



CGI of Proposed development

VOYAGER

13 / 14 WATERLOO ROAD,
LIVERPOOL L3 7BB

FREEHOLD RESIDENTIAL LED
DEVELOPMENT OPPORTUNITY
FOR SALE ON BEHALF OF JOINT
FIXED CHARGED RECEIVERS:



VANDERMOLLEN
REAL ESTATE

Executive Summary

Planning permission (Ref: 20F/2230) was granted on 22nd May 2022 for the erection of a sixteen storey residential led building.

- Planning consent granted for 135 apartments, comprising 22 x studio flats, 45 x 1 bedroom flats, 63 x 2 bedroom flats and 5 x 3 bedrooms flats.
- Net saleable area of apartments 8,277.7 sqm (89,101 sqft).
- Ground floor commercial unit 162.9 sqm (1,753 sqft).
- Secure car parking for 20 cars over ground and first floor levels plus cycle storage areas.
- 2 En Plein Air Terraces and large communal roof terrace.
- Site area 0.01 hectare (0.24 acre)
- Located 1.25km (0.78 mile) North of Liverpool City Centre.



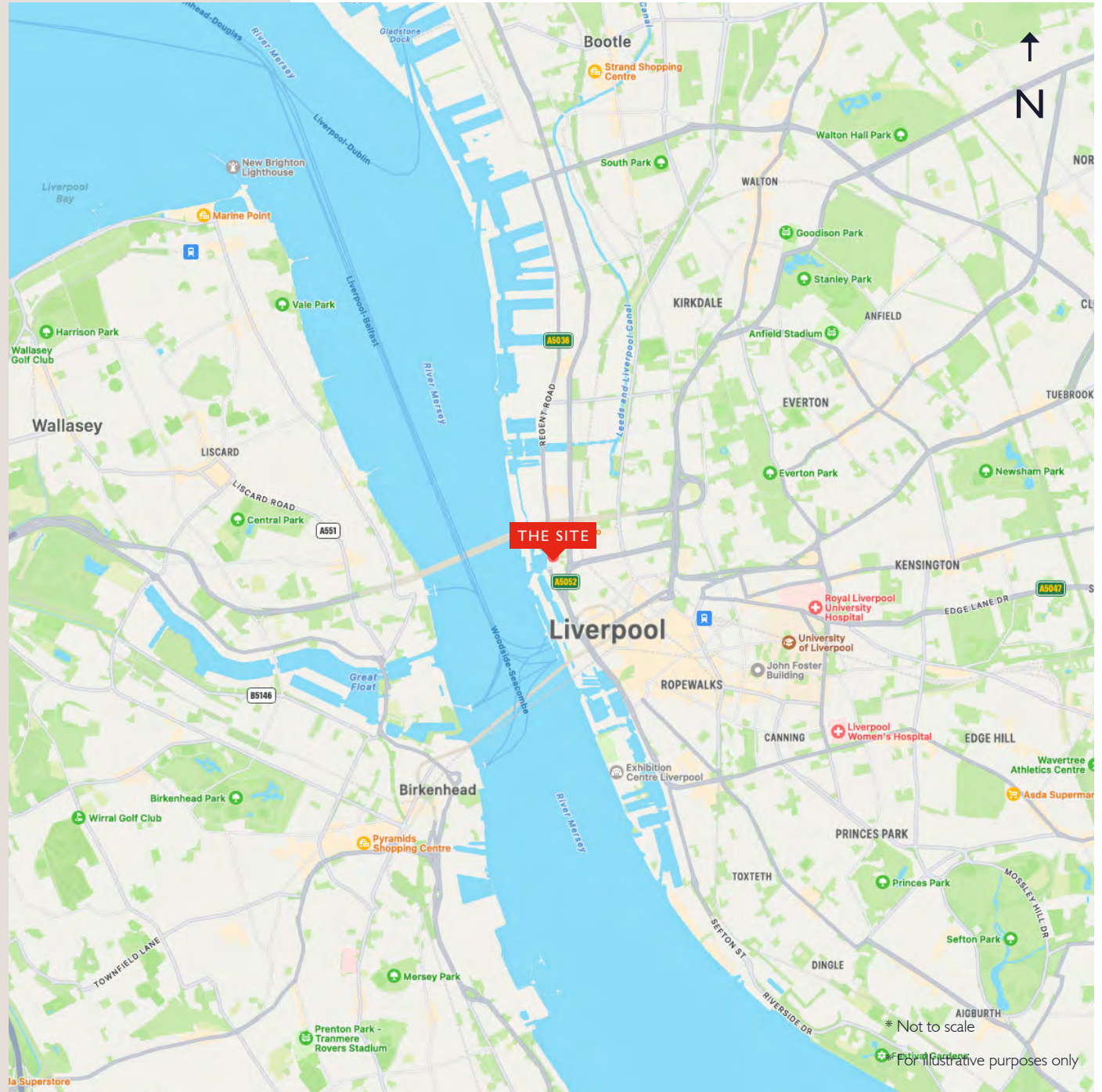
Location

The site occupies an area of 0.01 hectares (0.24 acre) and is located on the corner of Waterloo Road and Paisley Street, Liverpool.

The location sits on the fringe of Liverpool City Centre within an area of significant redevelopment including the Liverpool Waters Masterplan and Ten Streets Masterplan, which are regenerating and transforming Liverpool's northern docks and surrounding areas into a first class neighbourhood of homes, workplaces, shops and bars/restaurants.

The site is currently occupied by a three storey building (currently vacant) with existing car parking spaces.

Sitting within the Liverpool World Heritage buffer zone close to Stanley Dock which is a conservation area and within proximity of several grade II listed buildings, including the Dock Wall & Gates, Princes Half Tide Dock and Waterloo Warehouse.



Local Area

