

IAMTech CAMPUS

PRINCESS DRIVE, HUYTON, LIVERPOOL L14 9ND

ON THE INSTRUCTIONS OF



St Helens College

REDEVELOPMENT OPPORTUNITY

sthelensdevelopmentopportunities.co.uk

FOR SALE

- > Residential / mixed-use development potential subject to planning
- > Freehold
- > Site area - 2 acres (0.8 hectares)
- > Existing buildings extending to 32,300 sq ft (3,000 sq m) approximately



DESCRIPTION

The site comprises an existing College Campus and is occupied by a interlinking single and two-storey building, together with adjacent hard standing and car parking areas.

The buildings are high quality, and provide a range of reception areas, classrooms, workshops, and amenity accommodation.

Subject to planning, the buildings would suit refurbishment for a for a variety of alternative uses.

SITE AREA

2 acres (0.8 hectares).

TENURE

Freehold.

PLANNING

The buildings are suitable for a variety of alternative uses or redevelopment for residential or roadside / commercial uses, subject to planning.

Further information is contained within the Planning Brief in the Data Room information.





J3

M57

STOCKBRIDGE LANE

IAMTech
CAMPUS

PRINCESS DRIVE

A57 LIVERPOOL ROAD

A57 EAST PRESCOT ROAD

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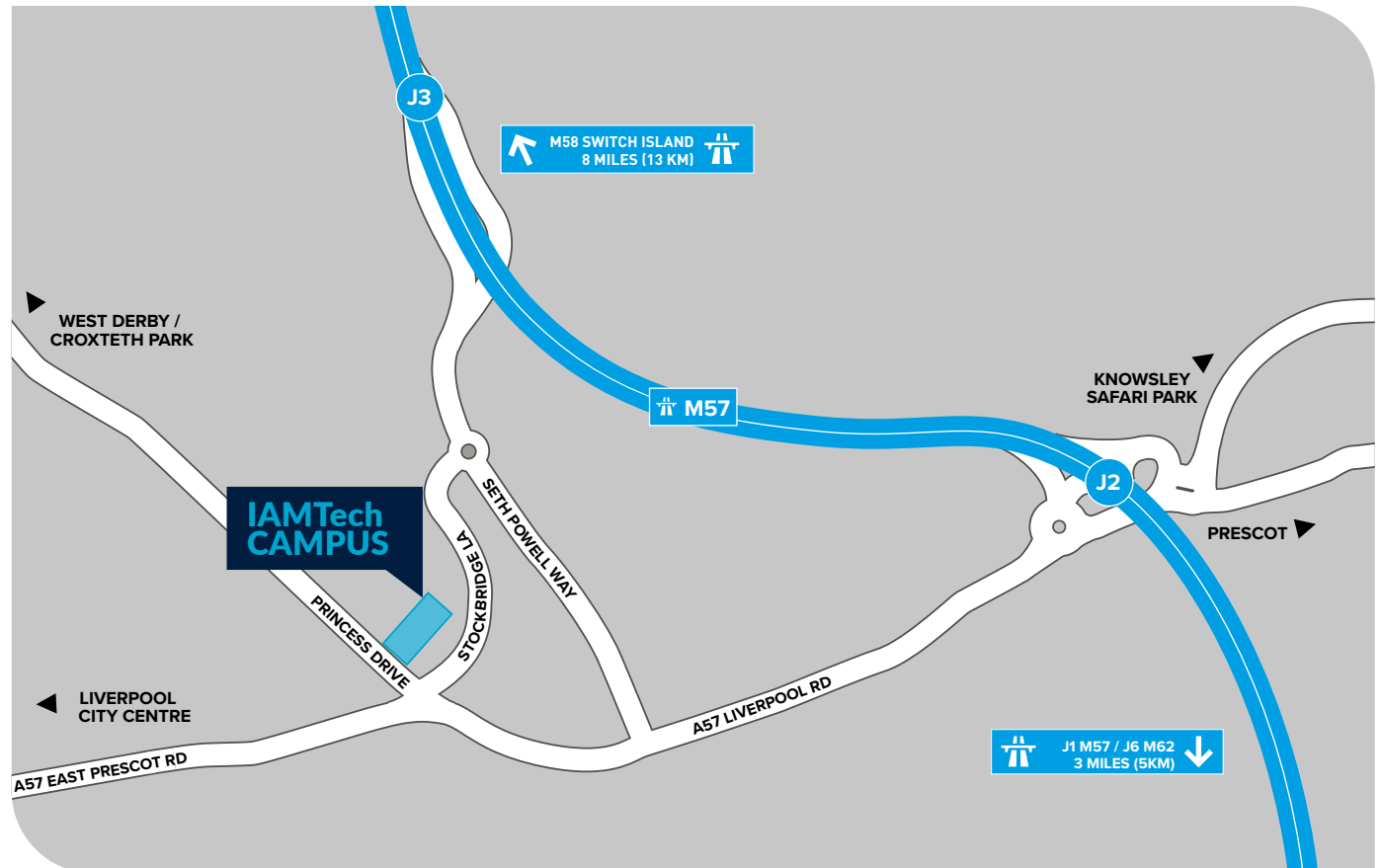
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LOCATION

The site is situated on the easterly side of Princess Drive, close to its junction with Liverpool Road (A57).

It is situated in a prominent main road location, within a popular residential area.

Location links in the area are excellent, via the A57 and Junction 3 M57 which is approximately 1 mile (1.6km) north of the site.



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what3words

<https://what3words.com/length.signal.resort>

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DATA ROOM

Further detailed information including site plans, planning brief and title deeds, are available on the dataroom at:

www.sthelensdevelopmentopportunities.co.uk.

TERMS

Offers are invited for the site on a subject to planning basis by 5pm on 27th January 2023. The site will be sold subject to a sale and lease back by St Helens College for a period of up to three years. Details on application.

VAT

All prices quoted are exclusive of VAT.

FURTHER INFORMATION

The site can be viewed externally, however internal viewing days will be available on the 10th and 13th January 2023.

Please contact:

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