



FOR SALE

EXPRESSIONS OF INTEREST SOUGHT FOR: Land at Clifton Road East, Tuebrook and Stoneycroft, Liverpool, L6

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- A Council-owned site in Tuebrook and Stoneycroft, L6
- A site suitable for small build
- Total area of the site is approximately 612 square meters



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DESCRIPTION/BACKGROUND:

Liverpool City Council is seeking expressions of interest from small build developers.

The site is located off Clifton Road East and bounded by Chester and Dorset Road in Tuebrook and Stoneycroft, L6.

SITE DETAILS:

The vacant site was a housing site and has an area of 612 square meters or thereabouts.

The developer will be responsible for any works and costs that need to be undertaken to prepare the site for development.

TENURE:

The City Council owns the freehold to the site and it is the intention of the Council to dispose of the leasehold interest, with an option to purchase the freehold.

PLANNING:

The site falls within a Primarily Residential Area as defined in the Liverpool Unitary Development Plan (2002) and as such Planning Policy H4 will apply as well as other more general City-wide policies.

DEVELOPMENT PROPOSALS:

The Council would wish to encourage proposals for an innovative, high quality, sustainable residential development that serves the needs of the existing and future communities. Proposals that include properties that add social value such as bungalows for older people will be looked on favourably.

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 having regard to market conditions at the time.

The Council will be more than happy to discuss proposals for the site in advance of formal offers being made.

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 a greenfield valuation, but identifying details of exclusions and payment mechanisms such as phasing, overage and/or option 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.
- (vi) Generic timeframe for delivery

SUBMISSION PROCEDURE:

- (i) The Council is not bound to accept the lowest 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 an option agreement with the Council whilst planning permission is being obtained;
- (iv) The sites will ultimately be disposed of via a conditional contract;
- (v) 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;
- (vi) Three copies of the bid should be included;
- (vii) Offers should be returned by post or hand no later than 5pm on **24th March 2017** to Liverpool City Council, Legal Services, Property & Commercial Section, Cunard Building, Pier Head, Water Street, Liverpool L3 1DS.

FURTHER INFORMATION:

For further information please contact:

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