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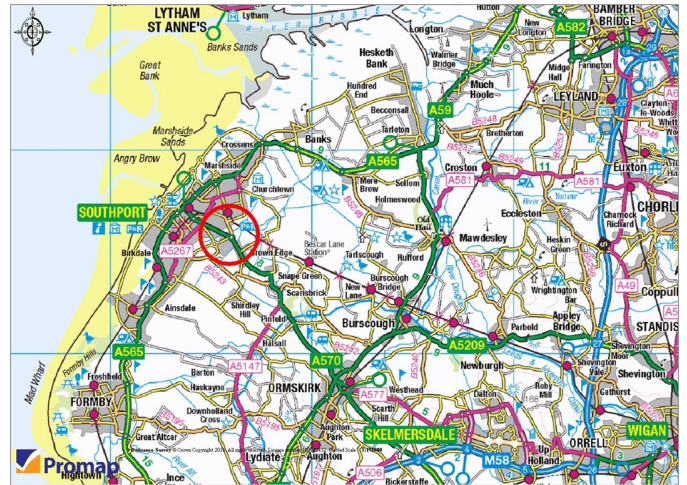
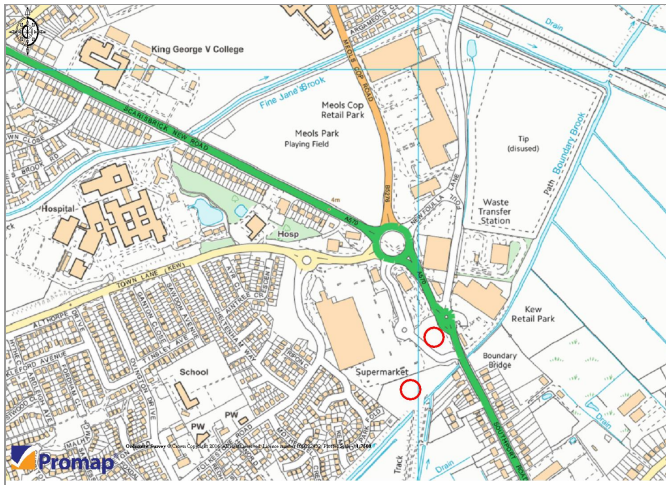
## DEVELOPMENT OPPORTUNITY

1 hectares ( 2.5 acres )

**Scarisbrick New Road  
Southport  
PR8 5HW**

- Suitable For A Variety Of Commercial Uses (Subject To Planning)
- Prominent Position Opposite Kew and Meols Cop Retail Parks
- Directly Adjacent to Tesco Extra Store

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## Location

The sites are prominently situated adjacent to the Tesco Extra Store which fronts the junction of Scarisbrick New Road/Southport Road (A570) and Town Lane at Kew on the edge of Southport town centre.

The locality accommodates much of Southport's out-of-town retail offer with Meols Cop and Kew Retail Parks being located opposite these development opportunities. Other retail occupiers located nearby include McDonalds and B & Q.

The wider vicinity comprises a mix of both residential and commercial land uses with Southport and Formby District General Hospital also situated close by.

## Description

This opportunity comprises two separate parcels of land suitable for development for a wide range of commercial uses, subject to obtaining planning consent.

The plots benefit from prominent locations adjacent to the Tesco Extra Store at Kew and enjoy visibility from Scarisbrick New Road (A570).

One plot is situated directly fronting Scarisbrick New Road/Southport Road, adjacent to McDonalds Restaurant and Drive-thru, whilst the larger plot is located immediately adjoining Tesco's customer car park.

## Site Areas

The plots extend to the following approximate areas:

Plot 1 (front island site): **SOLD**

Plot 2 (adjacent car park): 1 Ha (2.5 Acres)

## Services

All mains services are available in the vicinity of the site as far as we can ascertain.

Interested parties must however, rely upon their own enquiries of the relevant service providers and upon their own investigations as to the adequacy of supplies.

## Planning Overview

It is believed that the site has potential for a range of commercial uses that could be retail, leisure or business orientated.

Interested parties should however, make their own planning related enquiries directly to the local planning authority, Sefton Council on 0151 934 3568.

## Tenure

The property is understood to be freehold.

## Asking Price

Offers are invited on either a conditional or unconditional basis.

## Plans and Photographs

Any photographs and/or plans provided with these property details are for indicative purposes only and should not therefore, be relied upon.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction.

## VAT

Any purchase of the land will be subject to VAT at the standard rate.

## Further Information

Some additional information, as detailed below, is available on request:

- Environmental Investigations
- Title Information
- Highways Search
- Plan of proposed route of United Utilities easement

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)