



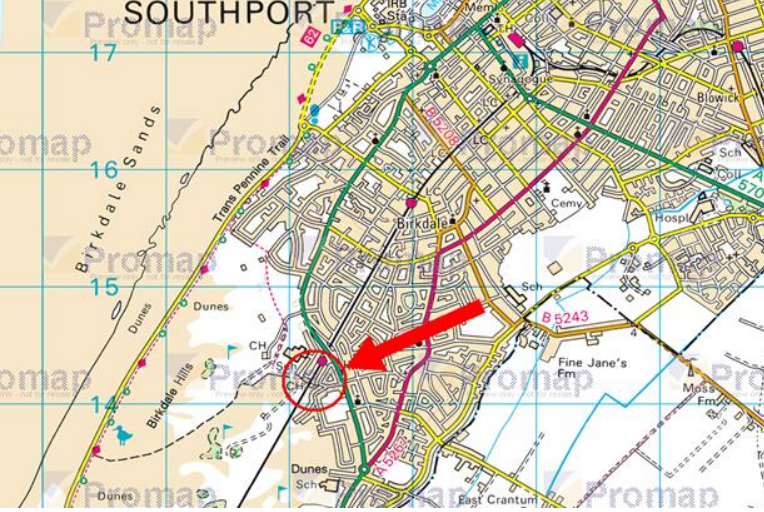
For Sale

Residential Development Opportunity

Land at Lynton Road, Hillside, Southport, PR8 3AW

- Affluent and highly popular residential location
- Potential to develop approximately 36 residential units, subject to planning
- Site Area Approximately 1.42 ha (3.52 acres)
- Final and Best Bids 1.00pm Wednesday 10th February 2021





Overview

Greenfield residential development site with potential to build 36 dwellings in a prime residential location with limited competing supply of new build residential development and will benefit from views over Hillside Golf Course.

Location

The site is situated in Hillside, a desirable suburb of Southport located approximately 3.5km to the south of Southport town centre, 8 km north of Formby and 27km north of Liverpool.

The site positioned to the west of Lynton Road, bounded by the Merseyrail Northern railway line. Beyond this is Hillside Golf Course and the world famous Royal Birkdale Golf Club, which has staged 8 Open Championships.

Hillside railway Station is situated to the north of the site and provides direct access to Southport and Liverpool city centre. A number of Schools are situated within 2 miles of the site including a Primary and Secondary Schools, which have Ofsted ratings of 'Outstanding'.

Access to the site will be provided following demolition of 34 Lynton Road which is within the demise of the sale.

Aerial Drone Footage is available via the following link:
<https://jll.box.com/s/3gsV3mo8jf41dvdvfgs876uo1jwz1u3qb>

The Property

The site currently forms part of the operational railway; being available for maintenance use including the storage of plant and materials but is now surplus to requirements. It is composed of rough grassland which, away from the railway line, is being colonised by low value self-seeded vegetation.

An indicative scheme has been drawn up for the site which provides for 36 residential units including 2, 3 and 4 bedroom properties.



| Unit type | Configuration | Area | Quantity |
|--|----------------|-------------------|---------------------------|
| A | 3 bed/5 person | 84m ² | 11 no. |
| B | 4 bed/6 person | 110m ² | 2 no. |
| C | 2 bed/3 person | 72m ² | 4 no. |
| D | 3 bed/5 person | 114m ² | 4 no. |
| E | | | |
| F | 4 bed/7 person | 145m ² | 7 no. |
| G | 5 bed/9 person | 150m ² | 7 no. |
| | | | Total no. - 34 no. |
| 10 no. garage 130m ² 15 no. garage 142m ² 9 no. garage 145m ² | | | |

Planning

The site has been allocated for residential development within the Sefton Council Local Plan which was adopted in April 2017 (Allocation Reference No. MN 2.7). Our client is seeking a development partner to submit a joint planning application to secure residential consent on the site.

Based on the indicative layout shown above, it is anticipated the site could accommodate 36 residential units, (subject to planning) however interested parties should make their own assumptions in this regard.

The developer will be required to erect steel palisade and acoustic fencing to the railway boundary to an agreed specification and will also be required to provide vehicular access and a HGV turning head within the proposed layout for service vehicles to access the railway line.

Title

The property will be sold Freehold.

VAT

VAT is applicable charged on the sale at the prevailing rate.

Offers

We are inviting offers by email to kieran.mclaughlin@eu.jll.com no later than 1.00pm Wednesday 10th February 2021. All offers must provide a proposed development layout, explicitly state any conditions that may be attached to the offer and confirm the intended timescales for exchange and completion.

