



TO LET/MAY SALE

Land At, Lydiate Lane,
Thornton, Liverpool,
L23 1TP

- 7 acres (2.83 hectares).
- Freehold.
- long term residential redevelopment potential - subject to planning.
- Short term income potential from open storage uses.

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Location

The site is situated at the junction of Lydiate Lane (B5207) and Brickwall Lane (B5422), within the Thornton area of North Sefton.

Lydiate Lane links with Moor Lane (A562) and also Brooms Cross Road, a major dual carriageway link running from Moor Lane to Switch Island (Junction 7, M57). It is situated on the north easterly side of Crosby/Thornton, and the immediate area has seen recent development of high quality family housing.

The Property

The site comprises a rectangular area of unused former agricultural land, with prominent frontage to both Lydiate and Brickwall Lanes.

It is the site of a former farm, and previous redevelopment proposals have included an industrial building.

Site Area

7 acres (2.83 hectares)

Tenure

Freehold

Planning

The site is shown within the adopted Sefton Local Plan as being situated within the Greenbelt. Additionally, it is also identified on the Policies Map as being within a countryside recreation area (Policy NH5).

As new residential development is situated close by, there may be long term redevelopment potential for future housing. The proposed Switch Island link road may also run close to the site.

Overage

The site will be sold subject to an overage clause. Details on application.

Terms

Plots from 1 acre upwards are available at £25,000 per acre per annum exclusive.

Sale price on application.

VAT

All Rentals/Prices quoted are exclusive of VAT.

Viewings

Strictly by appointment via the sole agent SK Real Estate (Liverpool) Ltd:

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