

FOR SALE

REDEVELOPMENT OPPORTUNITY

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

IN ACCORDANCE WITH WIRRAL COUNCIL REGENERATION MASTERPLAN

PRICE ON APPLICATION



MARINE PROMENADE, NEW BRIGHTON, WIRRAL CH45 2JT

LOCATION AND DESCRIPTION

New Brighton is a popular coastal destination situated on the Northern point of the Wirral Peninsula with extensive views over the Irish Sea. New Brighton is famed for having the longest continuous promenade in the UK and was the first place to have an amusement arcade. The town boasts a large number of historic buildings and provides excellent amenities including a Travel Lodge hotel, Light cinema, Morrisons supermarket, marine lake, bowling complex, restaurants, pubs, cafes and bars. New Brighton is easily accessed via railway, bus and car.

LOCAL AUTHORITY MASTER PLAN

The development site edged blue is prominently located fronting Marine Promenade at the Junction with Rowson Street and is a key strategic site in the Local Authority Masterplan which includes 350 apartments, 300 hotel rooms, additional leisure space, a new lido and improved public infrastructure.

The full Masterplan can be found at:

<https://haveyoursay.wirral.gov.uk/new-brighton-mp-masterplan>

TENURE

Freehold. The site will be sold with Vacant Possession with the occupational lease at Portofino terminated upon completion of the sale.

PRICE

Available on Application.

INDICATIVE SCHEME (Blue Site)

In line with the Masterplan initial Architects drawings for the site indicate the opportunity to develop a 9-storey building comprising of ground floor retail / leisure space with 147 apartments and 3 town houses, or 200-bed hotel, with 59 apartments and 3 townhouses. Sketch drawings available upon request.

SITE AREA

Blue Site - 0.59 Acres (2,400 sq.m.)

Red Site - 0.28 Acres (1,150 sq.m.)

VAT

All figures are quoted exclusive of but may be subject to the addition of VAT.

FORMER QUEENS HOTEL (Red Site)

The adjacent former Queens Hotel edged red can be purchased under a separate arrangement if required for a full redevelopment of the block. The existing building totals approximately 14,000 sq.ft. (1,300 sq.m.) over basement, ground, first and second floors.

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LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

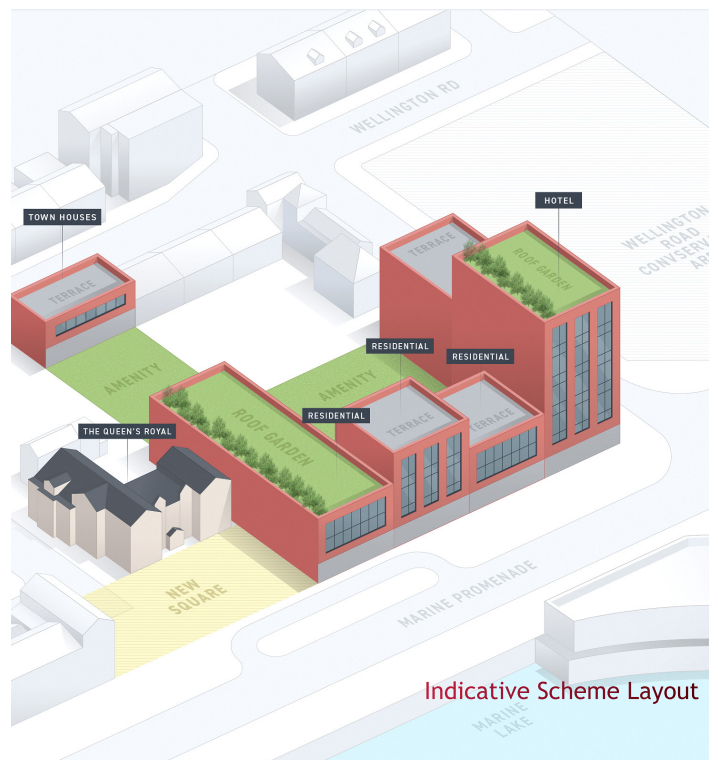
VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwardp.co.uk

Subject to Contract

Details prepared November 2024



Indicative Scheme Layout