



RESIDENTIAL DEVELOPMENT SITE

Rakes Park, Thornton, Liverpool L23 1TR



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An opportunity to acquire an attractive development site with outline planning permission for up to 268 dwellings with reserved matters in respect of appearance, landscaping, layout and scale. Gross area of approximately 10.00 hectares (24.71 acres).

- Liverpool City Centre 8 miles
- A59 2 miles
- M57/M58 2 miles
- Aintree 3 miles

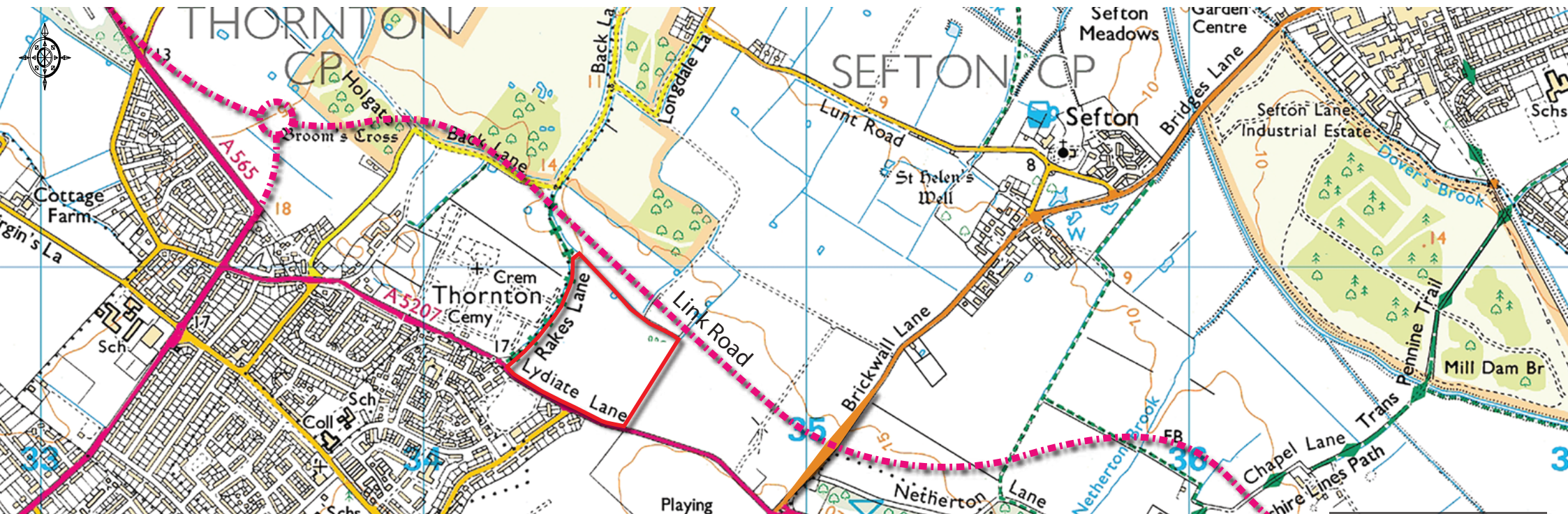
For sale as a whole by private treaty.
In all about 24.71 acres (10.00 hectares).

Location

The site is located to the north-east edge of the existing residential area of Thornton which falls within the Metropolitan Borough of Sefton, in Merseyside, and is situated to the north east of Crosby. It is currently "green field" having been farmed for many years.

The centre of the site is at approximately National Grid Reference SD 34406 00793, and is located approximately 2 miles from the M57 and M58 junction at Switch Island. The land is bounded by Lydiat Lane to the south, Thornton Crematorium and Cemetery (together with Rake Lane Public Right of Way) to the west and the Link Road (A5758 Broom's Cross Road) to the north with open farmland to the east.





Planning

Planning permission was granted on the 15th January 2020 in respect of the "Outline planning application for up to 268 no. dwelling houses with some matters reserved in respect of: (Appearance, Landscaping, Layout and Scale) with Access applied for at this stage". The reference number for the planning consent is DC/2017/00434.

The Planning Permission was granted subject to 24 conditions.

Section 106 Agreement

A section 106 Agreement has been entered into by the owners and Sefton Metropolitan Borough Council and is dated 14th January 2020.

The section 106 agreement provides for, amongst other things, the number of affordable bedspaces to be provided by the scheme, to pay an Education Provision Contribution, to pay a Highway Contribution towards the Buckley Hill Lane Corridor Improvement Works and a capital sum described as

the "Roundabout Contribution" to be used for the construction of a roundabout at the access to the site (Planning reference DC/2018/02178).

The Vendors have paid the Roundabout Contribution.

Environmental

The Vendor commissioned a Ground Investigation Report which was undertaken by Betts Geo Consulting Engineers. The report is available from the Agents.

Overage

We anticipate that offers may include a variety of overage mechanisms to provide a further payment to the Vendor on the grant of an enhanced planning permission or otherwise. For example, these might relate to an increase in the consented number of dwellings, bedspaces or Gross Internal Floor Area. Prospective purchasers may wish to consider multiple overage provisions. All offers should be submitted in the alternative to include your offer without any overage provisions.

Community Infrastructure Levy

Sefton Council currently have no CIL schedule in place and therefore there is no additional sum to be paid under CIL. CIL is referenced within the section 106 Agreement in respect of any future variations of planning consent.

Method of Sale

The property is offered for sale by private treaty as a whole. A detailed invitation to offer letter will be issued to prospective purchasers following their registering of interest, review of the Sales Information Pack and subsequent confirmation of interest in bidding.

Data Room

Upon registration of interest, prospective purchasers will be granted access to a data room containing further information and associated documents in respect of the site. It should be noted that prospective purchasers will be expected to have carefully considered the contents of the data room prior to submitting an offer.

Tenure

Freehold.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the government guidelines in relation to preventing the spread of Coronavirus. The site is part of a larger working farm and therefore viewings are strictly by appointment with the Agents.

Viewings

We please ask that you make an appointment for your inspection with the Agents. Please contact Kevin Prince or Simon Alden to arrange your inspection.

Local Authority

Sefton Metropolitan Borough Council
Bootle Town Hall, Oriol Road, Bootle, L20 7AE
www.sefton.gov.uk

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon drawings included within the planning application or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Acknowledgement

We are grateful to e*SCAPE Urbanists - Telephone 01260 253 207 and SatPlan for allowing the reproduction of materials within these particulars. Telephone number 07980 832987



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