

# DITTON LANE

LEASOWE, WIRRAL, CH46

**For Sale – Residential Development Opportunity**

Subject To Planning

Lambert  
Smith  
Hampton



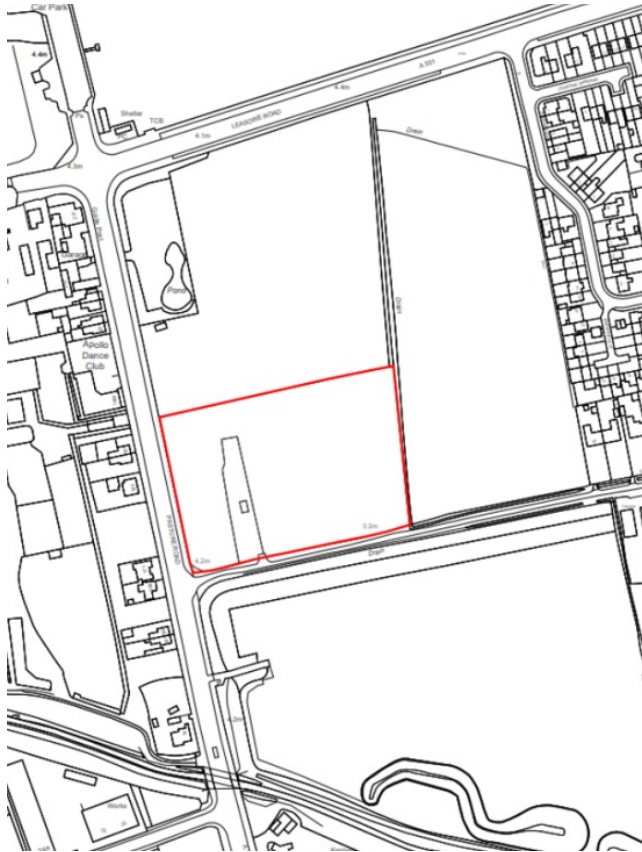
# Opportunity Summary

- + The site is owned by Wirral Council under title MS573878 and extends to 3.6 acres (1.4 hectares).
- + The site has the potential to form part of a larger development site alongside the adjacent land which does not sit within our clients ownership.
- + The site does not currently benefit from any planning permission but is located in a primarily residential area within the Emerging Wirral Local Plan.
- + The site is located 5 miles east of West Kirby, 5 miles west of Birkenhead and 6 miles west of Liverpool.
- + LSH have been instructed to dispose of the freehold interest for the site.



# The Site

The site is owned by Wirral Council and comprises former grazing land which is now characterised by areas of washland, self-seeded grass, shrubs and trees. The site is held under title MS573878 and is relatively flat extending to 3.6 acres (1.4 hectares) thereby.





# Location

The site is located near the junction of Leasowe Road and Pasture Road. Situated at Moreton within the jurisdiction of the Metropolitan Borough of Wirral, the site is approximately 0.8 miles north of Moreton town centre, 5 miles east of West Kirby, 5 miles west of Birkenhead and 6 miles west of Liverpool.