The site lies within a few minutes' walk of Liverpool's famous waterfront and Central Docks with newly planned cruise liner and Isle of Man ferry terminals, both of which are expected to complete in 2023.

Bramley Moore Dock is a 15 minute walk, currently the site of the new 52,888 seat stadium under construction by Everton Football Club which is scheduled for completion in 2024.

The site lies close to the City's business district and Kier Property's £200m Pall Mall office, retail and leisure development together with the famous Royal Liver Building which overlooks the River Mersey at the Pier Head.

A number of excellent hotels lie within a short walk of the site including Malmaison, Radisson, Inside by Melia and Crown Plaza.

Old Hall Street and Castle Street, noted for their restaurants and eateries, are only a 10-minute walk away whilst Liverpool ONE and Bold Street are within 20 minutes' walk and offer a mix of high street shops and independent boutiques.



Liverpool Docks



CGI of Everton's New Stadium



Beatles Statue at Pier Head

Planning:

Voyager benefits from detailed planning permission (ref: 20F/2230), dated 26th May 2022: “To demolish existing buildings and erect a 16 storey residential block, comprising 135 apartments, commercial unit at ground floor, with associated parking.

The scheme consists of a 16 storey building, providing 135 apartments comprising 22 x studio apartments, 45 x 1 beds, 56 x 2 beds, 5 x 3 beds and 7 x 2 bed duplex penthouses totalling 8,277.7 sqm (89,101 sq ft) and Ground floor commercial space of 162.9 sqm (1,753 sq ft). There are 20 parking spaces on the Ground and First Floors and Cycle Storage. There are two En Plein Air terraces on the second and third floors with a substantial roof terrace on the fourteenth floor, all accessible to the Voyager occupants. The upper 6 floors afford Westerly views of the River Mersey.

