



Land to the North East of Wango Lane,  
**Liverpool, L10 8LQ**

**FOR SALE** Upon instructions of the  
Fixed Charge Receivers

LAND APPROXIMATELY 12.12 HECTARES (26.98  
ACRES)

## CONTACTS

**James Ashworth/Jonathan Brownlow**

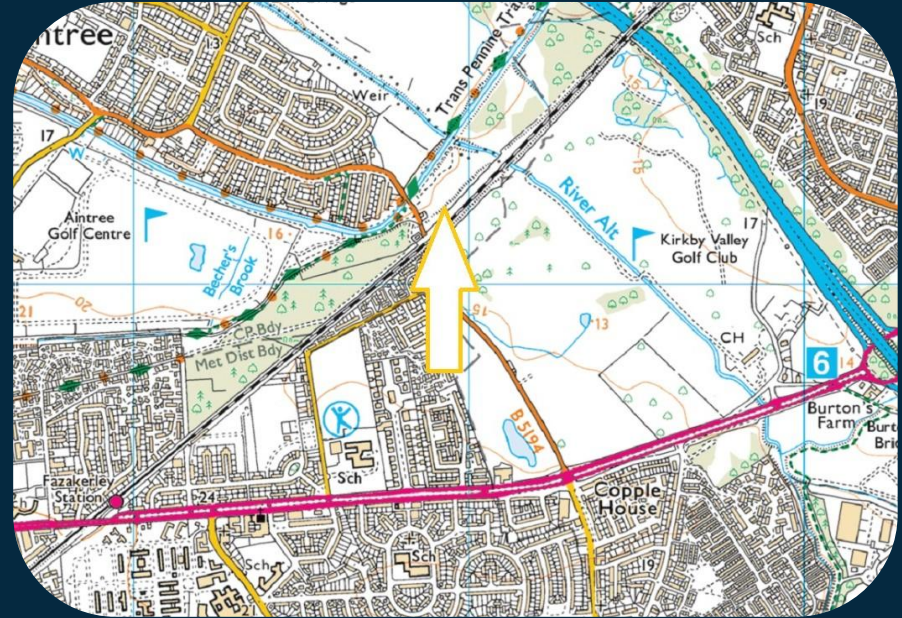
T: 0161 967 0122

E: [james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

E: [jonathan.brownlow@landwoodgroup.com](mailto:jonathan.brownlow@landwoodgroup.com)

## KEY CONSIDERATIONS

- Land approximately 12.12 Hectares (26.98 Acres)
- Greenfield Site
- Potential for a variety of uses within the planning policy framework
- Close to Aintree Racecourse
- City Centre within 5.5 miles
- Best offers target date 31st January 2025



Land to the North East of Wango Lane, **Liverpool, L10 8LQ**

## LOCATION

The site is located to the east of Wango Lane, on the periphery of residential areas and lying between the Leeds to Liverpool Canal and the railway line. Liverpool city centre is approximately 5.5 miles to the south west and Aintree Racecourse is within quarter of a mile.

## DESCRIPTION

The property comprises a parcel of land extending to approximately 2.12 Hectares (26.98 Acres) and is predominantly open space and unmanaged vegetation and trees with evidence of some footpaths across the site.

## PLANNING

The property is a greenfield site and we understand that the site straddles the Sefton and Knowsley planning boundaries. It is designation Green Belt, and 'Wango Lane Wetland' Local Wildlife site on Knowsley's Development Plan and Green Belt; Open Space, Protection and enhancement of nature sites, priority habitats and species; Countryside Recreation Area; Local Wildlife Sites; Strategic Paths; and, Mineral Safeguarded Area on Sefton's Development Plan.

Potential for a variety of uses within the planning policy framework

Interested parties should obtain their own independent advice and consult direct with the Local Planning Office(s):

W: <https://www.sefton.gov.uk/planning-building-control> & <https://www.knowsley.gov.uk/planning-and-development>

E: [Planning.Department@sefton.gov.uk](mailto:Planning.Department@sefton.gov.uk) & [planning@knowsley.gov.uk](mailto:planning@knowsley.gov.uk)

T: 0345 140 0845 (option 8) & 0151 443 2381

## TENURE INFORMATION

The property is held freehold title MS501127.

## TENANCY

Please note that a small part of the property is subject to a lease in respect of a substation (current rent TBC - index linked from a 2002 rent review and 5 yearly thereafter calculated from a previous rate of £1,425 per annum). The term is 42 years starting on 1 February 1992 and expiring on (and including) 31 January 2034. The tenant's title is registered under MS428950.

## BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on Friday 31st January 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



### JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW



### JONATHAN BROWNLOW

Director

P 0161 967 0122

E jonathan.brownlow@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,  
Manchester, M3 2BW

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers invited on an unconditional basis.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.