three separate blocks of new build apartments, totalling 98 units across 63,139 sq ft as follows:

Block A	Block B	Block C
26 units	61 units	11 units
18,323 sq ft	37,700 sq ft	7,116 sq ft

In lieu of on-site affordable housing, a £65,000 financial contribution toward off-site affordable housing is required under the Section 106 agreement. The contribution must be paid prior to the occupation of the 30th dwelling within Phase 2.

No other financial contributions are sought which remain payable.



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 and Smith & Sons will review all registration details of interested parties, prior to providing access to the data room and reserve the unconditional right to decline individual data room access requests.

SALES PROCESS

In the first instance, we would invite parties to confirm their interest via e-mail to joanne.young@savills.com. Thereafter, you will be provided with the necessary technical legal and planning information that is available.

You will also be provided with a bid proforma that parties will be required to complete fully as part of their bid. Completed proformas, along with any supporting documentation, should be submitted electronically to Jay Duffield, Chris Johnson and Evie Clarkson via the email addresses provided overleaf, by the tender deadline.

Our client has a strong preference for unconditional of planning permission offers, however conditional offers will also be considered.



TENURE

The site is held freehold across two separate titles (MS572638 and MS571390).

A site plan available in the data room identifies the land forming the development area. As part of the sale, a new single title will be created from the two titles.

VIEWINGS

Viewings must be made via appointment with the joint agents.

Please note that the Landowner does not accept any liability for parties entering the site for inspection purposes.

If you would like to request a viewing, please contact the joint agents using the contact details provided overleaf.

SERVICES

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

COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity to comply with anti-money laundering regulations.

LEGAL COSTS

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

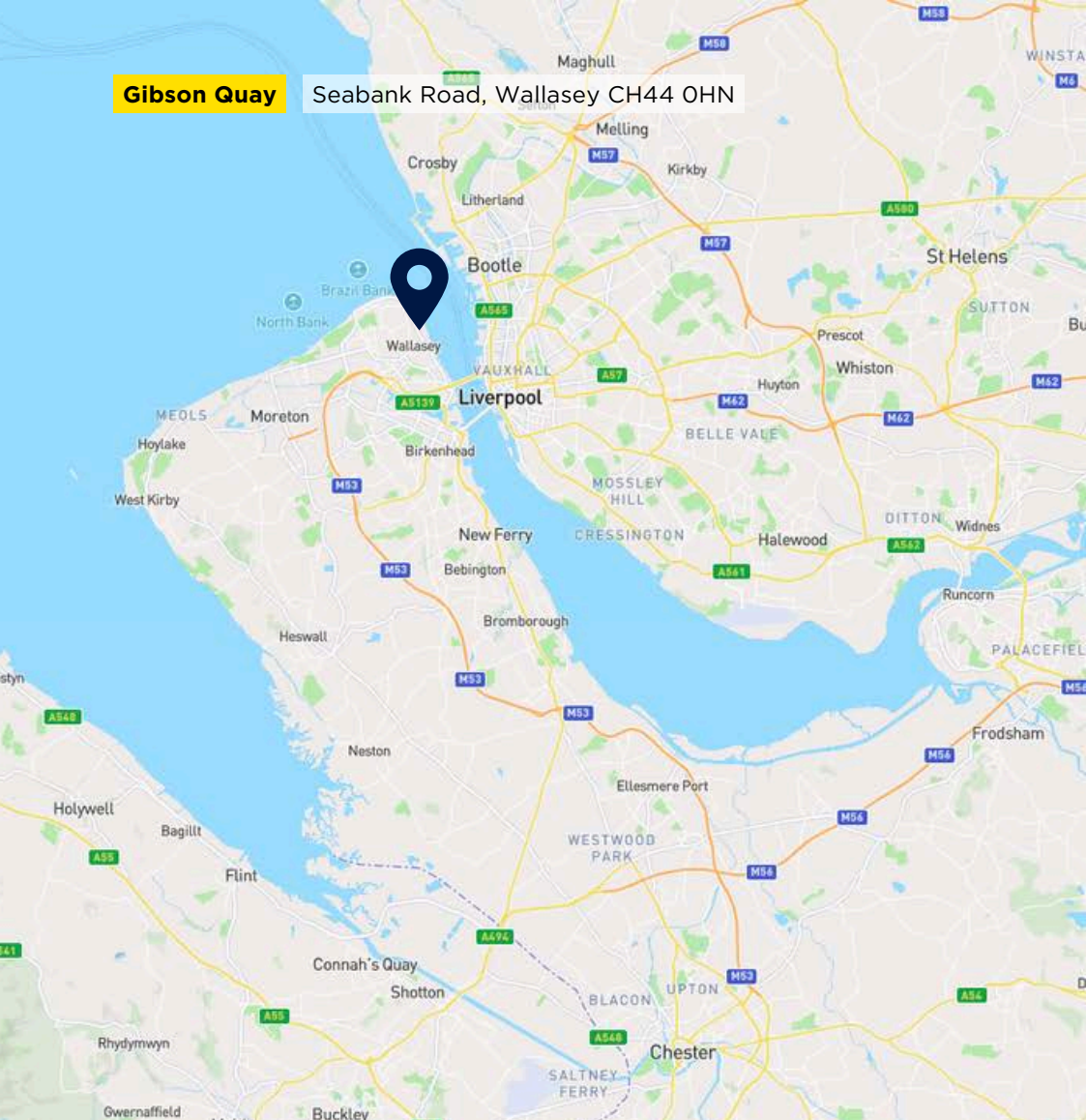
VAT

Bidders are to assume that the sale price will be subject to VAT.



Gibson Quay

Seabank Road, Wallasey CH44 0HN



CONTACT

For further information please contact:

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