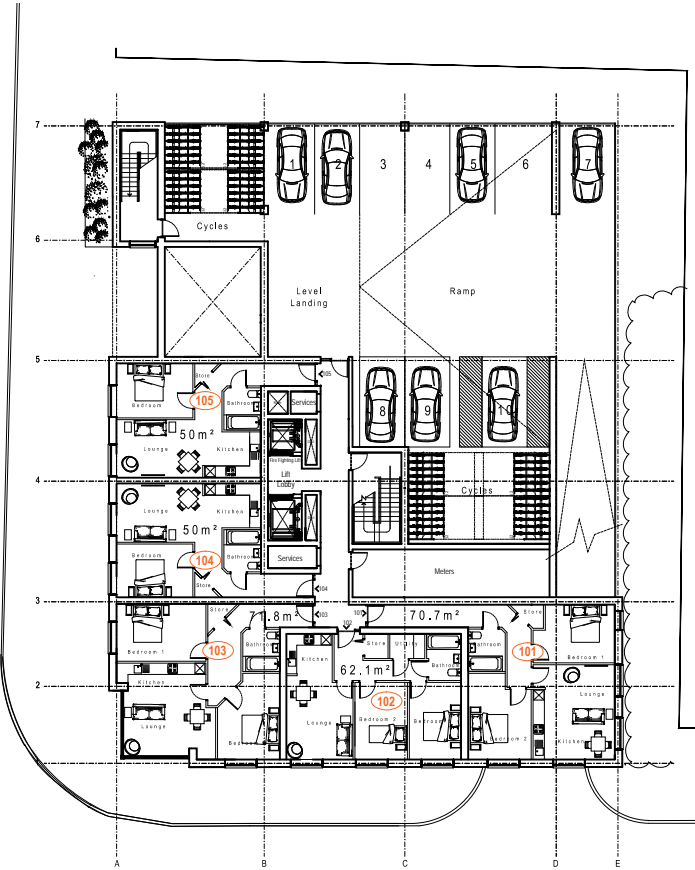


Indicative Floorplans:

