

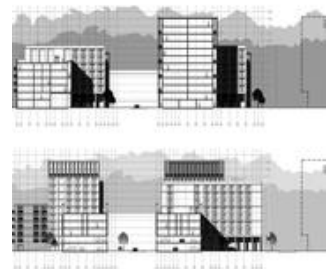
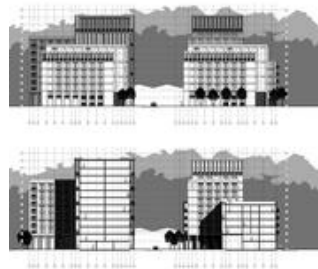
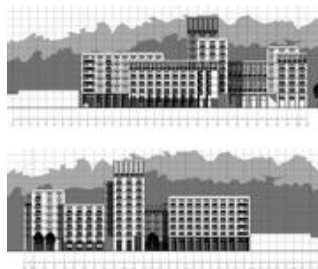
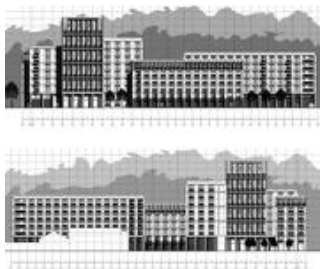
# FOR SALE

**Naylor Street / Oriel Street, Liverpool City Centre, L3  
6DR**

**Freehold Development Opportunity**



CGI Image



Images based on proposed pending planning permission

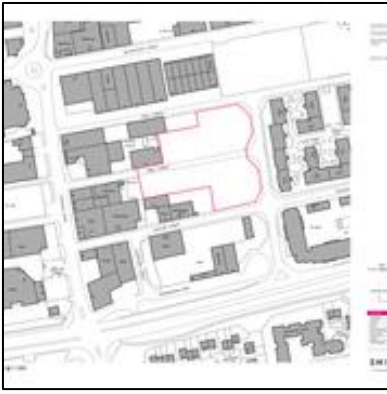
## Residential Development Opportunity

- Residential development opportunity.
- Proposed 395 residential apartment scheme.
- May be built in 4 phases.
- Can be purchased as one development or sold in 2 parts.
- Will benefit from detailed planning permission for approval. Planning due July / September 2019.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The proposed developments are situated within the area known as Lime Kilns District, close to The Reach 8 storey residential development and Atlantic Point Student Village.

There are a number of pending sites surrounding the subject site with both detailed planning permission and some of which have commenced the developments and are ongoing to be built.

I also understand some of the sites have already sold a number of apartments in each development where there is a strong demand from developers and occupiers for this location.

The proposed developments are within a short walk to Central Liverpool connecting to Tithebarn Street or Pall Mall to the Central Business District and prime retailing, all within a 10 minute walk.. The sites are also connected to good pedestrian access across Leeds Street with excellent road connections to both Mersey tunnels from Leeds Street (A5053).

## DESCRIPTION

The proposed development sites are located within a prominent corner position fronting onto, Oriel Street, St Bartholomew Road and Naylor Street. The proposed developments benefit from small scale and massing as they are from 5 to 11 storeys in total and benefit from public open squares with a good mix of Studio, One and Two Bedroomed apartments and may be built in 4 phases to suit developers' requirements. We have also commenced negotiations in reducing the Section 106 contribution. The car parking provision is at 34% and well within the required car parking provision for developments within this part of the city.

## ACCOMMODATION

Full detailed plans and elevations are available upon request. We understand the approximate site areas are:

**1.63 acres**

**Both Naylor Street and Oriel Street sites**

## EPC

Not applicable

## SERVICES

To be connected by the proposed developer.

## RATEABLE VALUE

To be assessed when built.

## PLANNING PERMISSION

The site will benefit from detailed planning permission which has been submitted and pending July to September 2019, Planning Reference 18F/1035

## TERMS

The sites are available for sale freehold subject to obtaining the detailed planning permission which has been submitted for each site.

## PRICE

Offers in the region of

**£5,000,000**

**For both sites**

Alternatively, the sites may be split, price on application.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

**07702 131 701 / 0151 319 2424  
jonathan@jorealestate.co.uk**

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.