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**FOR
SALE**



DEVELOPMENT LAND

0.524 hectares (1.294 acres)

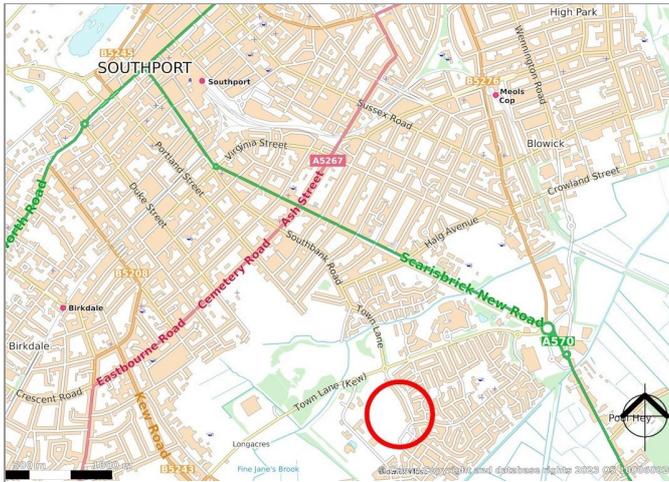
**Blowick Moss Lane
Kew
Southport
PR8 6DN**

- Predominantly residential location
- Easily accessible to Southport and surrounding areas
- Excellent range of amenities including retail, leisure and medical services
- Potential for a range of uses S.T.P.

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Location

The site is located within the Kew Strategic Site on the east of Southport town centre being accessed from Blowick Moss Lane. The wider strategic development is ongoing and nearing completion, primarily for housing.

The location offer excellent communications and amenities with much of Southport's out-of-town retail offer including Meols Cop and Kew Retail Parks and a Tesco Extra less than 0.5 miles to the east. Furthermore Kew Surgery & Dental Practice and Southport & Ormskirk Hospital lie circa 0.25 and 0.4 miles to the north respectively.

Southport lies approximately 2.5 miles to the north east, Ormskirk 6 miles to the south east, Preston 15 miles to the north east and Liverpool 18 miles to the south west.

Description

The site is generally rectangular other than the westerly boundary and level in nature being estimated to extend to approximately 0.524 hectares (1.294 acres) and delineated in red on the attached aerial image.

The site was formerly agricultural land albeit has been subject to a site strip presumably as part of the wider development works.

Tenure information

Freehold title no: MS646175.

There is a restrictive covenant that the Property can only be used for development of an Extra Care Scheme. This is defined in one of the Transfers as "the development of apartments and lodges (Use Class 3), respite/dementia accommodation (Use Class 2) providing extra care including ancillary car parking, servicing access roads, gardens, landscaping and additional amenities which are to be developed pursuant to the Planning Permission"

The "Planning Permission" is defined as that "dated 6 March 2014 and numbered s/2021/0400 authorising the development of the Property as may be subsequently varied".

Title information is available upon request and should an alternative use be proposed, please contact Eckersley to discuss further. Nonetheless we advise interested parties undertake their own due diligence in this regard.

Services

It is understood that all mains services are available within Blowick Moss Lane, however, we would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities.

Planning

The land benefits from hybrid planning permission ref. S/2012/0400 for a 44 no. bedroom respite and dementia care home granted subject to conditions and a S106 agreement by Sefton Council on 6th March 2014 as part of a large mixed-use development. Subsequent planning applications have been approved however, and, due to the implications of the Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30 judgment, it may no longer be possible to rely on the previous planning permission. Interested parties are advised to make their own enquiries to Sefton Council. The details of planning permission [S/2012/0400 can be viewed at: https://pa.sefton.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZYENWXB008&activeTab=summary](https://pa.sefton.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZYENWXB008&activeTab=summary).

In the event that planning permission S/2012/0400 can no longer be lawfully relied upon, it is likely that a new planning application for a care home and/or care-related accommodation will be considered favourably by Sefton Council. The land forms part of the built-up area as designated in the Sefton Local Plan in which specialist accommodation for older people is permitted in principle, subject to the merits of any new application including an alternative use.

We would advise interested parties make their own planning enquiries via the local planning authority, Sefton Council.

Further information

In the first instance interested parties are requested to formally register their interest with Eckersley, who can thereafter provide a range of further information predominantly relating to title and planning.

Method of Disposal

Conditional offers are invited for the freehold interest with the timescales for offers to be confirmed in due course. Further offer assumptions and guidance will also be provided.

We would request that any conditions are clearly stated with the selected party being given the opportunity to undertake investigations prior to contract in order to arrive at a net payable figure.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

The purchase price will not be subject to VAT.

Legal fees

Each party to be responsible for their own professional costs incurred in this transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk