

RIVER MERSEY

Colliers

AVISON  
YOUNG

EASTHAM COUNTRY PARK

FUTURE RESIDENTIAL DEVELOPMENT

FOR  
SALE

# LAND AT **RIVERSIDE PARK**

RIVERWOOD ROAD | BROMBOROUGH | WIRRAL | CH62 3QX



# EXECUTIVE SUMMARY

Colliers and Avison Young, on behalf of fixed charge receivers, are proud to present and offer for sale this prime residential development opportunity.

- SIGNIFICANT **RESIDENTIAL REDEVELOPMENT** POTENTIAL.
- GROSS **18.28 ACRE (7.4 HA)** SITE.
- **OUTLINE PLANNING CONSENT** FOR UP TO 217 RESIDENTIAL UNITS.
- **EXCELLENT CONNECTIONS** TO A41, M53 AND RAIL NETWORK WITH BROMBOROUGH RAKE STATION BEING LESS THAN 1 KM AWAY.

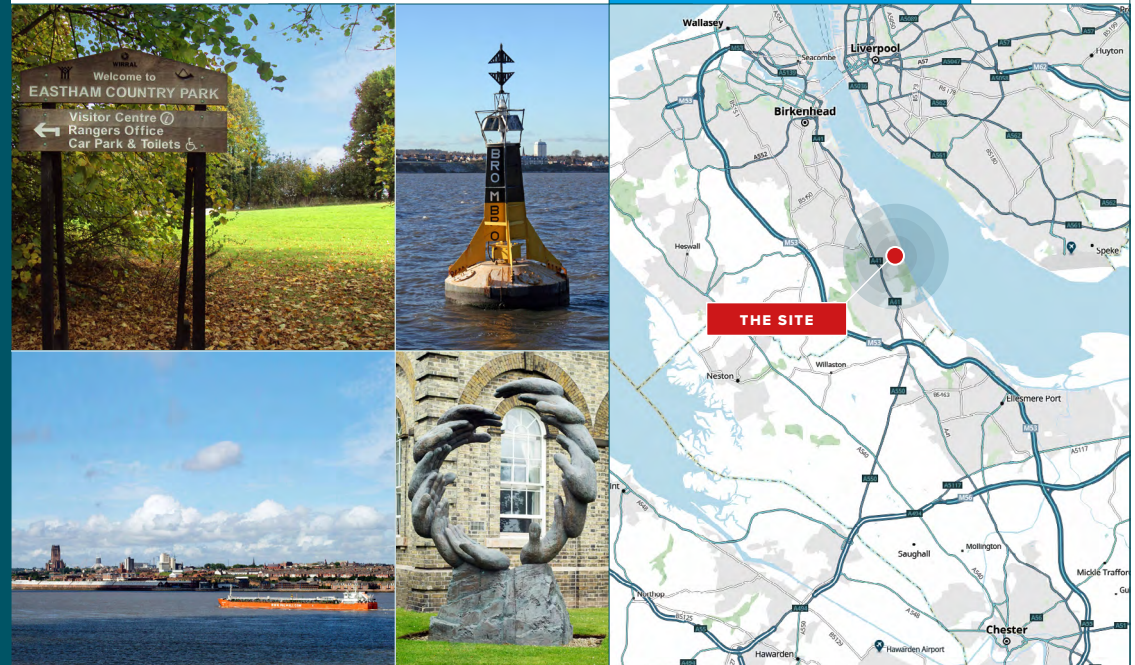
**Comprehensive unconditional bid proposals are sought** from purchasers who can demonstrate an exemplary track record of acquiring similar opportunities.

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# LOCATION

## LOCATION MAP



Riverside Park is situated in Bromborough, Wirral overlooking the River Mersey, adjacent to Eastham Country Park. With Chester being just 12 miles to the south and Liverpool City Centre 8 miles to the north, the site sits in an ideal position with easy access to the A41, motorway network and Merseyrail services. Within the wider Wirral area, there are a number of high quality schools including Wirral Grammar, Caldy Grange Grammar and South Wirral High School. There are extensive shopping and leisure facilities nearby, including the likes of The Croft Retail / Leisure Park and Cheshire Oaks retail centre.

# DESCRIPTION

Riverside Park comprises approximately 18.28 acres (7.4 Ha) and is generally level in topography. Part of the consented site is occupied by three vacant office buildings which were built in 2005-2007. These total 90,628 sq ft (8,419 sq m) of accommodation and benefit from permitted development rights (Ref COMX 21/00565) for conversion to 99 residential apartments. Wirral Borough Council have recently granted outline planning permission (Ref OUT/20/01881) across the

whole site for up to 217 residential units with access approved (all other matters reserved). This includes permission for demolition of the existing office buildings and infrastructure.

The adjacent site, owned by Wirral Borough Council, is earmarked for future residential development which recently gained planning consent for up to 249 dwellings.



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## EXISTING SITE PLAN



0 50 100

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## PLANNING

Full details of the recently granted outline planning permission (Ref OUT/20/01881) as well as the separate previous permitted development rights (Ref COMX 21/00565) are included within the dataroom. The site benefits from an agreed Design Code which sets out the design parameters giving a clear route through to approval of the remaining reserved matters.



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## TENURE

The site is held freehold with vacant possession available on completion. Land registry details are contained within the dataroom for consideration.

## SECTION 106

A signed Section 106 is contained within the data room. As part of the agreement, 61,440 sq ft (5,708 sq m) is given as vacant building credit against the policy requirement for affordable housing provision.

## SERVICES

Existing mains electricity, water, foul and surface water drainage are in situ within the site. Substantial kVA capacity is presently supplied to the site due to the requirements of the existing office buildings. There is no gas supply presently to the site. Interested parties are to make their own enquiries and satisfy themselves before entering any contract.

## GROUND CONDITIONS

A Phase 1 ground survey report (within the dataroom) indicates the site is situated on Triassic Sandstone bedrock of the Chester Pebble bed formation. Part of the site remains undeveloped since recorded as farmland in the 19th century with the remainder similarly undeveloped until the present owners undertook the creation of the three office buildings in 2005-2007. An intrusive Phase 2 detailed site investigation is presently in commission. Interested parties are to submit their proposals assuming no abnormal costs associated with ground conditions. Further details will be provided in due course to appropriate potential purchasers.

## ADDITIONAL INFORMATION

A full Information Pack is available for inspection and download within a dedicated electronic data room.

# PROPOSALS AND CONDITIONS

## PROPOSALS

**Comprehensive unconditional bid proposals** are being sought by a specific date to be confirmed separately. Proposals should include the following and be in the prescribed order:

1. Precise and full purchaser details including track record of acquiring similar opportunities.
2. Full proposal details including layout and accommodation schedule.
3. Offer price and payment profile.  
VAT will be applicable to the purchase price.
4. Proposed timescales and details of pre-contract due diligence, exchange and completion of purchase.
5. Confirmation of internal approval procedure.
6. Conditions, if any.
7. Full financial details confirming method of funding the land purchase.
8. Solicitor contact details.

## CONDITIONS

**Written offers are to be submitted to Colliers and Avison Young via email.**

- All offers to be submitted by a date to be confirmed separately.
- All offers must be for a specific sum of money plus VAT.
- The vendor does not undertake to accept the highest or any offer.
- A deposit equivalent to 10% of the purchase price will be payable on exchange of contracts.
- An overage provision will be implemented in the event of an onward sale prior to development and/or additional development being gained.
- The selected purchaser will need to be validated for money laundering regulations.

## VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the joint selling agents.

# CONTACT



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