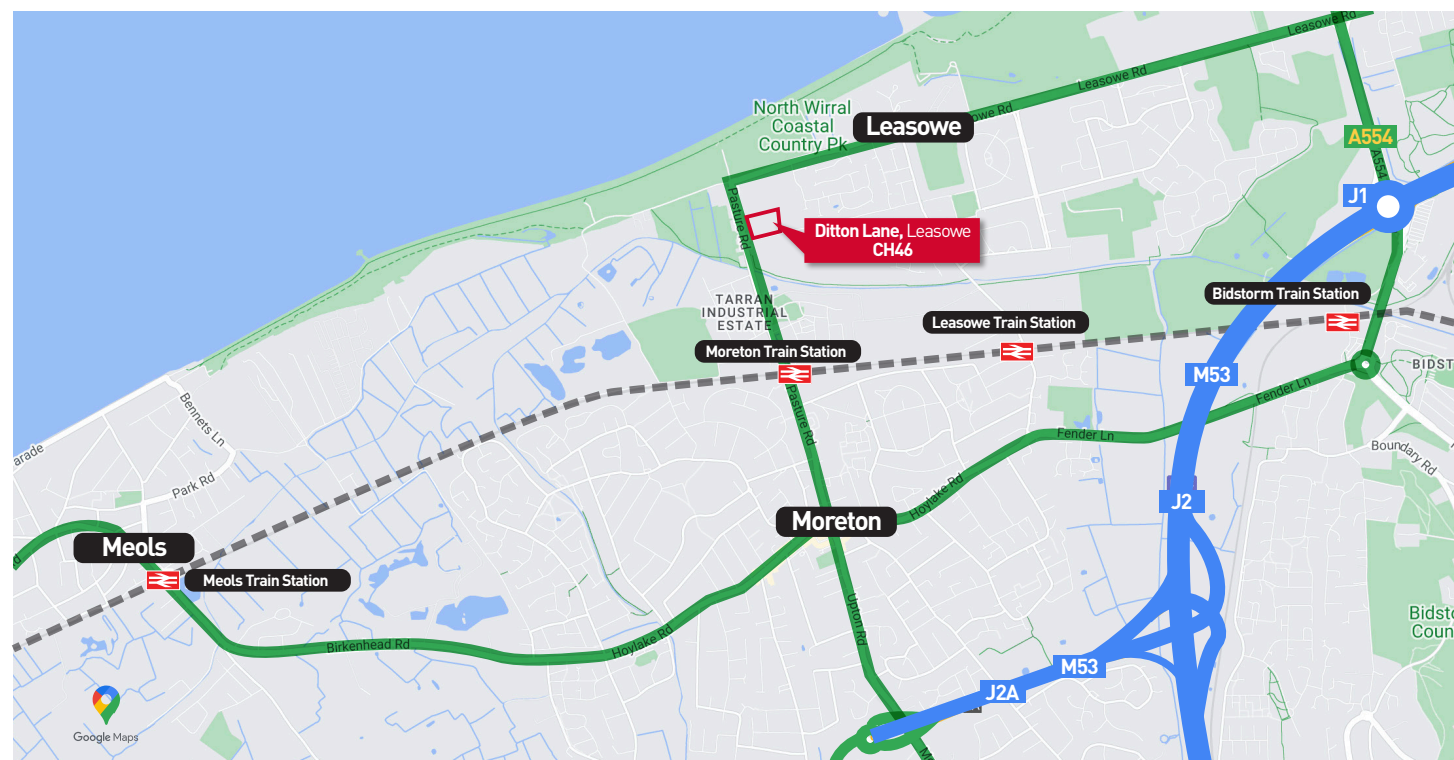
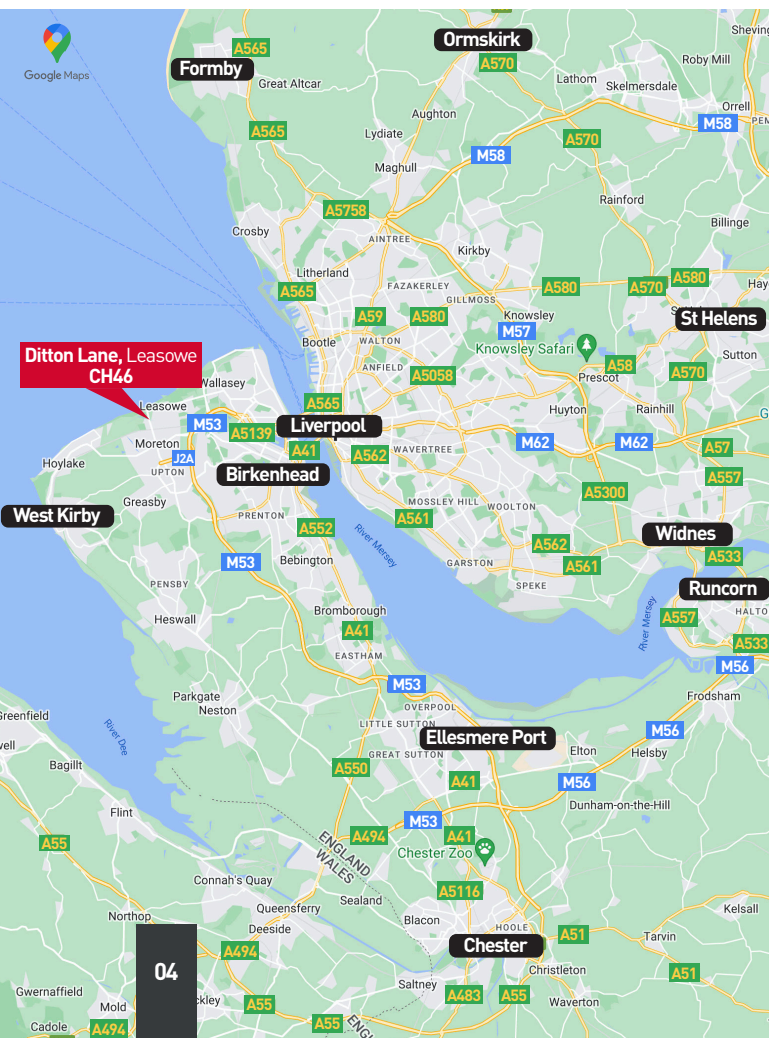
The site is bound to the north and east by a largely vacant site.

