



# Land Disposal

## EXPRESSIONS OF INTEREST SOUGHT FOR: Small Build Sites – Suitable for Self- Build/Custom Build Developments

### DEVELOPMENT OPPORTUNITY

Land at Goodall  
Street

Variety of small  
build sites.

Separate expression  
of interest  
applications  
required for each  
site.

Seeking small build  
projects, self-build  
and custom build  
developments

Approximate site  
area: 0.4072 acres  
(0.1648 hectares)



## DESCRIPTION/BACKGROUND:

Liverpool City Council is asking for Expressions of Interests from individuals, community organisations, small builders and other organisations interested in developing small sites for residential use in Liverpool. In particular, it wishes to encourage small build projects/self-build/custom build development proposals for a small number of sites in Council ownership across the city.

## SITE DETAILS & LOCATION:

The development site is situated within the Kirkdale ward, approximately 2.7 miles from the city centre

The site is approximately 0.4072 acres and therefore would be suitable to a range of small (approx. 10-15 units) housing development opportunities.

Measurements and areas stated above may be approximate and purchasers should make their own accurate measurements. Purchasers should seek specialist advice regarding surveys and valuation advice.

This site is only a 3 minute walk to County Road which provides all main amenities, retail and good public transport links, it is in a prime location for residents and city centre workers. It is also only a 6 minute walk to Kirkdale Station.

## TENURE:

The City Council owns the freehold to the site and it is the intention of the Council to dispose of on the basis of a 125 year lease conditional on the purchaser obtaining full planning consent. (Details to be agreed with the Council)

## PLANNING:

Liverpool Planning Services have indicated that residential use would suit all of these sites. Bearing in mind the proximity of adjacent residential properties any proposals would have to demonstrate a design quality that complements the character, scale and street pattern surrounding that particular site.

Submitters should also make themselves aware of relevant planning policy relating to new build housing including advice on the following link:-

[www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/](http://www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/)

In particular the Council has a policy of ensuring we deliver Lifetime Homes – [www.liverpool.gov.uk/media/28857/lifetime-homes-developers-checklist.pdf](http://www.liverpool.gov.uk/media/28857/lifetime-homes-developers-checklist.pdf)

The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process - [www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service](http://www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service)

## CONSIDERATIONS:

The Council is seeking submissions from both individuals and organisations interested in small scale proposals for this site. In particular it wished to explore approaches from:

- Individuals/Communities/Organisations/Small Builders interested in a single site development
- Submissions that provide innovative housing construction methods.
- Proposals from small builders looking for small sites within Liverpool to develop.

Further consents / approvals (stopping up of footpaths, loss of open space) may be required in respect of individual sites and the Council will work with the successful bidder(s) to secure all necessary permissions.

## FORMAL OFFERS & SUBMISSION PROCESS:

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

- Full details of the individual/company
- Written details of your proposal/project plan for the site including outline plans illustrating the layout and design of the scheme & method statement;
- Details of your financial arrangements to deliver the proposal;
- Financial offer for the site; including confirmation to pay Liverpool City Council professional fees
- Evidence of experience of delivering similar schemes.

- 1) The Council is not bound to accept the lowest or any offer made;
- 2) The Council reserves the right to shortlist the submitted offers pending future negotiation;
- 3) The successful party may be expected to enter into an option agreement with the Council whilst planning permission for the site is obtained;
- 4) The site will ultimately be disposed of via a Conditional contract.
- 5) Submissions should be made by email **ONLY** to the email address below;

