

Residential Development Opportunity

CBRE

# For Sale The Grange

Circa 2.05 acres (0.83 hectares)



GRANGE ROAD  
WEST KIRBY  
WIRRAL  
CH48 4EE

WITH PLANNING PERMISSION FOR 12 EXECUTIVE APARTMENTS TOTTALLING 20,263 SQ FT (1,882.5 SQ M)





# Executive Summary

- Residential Development Opportunity
- Site extends to 2.05 acres (0.83 ha)
- Full planning secured for 12 'substantial' apartments
- Victorian Style Private Residence with views over West Kirby
- Highly affluent location characterised by executive dwellings
- Fantastic commuter routes to Liverpool and Chester
- Available on an Unconditional basis



# Description

This strategically located residential development opportunity, occupies an elevated position on Grange Road and Gerard Road in West Kirby, on the outskirts of the Grange Hill Park area.

The site affords views across the skyline of West Kirby and West Kirby beach, spanning across the Welsh coastline across to Hoylake, encompassing the River Dee, Welsh hills and Snowdonia beyond, from each floor. West Kirby, characterised by high value detached and semi-detached property. Principal access is gained via Grange Road.

The site extends to approximately 2.05 acres (0.83 hectares) and comprises of a Victorian style red brick and grey slate private residence. The footprint of the existing building is 4,394 sqft (408sqm) with additional outbuildings 840 sqft (78sqm). The opportunity will be available with Vacant Possession.

The site has secured detailed planning permission for 12 apartments extending to 20,263 Sq Ft of net internal floor area, comprising the following apartment sizes:

	Apt	Sq/Ft	Sq/M
Ground Floor	1	1,408	131
	2	1,544	143
	7	1,544	143
	8	1,667	155
First Floor	3	1,408	131
	4	1,544	143
	9	1,544	143
	10	1,667	155
Second Floor	5	1,408	131
	12	1,667	155
Second & third floors	6	2,431	226
	11	2,431	226
<b>TOTAL</b>	<b>12</b>	<b>20,263</b>	<b>1,882</b>