Beyond this land to the east lies an existing residential area which comprise of a range of detached, semi-detached and terraced one and two storey dwellings and expands in an easterly direction and forms the residential area of Leasowe, whilst to the north is Leasowe Road and the North Wirral Coastal Country Park.

Ditton Lane, a pedestrian only connection between Pasture Road and the residential area to the east of the site, is situated to the immediate south of the site. Beyond Ditton Lane is a area of grassland, The Birket river and the Wirral Circular Trail. Further south is the Tarran Industrial Estate and the Jellicoe development by Bellway and Ashberry Homes which comprises

a 2, 3, and 4-bedroom homes. The site is bound to the west by Pasture Road, beyond which lies a range of residential properties and grazing land.

The site is 2.2 miles equidistant of Junction 1 and 2 of the M53 which provides access across the Wirral Peninsula, the Kingsway Tunnel into Liverpool City Centre and the regional motorway network. Moreton Train Station is 0.3 miles south and provides regular services between West Kirby and Liverpool Central. The closest bus stops are 100 metres to the south on Pasture Road and are served by the 1A, 1C, 652 and 811 buses which provide access into Birkenhead and the wider Wirral area.





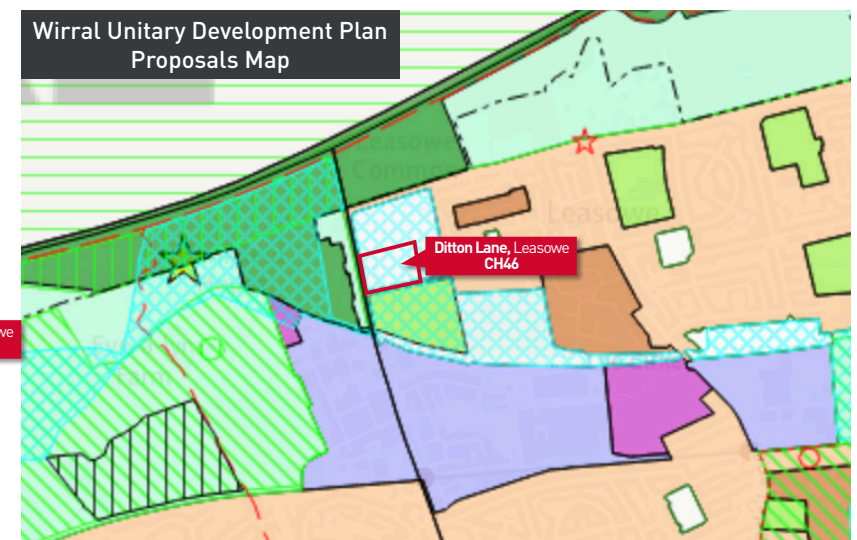
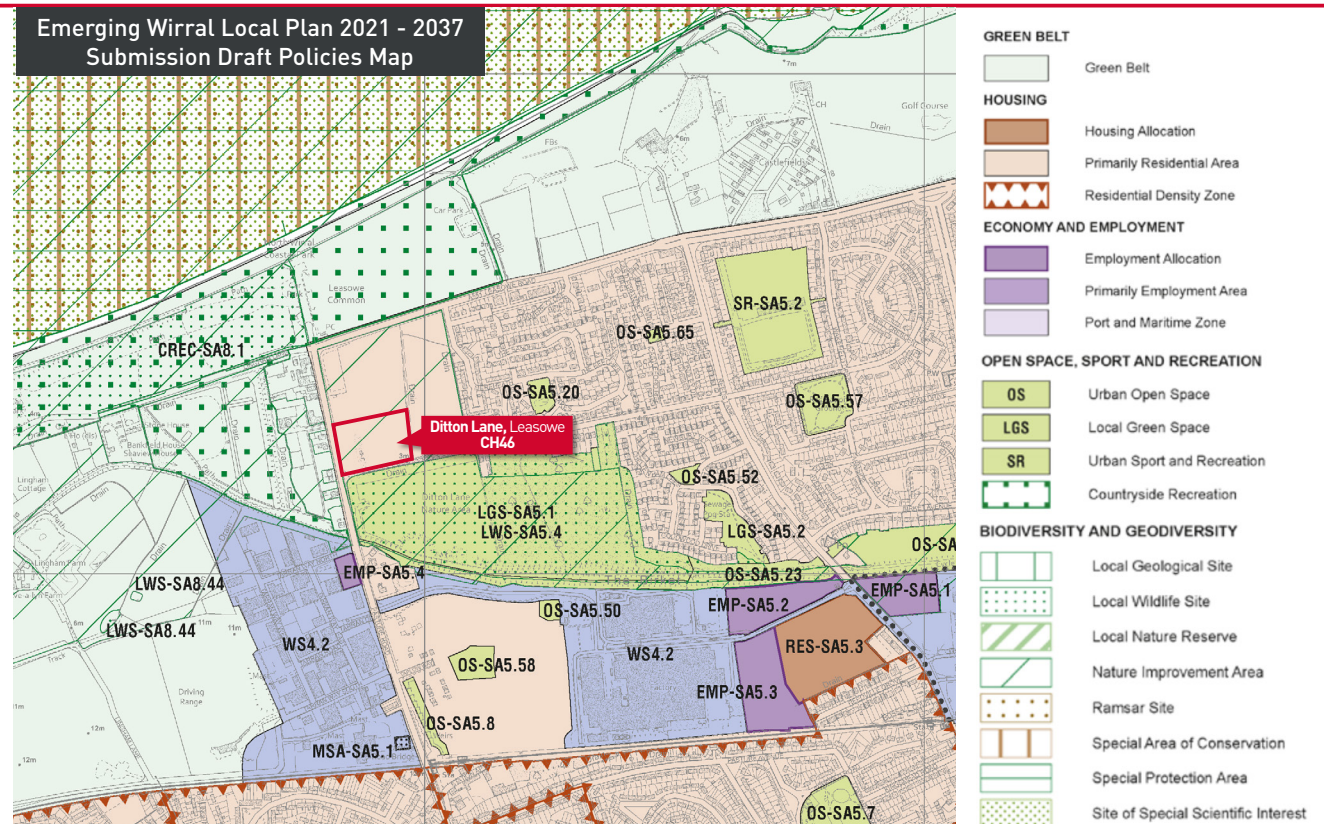
# Planning

