

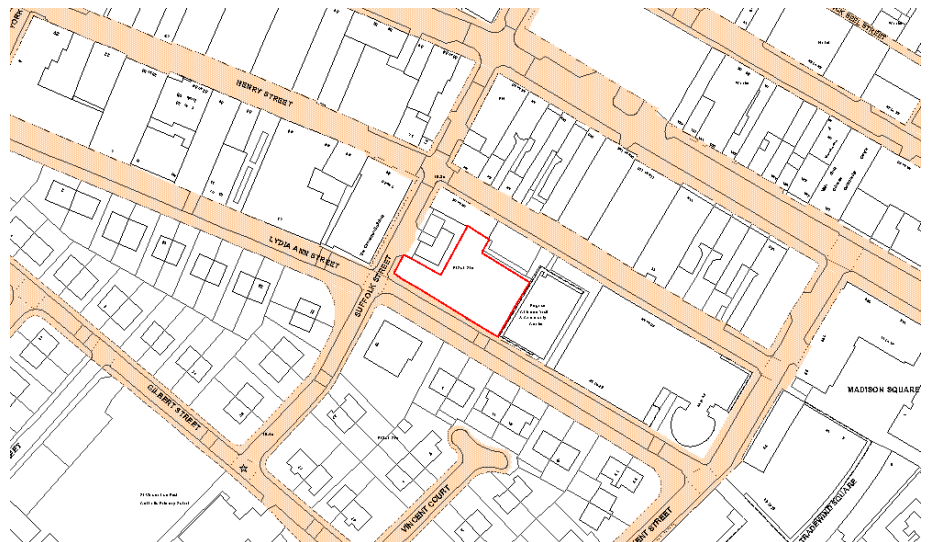


# FOR SALE

## EXPRESSIONS OF INTEREST SOUGHT FOR: Land at Lydia Ann Street, Liverpool L1 5BW

### DEVELOPMENT OPPORTUNITY

- Located in the Ropewalks area in Liverpool city centre
- A cleared site with potential for residential development
- Total area of the site is approximately 838 square metres (0.2 acres)



## DESCRIPTION/BACKGROUND:

Liverpool City Council is seeking expressions of interest from developers or organisations interested in constructing a high quality development on a site in Lydia Ann Street in the Ropewalks district of Liverpool. The site is accessed from Lydia Ann Street with a short frontage to Suffolk Street.

## SITE DETAILS:

The vacant site has an area of 838 m<sup>2</sup> (0.2 acres) or thereabouts. It has previously been used as a Council depot and more recently as a surface car park. The site adjoins the Pagoda Chinese Youth and Community Centre, an electricity sub station and the Printworks Serviced Apartments block. The surrounding area is characterised by large residential apartment developments apart from the area on the opposite side of Lydia Ann Street which comprises low rise conventional houses.

## TENURE:

It is the intention of the Council to dispose of the site by way of a 250 year lease, at a peppercorn annual rent and on full repairing and insuring terms. The lease will include an obligation to redevelop the site within the first 2 years of the lease.

## PLANNING:

The site falls within a Mixed Use Area as defined in the Liverpool Unitary Development Plan (2002). It is also within the area covered by the Ropewalks Supplementary Planning Document (SPD) adopted in 2005 which identified it as an area with potential for investment and development. The area is predominantly residential in character so there would be no objections to that use provided the usual detailed planning requirements are satisfied. The SPD advises typical building heights should be around 6 storeys for new developments and as there are bungalows opposite the site it is likely that this would be the maximum benchmark for any pre-application discussions.

## DEVELOPMENT PROPOSALS:

The Council would wish to encourage proposals for a high quality development of the site. The design, together with the scale, layout and landscaping will be particularly important and any proposals must be sympathetic to the surrounding area.

## AVAILABILITY:

The site is available immediately and as such the Council are seeking formal expressions of interest. Subject to the proposals received the Council would enter into a conditional contract (subject to planning) for disposal of the site.

## FORMAL OFFERS:

Formal written offers are sought from interested parties who are required to provide the following information:

- (i) A full financial offer is requested for the site based on its current condition, but identifying details of exclusions and payment mechanisms such as phasing and overage payments (if appropriate). (Please note that the Council will require payment of the Council's professional fees at 9% of the premium offered).
- (ii) Written details of your proposal for the site including design, density and access arrangements together with plans illustrating the layout, context and design of your scheme (please note this will form an important part of the evaluation process).
- (iii) Details of finance arrangements.
- (iv) Evidence of a high standard of design, implementation and production of similar developments.
- (v) A robust methodology as to how you would undertake a full public engagement strategy over your proposals for this site.

## SUBMISSION PROCEDURE:

- (i) The Council is not bound to accept the highest or any offer made;
- (ii) The Council reserves the right to shortlist the submitted offers pending future negotiation;
- (iii) The successful party may be expected to enter into a conditional contract with the Council whilst planning permission is being obtained;
- (iv) Offers must be submitted in a sealed envelope and not bear any identification mark of the bidder by way of postal franking or any other mark;
- (v) Offers should be returned by post or hand no later than 8<sup>th</sup> July 2016 to Liverpool City Council, Legal Services, Property & Commercial Section, Cunard Building, Pier Head, Water Street, Liverpool L3 1DS and clearly marked "Tender – not to be opened until after 8th July 2016".

## FURTHER INFORMATION:

For further information please contact:

**Colin Green** – T: 0151 233 0204  
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### Property Misdescriptions Act 1991

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