

CONSENTED DEVELOPMENT OPPORTUNITY

The logo features a large, stylized letter 'B' in a golden-yellow color. The bottom of the 'B' is composed of several curved, overlapping bands in shades of grey and gold, resembling a stylized wave or a modern architectural element.

BIRKDALE
RETIREMENT
VILLAGE
SOUTHPORT | PR8 2JY

ON BEHALF OF GEORGINA EASON AND JAMES
SNOWDON OF MHA ACTING AS JOINT ADMINISTRATORS

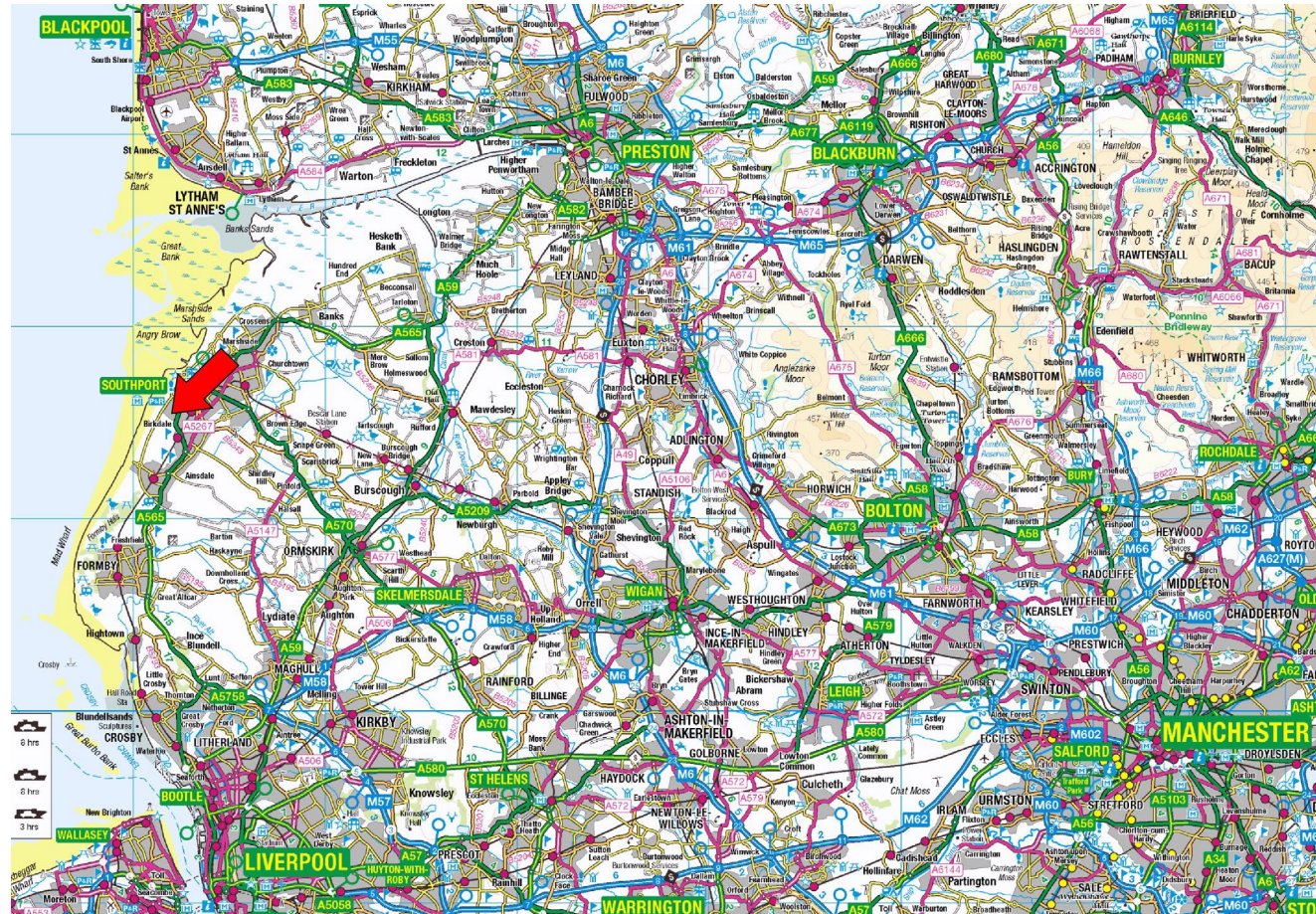
DEVELOPMENT OPPORTUNITY

- Freehold
- Vacant brownfield site with planning permission for 147 units of extra care accommodation
- The site extends to approximately 3.9 ha (9.67 acres)
- Located 1.25 miles south of Southport
- Grade II Listed building with approved consent for internal and external alterations
- **Unconditional offers are invited**





CONSENTED DEVELOPMENT OPPORTUNITY



Site Location

The subject site is positioned in Birkdale, an area of Southport located on the Irish Sea coast. Birkdale is an affluent area which is almost entirely residential, featuring many large Victorian and Edwardian houses. Southport can be located 1.25 miles north of the site and Formby sits 6.5 miles south. The site lies west of A565; providing links to Liverpool in the south and Preston to the north.

Birkdale is an area of Southport, within the Metropolitan Borough of Sefton, Merseyside. The village is served by two railway stations (Hillside and Birkdale) and is situated on the Northern Line of the Merseyrail network, that links Southport to Liverpool. The district has three secondary schools, Christ the King Catholic High School, Birkdale High School and Greenbank High School. Bordering the site to the south is Royal Birkdale Golf Club which sometimes plays host to The Open Golf Championship. Birkdale hosts a handful local amenities which include local trade stores, bars and local boutique shops.

The seaside town of Southport is just a 5-minute drive from the site (or 18-minute bus) and gives access to a wide range of public houses and restaurants as well as a selection of high street retailers and cafes.

From a wider perspective, the site is located 17 miles north of Liverpool, 33 miles south of Blackpool and 37 miles west of Manchester. All of these city locations fall approximately within an hour drive from the site.



Site Description

The site is rectangular in shape and extends to approximately 3.9 ha (c. 9.67 acres). It currently comprises of a Grade II Listed Building which was previously a school for hearing impaired children and greenfield land surrounding the building.