Ground Floor

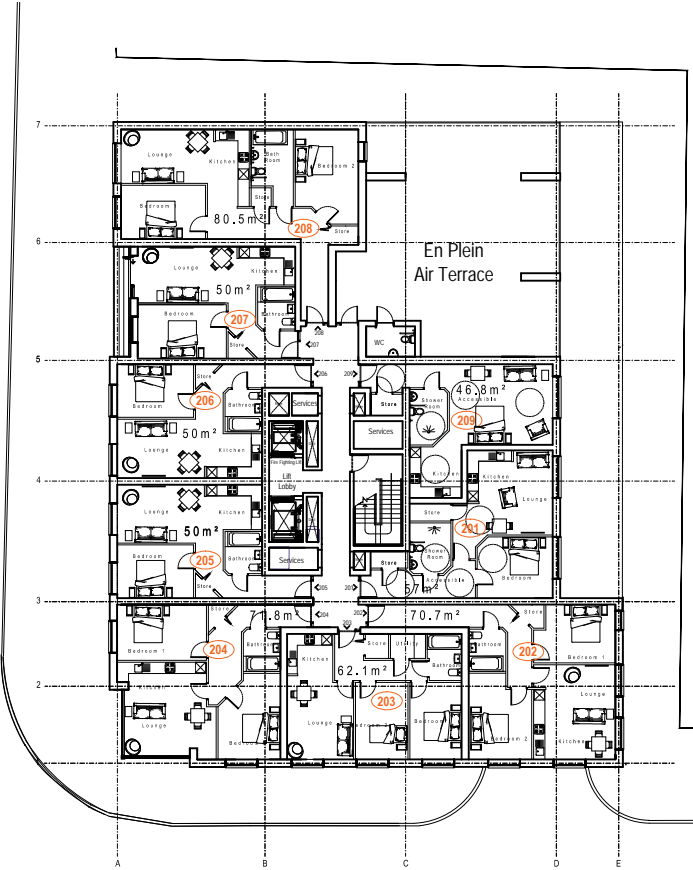


First Floor

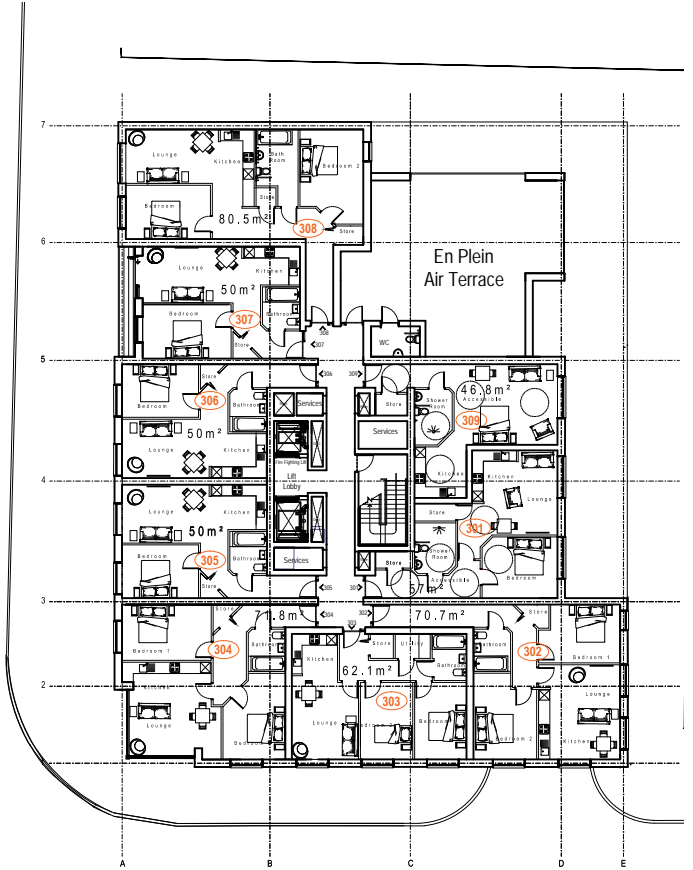


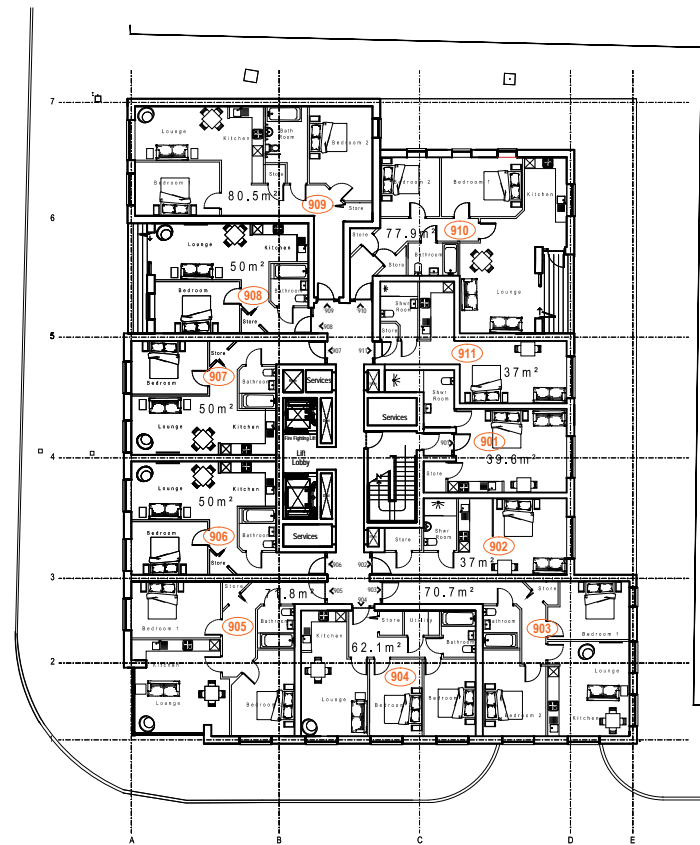
Indicative Floorplans:

Second Floor



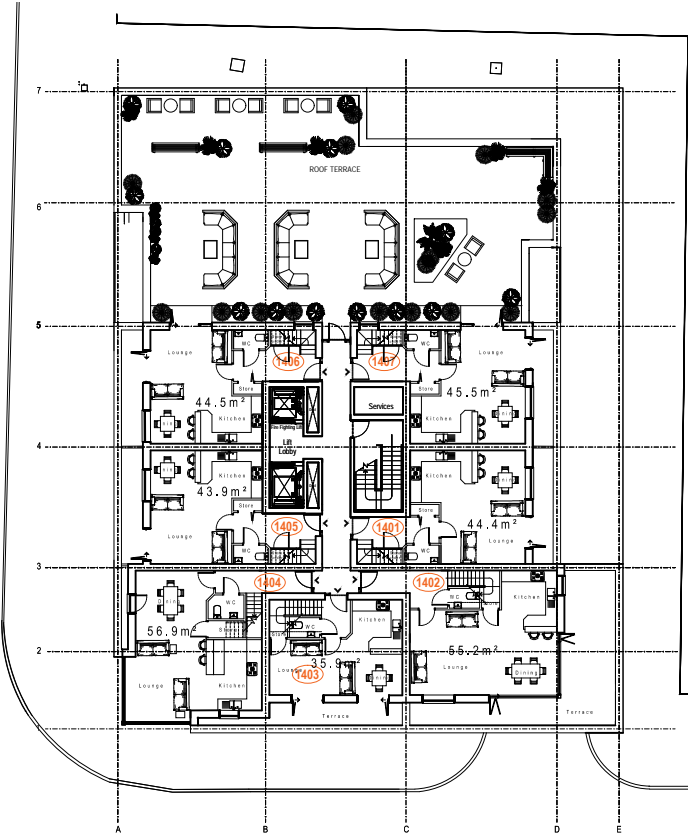
Third Floor



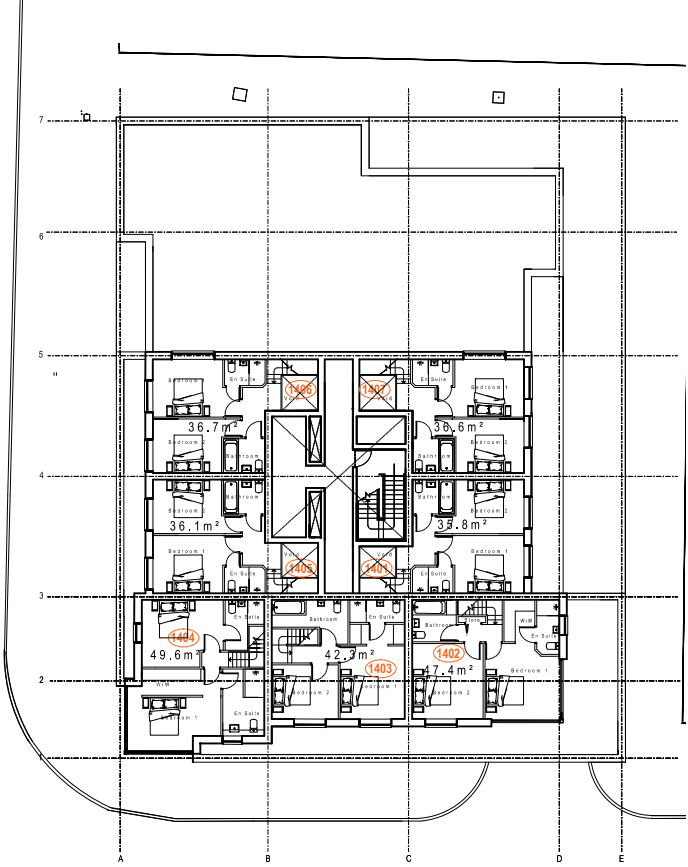


Indicative Floorplans:

Fourteenth Floor



Fifteenth Floor





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Method of Sale:

This property will be sold by way of informal tender (unless sold prior).

VAT:

To be advised

Tenure:

The site is being sold freehold with vacant possession

Terms:

Price on Application.

Viewings:

Visual external inspections may be made from Waterloo Road, Greenock Street and Galton Street, however, internal access should it be required, is strictly by appointment only, please contact the joint sole selling agents to arrange an inspection if required.

Further Information:

Further plans and information are available by clicking below.



Contact Details:

Vandermolen RE:

Chris Rook

T: +44 (0) 7973 222367

E: cr@vandermolenre.co.uk

Jamie Weiner

T: +44 (0) 7500 530 298

E: jw@vandermolenre.co.uk

Zach Harris

T: +44 (0) 754 061 2327

E: zh@vandermolenre.co.uk

Worthington Owen

Andrew Owen

T: +44 (0) 7798 576789

E: andrew@worthingtonowen.com

Mark Worthington

T: +44 (0) 7713 884784

E: mark@worthingtonowen.com

The Misrepresentation Act 1967.

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