Tapas Kitchen

Andre's

Slinky's

MARINE LAKE

WILD INN

Morrisons

WEST KIRBY BEACH

Sweet Pea Cafe

The Wro

WEST KIRBY

Aldi

Aubergine

Mother Deli

West Kirby Concourse Leisure Centre

The White Lion Inn

GRANGE RD

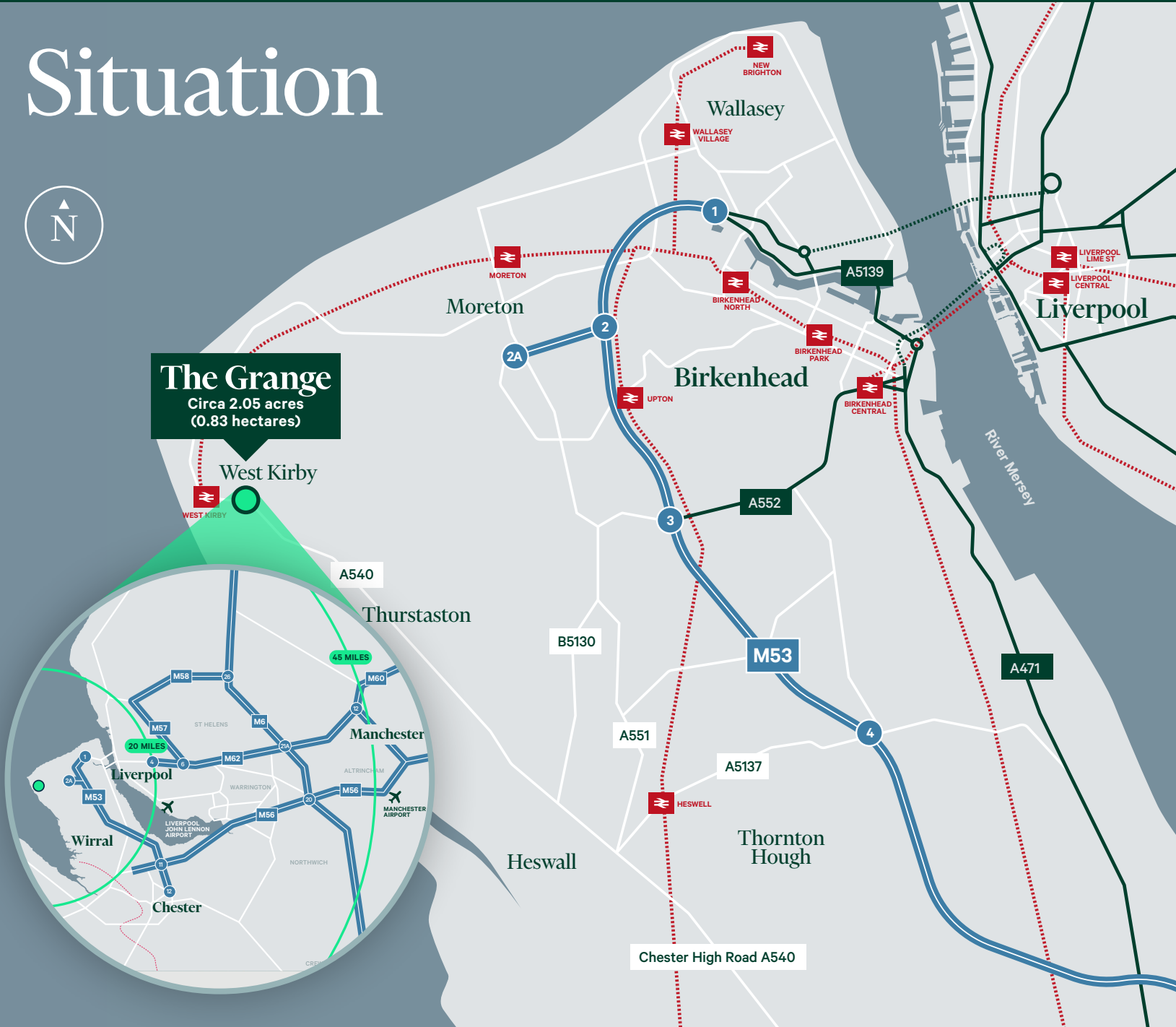


**The Grange**  
Circa 2.05 acres  
(0.83 hectares)

# Situation



**The Grange**  
Circa 2.05 acres  
(0.83 hectares)



The opportunity is situated in West Kirby within the administrative boundary of Wirral Borough Council. West Kirby is a coastal town located approximately 12.8 miles (30mins) East of Liverpool and is one of the Wirral's most affluent suburbs.

Mersey Ferry



Liverpool Lime Street Station





- 1 Calday Grange Grammar School
- 2 West Kirby Grammar School
- 3 West Kirby Primary School
- 4 Hickory's Smokehouse
- 5 Ring O' Bells
- 6 St Bridget's C of E Primary School
- 7 Morrisons
- 8 ALDI



# Location

The locality boasts several high-quality schools; there are approximately 7 primary and secondary schools within a 1-mile radius of the subject of which one is rated Ofsted "Outstanding" and the remainder "Good". Calday Grange Grammar School is just 0.7 miles to the southwest and West Kirby Grammar School is 0.6 miles away.

The site is predominantly surrounded by residential and Grange Hill Park to the rear. West Kirby Train Station is within walking distance (circa. 0.3 miles to the west), which has regular services to Liverpool James Street every 15 mins, with direct bus services to Chester from outside the subject property every 15 mins. Additionally, bus stop immediately abuts the subject property.

West Kirby has developed a vibrant bar and restaurant scene over recent years, which, coupled with the excellent connectivity, open spaces and recreational opportunities, has been instrumental in attracting a highly diverse demographic to the area.

## OTHER POINTS OF INTEREST

9	MARINE LAKE	0.5 MILES
10	ROYAL LIVERPOOL GOLF CLUB	1.2 MILES
11	CALDY GOLF CLUB	2.2 MILES
12	WEST KIRBY CONCOURSE	0.3 MILES