Viewing

Viewing is strictly by appointment.

Further Information

A link to an online data room hosting further information is available upon written request.

Kieran McLaughlin

JLL
 Landmark, 1 Oxford Street
 Manchester, M1 4PB
Kieran.Mclaughlin@eu.jll.com
 Mob: 0792194136




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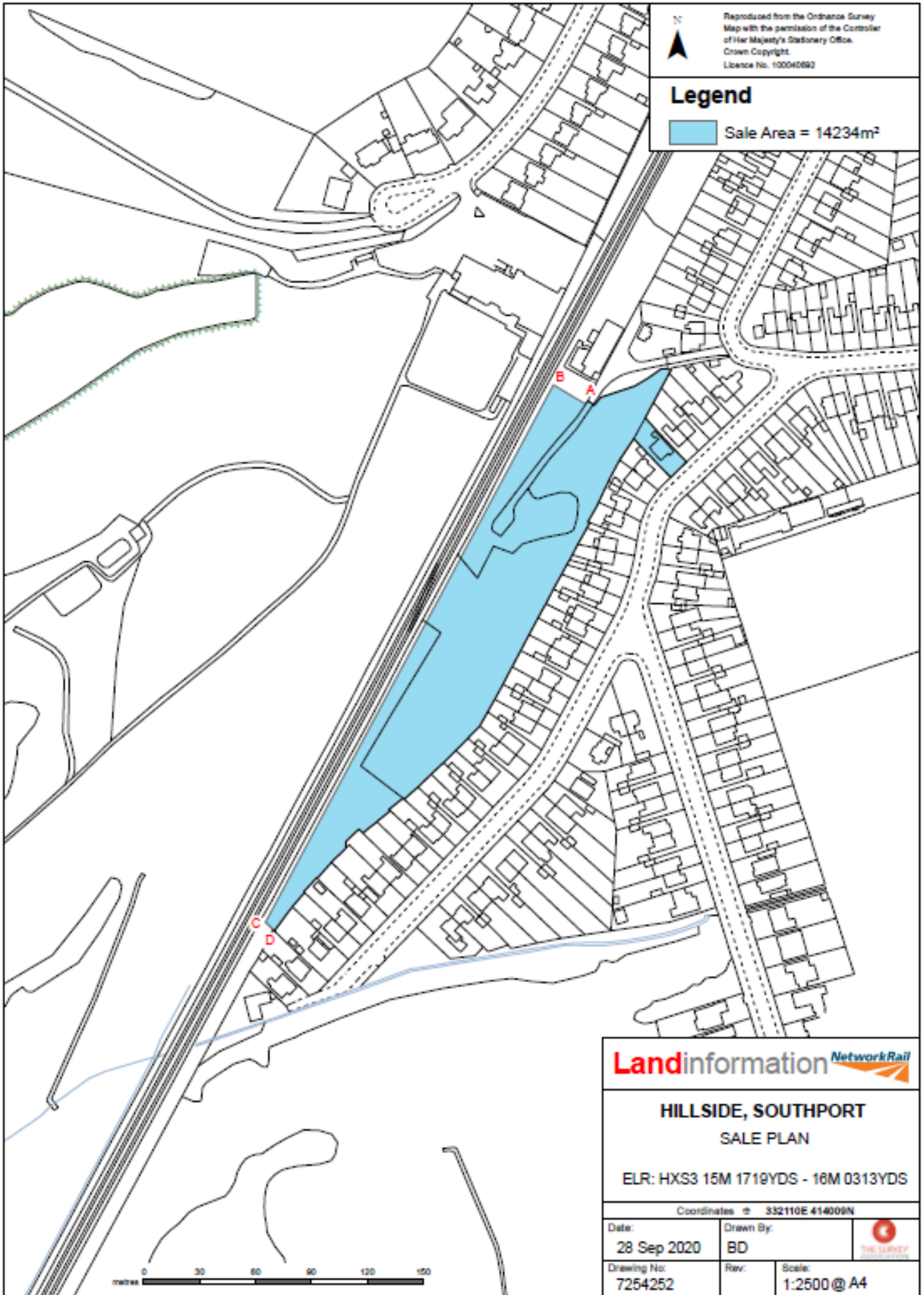
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Legend

 Sale Area = 14234m²



Landinformation 

**HILLSIDE, SOUTHPORT
SALE PLAN**

ELR: HXS3 15M 1719YDS - 16M 0313YDS

Coordinates \oplus 332110E 414009N

Date:
28 Sep 2020

Drawn By:
BD



Drawing No:
7254252

Rev:

Scale:
1:2500 @ A4



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