A review of Wirral Borough Council's planning records indicates that the site has limited planning history. The Submission Draft Policies Map within the Emerging Wirral Local Plan 2021 – 2037 shows that the site does not benefit from a specific allocation, however, it does show that it is within the settlement boundary of the Primary Residential Area of Leasowe and the River Birket Corridor Nature Improvement Area.

One of the main constraints for this site is that it is within Flood Zone 3, which means that there is a high probability of the site flooding. The Unitary Development Plan identifies the site as being in 'Washland' as shown on the policy map. As such, any planning application for more vulnerable uses such as residential would need to be supported by a Flood Risk Assessment which would need to be underpinned by a Sequential Assessment and the Exception Test as defined by Planning Practice Guidance for Flood Risk and Coastal Change.

With the River Birket Corridor Nature Improvement Area (NIA) covering the site, the site is also subject to an ecological constraint, with the policy directing that development should enable the effective functioning of the NIA, contribute to opportunities for habitat creation, restoration or enhancement as set out in the NIA Focus Area Profiles and deliver biodiversity enhancement measures where the proposed development may have a potential impact on the NIA. Its NIA coverage and undeveloped nature means that ecological value of the site would need to be determined by a suitably qualified ecologist, this would include the site's existing Bio-Diversity Value. As a Council owned site the Emerging Wirral Local Plan requires that a 20% Bio-Diversity Net Gain would need to be accounted for following completion of an ecology assessment of the site.

For a comprehensive review of the sites planning history, please see the planning appraisal within the share file.





# Sale Process

## Tenure

The freehold interest of the site is for sale with vacant possession. The Freehold interest is registered under title number MS573878.

Copies of the Title documents and Report on Title are available in the Share File.

## VAT

The client advises that VAT will not be applicable on this sale.

## Share File

Interested parties requiring access to the share file should register their interest to view supporting documents.

## Viewings

Interested parties can view the site from the public footpaths which surround the southern and western perimeter of the site. We would advise interested parties not to access the site given the nature of the ground conditions. Further viewings, if deemed necessary, will be strictly by appointment with the agent.

## Bid Deadline

Offers will be invited on a set date to be advised separately.

## On Behalf:



## Sales Process and Basis of Offer

The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated, this includes offers to enter into Promotion or Option Agreements.

All bidders are required to complete the Bid Submission Template which will be made available at a later date. **Bidders should submit their bid by email to Oliver Williams (owilliams@lsh.co.uk) and Charles Mclean (ccmclean@lsh.co.uk) at Lambert Smith Hampton with subject reference: "Ditton Lane – Bid".** All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

# Contact

For more information please contact:

### Oliver Williams

Regional Land Manager

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