BUSES TO CHESTER EVERY

15 MINS

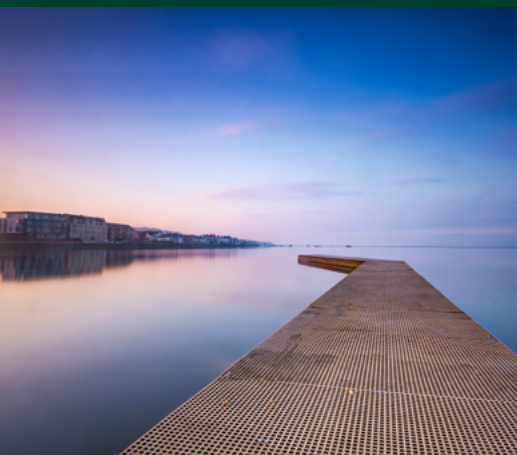


28 MINS



TRAIN TO LIVERPOOL JAMES STATION

Marine Lake



Royal Liverpool Golf Club




West Kirby Beach







**KEY**

			
DEMOLISHED BUILDINGS	HEDGE REMOVED	EXISTING TREES/ HEDGES	NEW PLANTING
			<b>32.350FFL</b>
INTERFACE DISTANCES	AMENDED PATH	NEW TREES	PROPOSED FINISH FLOOR LEVEL

# Planning

The site occupies a sustainable location and benefits from full planning permission for demolition of existing building and outbuildings and creation of 12 large apartments, you can find the information via Wirral Council planning website APP/23/00551 or in our dataroom.

The site does not sit within a conservation area and is almost wholly surrounded by “Primarily Residential Area” characterised land in the Wirral Local Plan. S106 has been agreed and the following contributions are to be taken into consideration when formulating an offer.

→ Affordable Housing - £240,200

→ Recreational Pressure Contribution - £3,363.12

→ S106 Monitoring Contribution - £3,000

The opportunity is available on an unconditional basis.