The site is bound by Royal Birkdale Golf Club to the south and surrounded by residential dwellings to the north, east and west. Access to the site is from Lancaster Road which runs parallel to the east of the site.



Planning

There is an approved (with conditions) planning application granted in March 2022 that has not yet been implemented – **DC/2021/02486** proposing the construction of 147 units of extra care accommodation in six new blocks and within the listed building; the reconstruction of part of the listed building destroyed by fire; the repair and works for the conversion and extension of the listed building to the proposed use, including the demolition of some extensions to the building and detached curtilage buildings; repair of brick boundary wall; creation of a new access from Lancaster Road; construction of internal access roads and hardstandings for car parking, landscaping.

Additionally, planning application reference **DC/2021/02487** grants internal and external alterations for the Listed Building on the site including repairs and extensions to the Listed Building and works to the boundary wall. This application was approved in March 2022 with specific conditions.

Application **DC/2023/00344** is an application under S.106A of the Act to vary the requirements secured by a S.106 planning obligation attached to planning permission DC/2021/02486 to vary the phasing programme. This application was approved in March 2023.

All relevant planning information can be found on the Sefton Council [planning portal](#).



FURTHER INFORMATION

Additional information can be found via the following data room link:

<https://datarooms.allsof.co.uk/register/Birkdale>

METHOD OF SALE

The subject site is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

We invite offers on an unconditional basis, offers invited.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING INFORMATION

Access to the site is strictly prohibited without prior arrangement with Allsop LLP. Interested parties are welcome to view the opportunity from the roadside at their own discretion, but must not make any attempt to access the opportunity.

CONTACTS

For further information or to make arrangements for viewing please contact:

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On behalf of Georgina Eason and James Snowdon of MHA acting as Joint Administrators

