

Land at South Drive

Sandfield Park, Liverpool, L12 1LH

Freehold
Potential Development
Opportunity (STP)

1.03 acres (0.42 hectares)



For Sale | £Offers Invited



Opportunity

This site offers a prime infill development opportunity located within the private estate of Sandfield Park. The site lies within a Primary Residential Area and includes a cottage (with no heritage designation) suitable for demolition to enable high-quality residential development.

The land forms part of the wider open space allocation in the Liverpool Local Plan, which may present a policy constraint. However, development could be supported where it results in limited impact or delivers clear community or housing benefits.

Currently in Use Class F1 (Educational) due to its association with St Edward's College, the site would require planning permission for residential development.

Its location and setting make it well suited for:

- Small-scale executive residential development
- Specialist residential accommodation
- Community or education-related uses, subject to planning.

The site is not located within the Green Belt, Conservation Area or SSSI, and has strong access to the strategic road network. Highways and arboricultural surveys have been completed. Several trees are protected under TP0040 (Sandfield Park, 1971), including two Category A trees located towards the lower boundary. These allow for a central developable area, though any tree works will require consent.

Some minor alterations to the existing access will be required to meet visibility standards. This is likely to involve removing small sections of the boundary wall and adjacent palisade fencing on either side of the access point. Pre-application planning advice is recommended with the Local Planning Authority to confirm support in principle for any change of use or development proposal, including to address matters of access, layout and tree protection.

Location

The land is situated in Sandfield Park, an affluent neighbourhood in Liverpool known for its grand Victorian houses and leafy surroundings. It is conveniently situated close to Liverpool city centre and benefits from good road access to the A5058 Queens Drive, A57 East Prescot Road and the A5080 interchange with the M62 motorway.

There have been a number of infill developments in the area over the recent years to construct new residential dwellings and this is evident on both North and South Drive.

Address: Land at South Drive, Sandfield Park, Liverpool, L12 1LH

What3words: ///glow.army.flank

Locations

Allerton: 5.4 miles

Liverpool City Centre: 5.5 miles

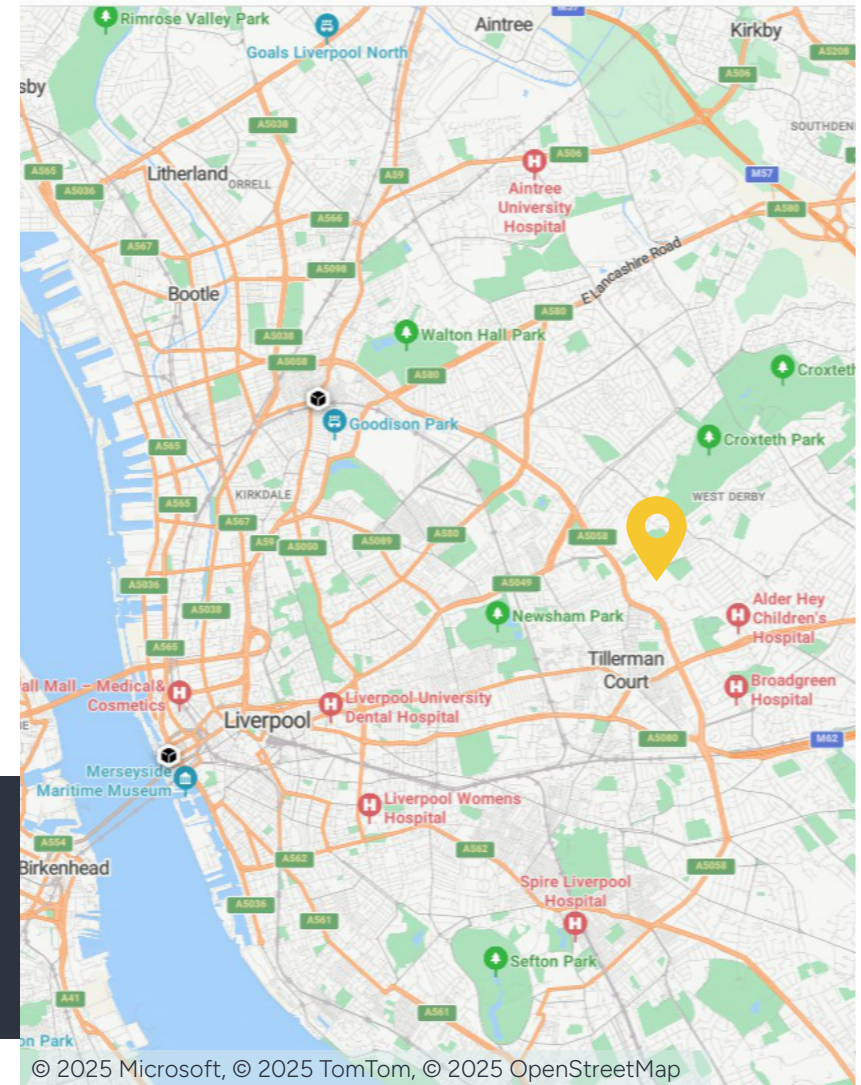
Formby: 17 miles

Nearest station

Broad Green: 2.2 miles

Nearest airport

Liverpool: 9 miles



Further information

Asking Price

Offers invited.

Tenure

Freehold with vacant possession forming part of Land Registry Title Number MS694175.

Local Planning Authority

Liverpool City Council.

Public Rights of Way, Wayleaves and Easements

The land is sold subject to all rights of way, wayleaves and easements whether or not they are defined in these particulars.

Method of Sale

Expressions of interest will be invited for the freehold interest on both a conditional and unconditional basis.

Services

The Purchaser is to make their own enquiries with the statutory authorities with regard to service connections.

Information

The following information is available upon request:

- Topographical Survey
- Highways desktop assessment
- Aboricultural Impact Assessment

Legal Costs

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

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



David Newman

0161 214 4664

david.newman.co.uk@fishergerman.co.uk



Adam Fleming

0151 242 1095

adam.fleming@fishergerman.co.uk

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Particulars dated July 2025 Photographs dated July 2025.



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