# Floorplans



**APARTMENT TYPE 2**  
(Apartments 2 & 7) - 3 BED 6 PERSON - 1544sqft  
(1632sqft with balcony) - Private entrance



**APARTMENT TYPE 4**  
(Apartments 3 & 5) - 2 BED 4 PERSON - 1408sqft  
(1481sqft with balcony) - Communal entrance



**APARTMENT TYPE 6**  
(Apartment 10 & 12) - 3 BED 6 PERSON - 1667sqft  
(1771sqft with balcony) - Private lift entrance



**APARTMENT TYPE 1**  
(Apartment 1) - 2 BED 4 PERSON - 1408sqft  
(1481sqft with balcony) - Private entrance



**APARTMENT TYPE 3**  
(Apartments 8) - 3 BED 6 PERSON - 1667sqft  
(1771sqft with balcony) - Communal entrance

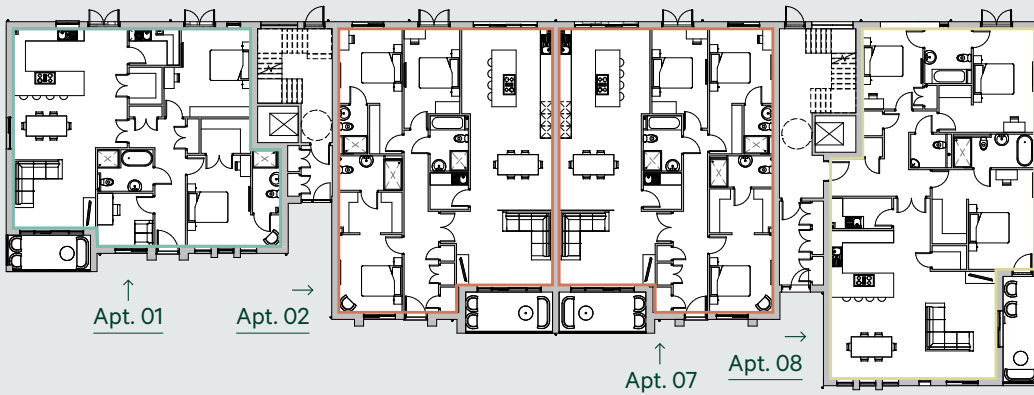


**APARTMENT TYPE 5**  
(Apartments 4 & 9) - 3 BED 6 PERSON - 1544sqft  
(1632sqft with balcony) - Communal entrance

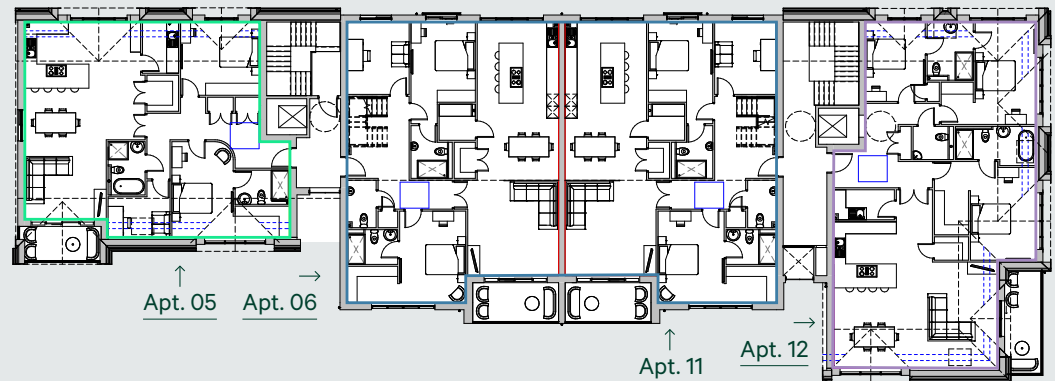


**APARTMENT TYPE 7**  
(Apartments 6 & 11) - 3 BED 6 PERSON - 2431sqft (2519sqft  
with terrace) - Communal entrance & Maisonette

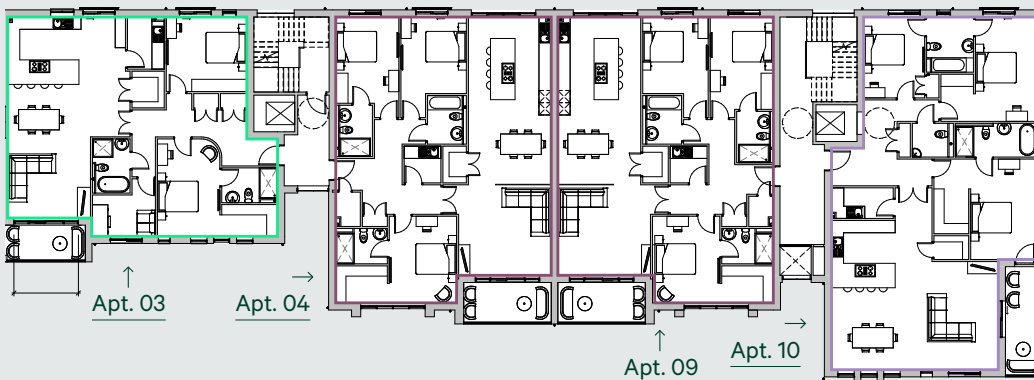
## 00 - GROUND FLOOR - FURNITURE LAYOUT



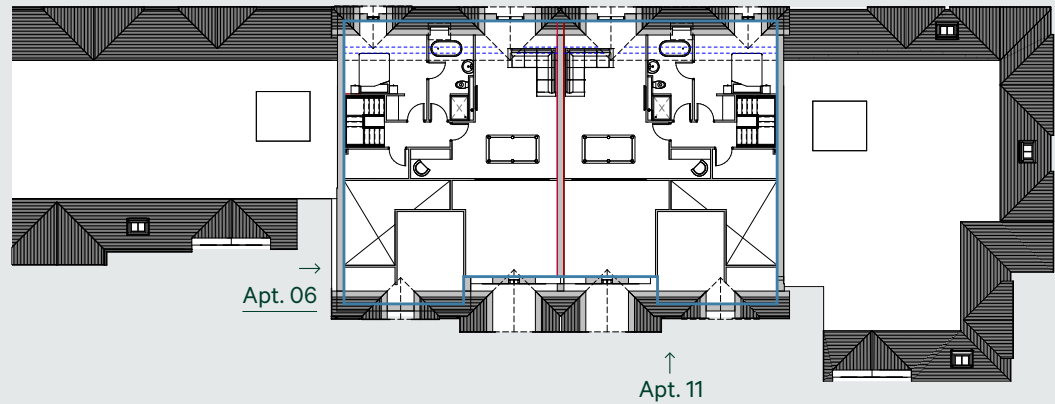
## 00 - 02 - SECOND FLOOR - FURNITURE LAYOUT