**[small.builds@liverpool.gov.uk](mailto:small.builds@liverpool.gov.uk)**

Submissions should be made by **Friday 30<sup>th</sup> March 2018**

## FURTHER INFORMATION:

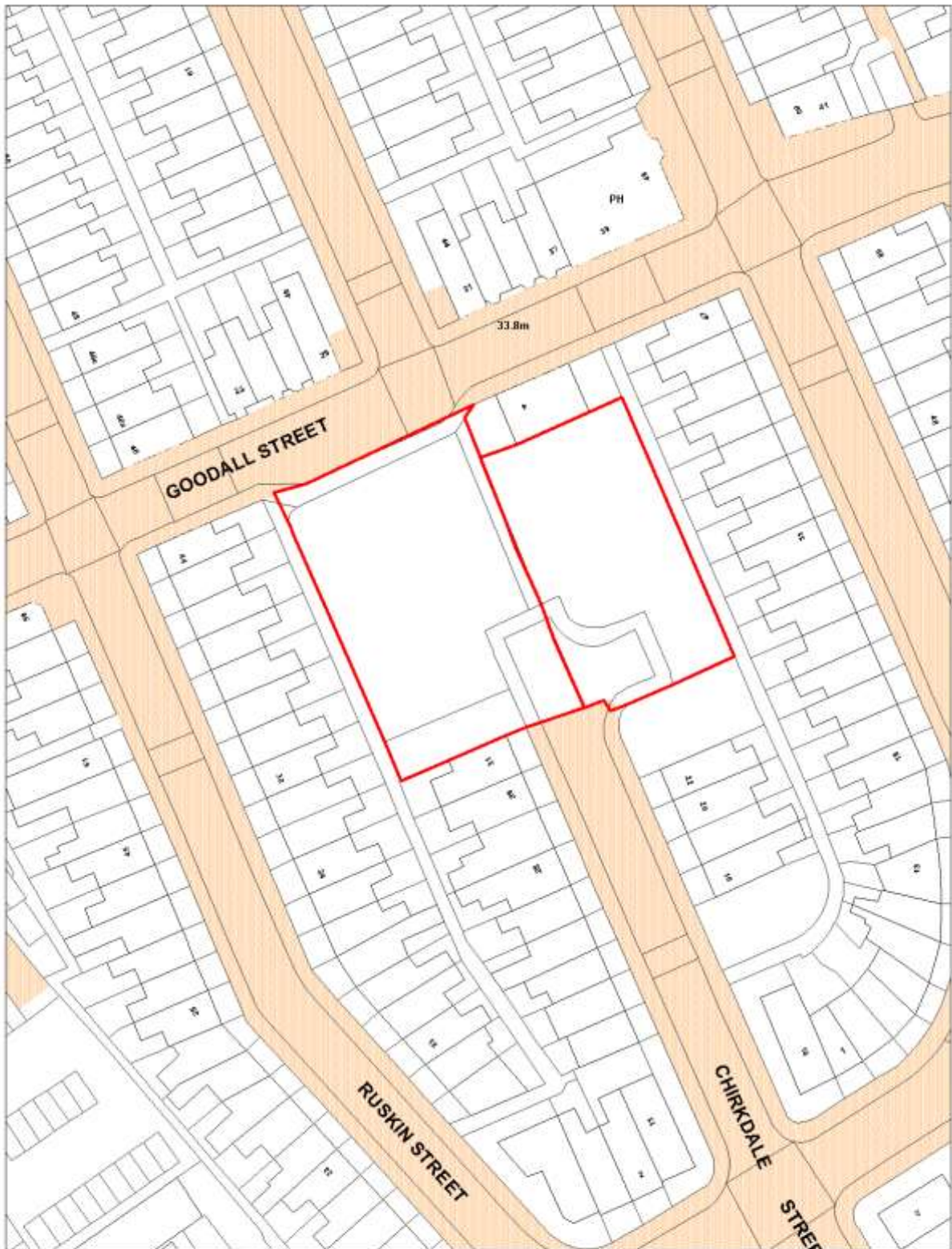
All enquiries and for further information please contact:

Email address: [Small.builds@liverpool.gov.uk](mailto:Small.builds@liverpool.gov.uk)

### **Property Misdescriptions Act 1991**

*The information provided in this brochure has been provided in good faith and is considered to be correct at the time of publication (Feb 2015). However, the accuracy cannot be guaranteed and should not be relied upon. Prospective purchasers should assure themselves, through their own investigations, that the information contained within these particulars is accurate. Liverpool City Council, its agents and employees cannot be held responsible in the event that information herein is subsequently relied upon by prospective purchasers who suffer loss as a result. All measurements, areas and boundaries are approximate and given for illustrative purposes only.*





<b>Goodall Street - Kirkdale Small Sites</b>		Date:
Data Management & Plans, Property & Asset Management Services, Regeneration Cunard Building, Water Street, Liverpool L3 1DS		Scale:
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