## 01 - FIRST FLOOR - FURNITURE LAYOUT



## 03 - THIRD FLOOR - FURNITURE LAYOUT



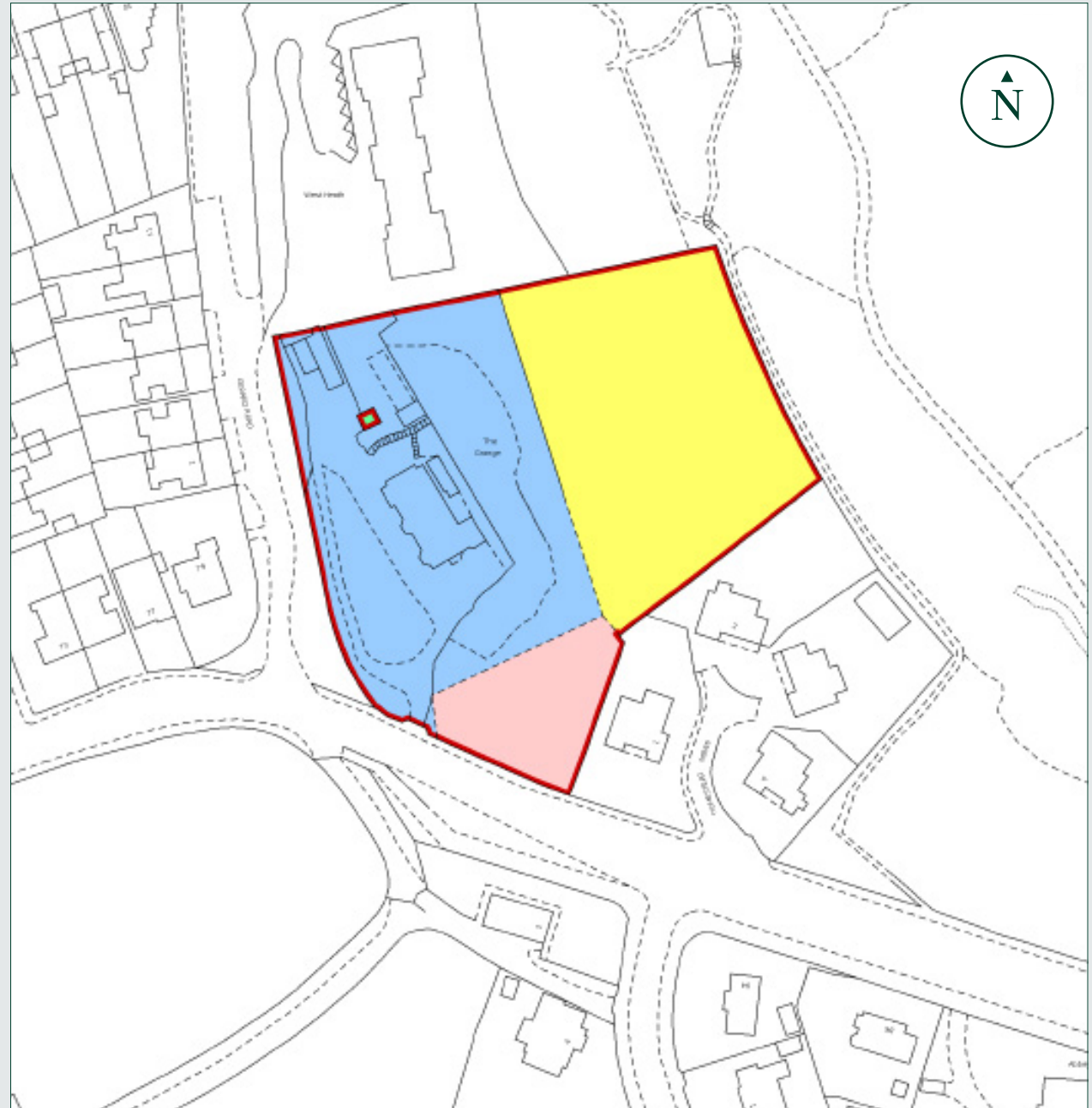
# Disposal Process

The opportunity is to be sold on a **Freehold** basis and offers will be considered on an **unconditional** basis.

CBRE are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

Bid proposals should include the following information:

- Full purchaser details of purchasing entity
- Price offered including deposit payable and payment profile
- Proposed timescales for exchange and completion of contracts
- Purchase conditionality





## Viewings

Viewing of the site is available by roadside inspection at any time. On site access can be arranged by prior notice through the sole agents at CBRE.

## Further Information

For further technical information regarding the opportunity, including access to the data room, please contact the sole agents at CBRE.

## Get in touch

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