

Site with Planning Permission for Student Living

For Sale



4 – 10 Gildart Street, Liverpool
L3 8ET



4 – 10 Gildart Street

Liverpool L3 8ET



Agreement

For Sale



Detail

Student
Accommodation



Price

On Application



Size

2,948 sq m (31,755 sq ft)



Location

Liverpool, L3 8ET



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The subject site currently comprises a post-war framed warehouse with small rear car park.

Post demolition, the site has planning for a new development comprising ground and six uppers floors offering 75 student rooms together with ancillary accommodation to include gymnasium, cinema, reception, cycle room and laundry.

Accommodation

From areas provided to us, we understand that the Gross Internal Area of each floor is as follows:

Area	m ²	ft ²
Ground Floor	443.00	4,768.57
First Floor	458.00	4,930.03
Second Floor	458.00	4,903.03
Third Floor	458.00	4,903.03
Fourth Floor	458.00	4,903.03
Fifth Floor	458.00	4,903.03
Sixth Floor	268.00	2,884.82
Total GIA	2,948.00	31,755.33

Planning

A resolution to grant planning permission under Application No: (23F/3075) has been received to erect a 6 storey building for student accommodation with roof top plant room and external terrace comprising 15 studios and 10 x 6 bed cluster flats and ancillary ground floor accommodation.

A copy of the signed and dated S106 agreement is available and it states a commuted sum at £103,000. Payment of this sum will be the responsibility of the purchaser, post completion.

Tenure

The property is currently held long leasehold by way of a lease for 99 years from 1 October 1973 at a rent of £8,650 per annum.

However, a new 200 year lease at a peppercorn rent has been agreed with the freeholder, Liverpool City Council, which will be signed and dated in the near future and therefore it is this lease which will be assigned to the purchaser.

Price

Our client's long leasehold interest subject to the new 200 year ground lease and subject to the planning permission outlined above is placed to the market with guide price and further information available upon request.

VAT

We understand that the transaction will not be subject to VAT.

Legal Costs

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

Additional Information

Additional information to include the following is available upon request:

- Land Registry document and associated plan
- New 200 year head lease
- Planning permission and associated plans
- Demolition quote and asbestos report for the existing building
- Stage 1 and Stage 2 ground investigations

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The subject property is located fronting Gildart Street and between Constance Street and Bayhorse Lane within the area known as the Fabric District off London Road on the edge of Liverpool City Centre.

The property lies in an area of mixed land use comprising student accommodation, warehousing and residential properties. It lies a short walk from the University of Liverpool and John Moores University Knowledge Quarter and a short walk from Liverpool Lime railway station.

There has been significant development in the area in recent years predominately being residential and student accommodation.







Key

- Communal Area
- Flexible Class E
- Cluster Rooms
- Accessible Cluster
- Premium Studio
- Studio
- Accessible Studio
- Circulation
- Ancillary
- Green Roof
- PV Panel

Rev	Amendment	Drawn	Check
P01	Ground Floor Layout updated	20.10.23	20.10.23
P02	Revised following Client's comments	20.10.23	20.10.23
P03	Notes updated	01.12.23	01.12.23
P04	Revised following Client's comments	03.12.23	03.12.23
P05	Ground Floor layout updated	27.01.24	27.01.24
P06	Site Core revised	02.02.24	02.02.24
P07	Gildart following access advice comments	28.02.24	28.02.24
P08	Bin Store lobby re-visited	07.03.24	07.03.24
P09	Ground Floor layout revised	19.03.24	19.03.24
P10	Basement layout re-visited	25.03.25	25.03.25
P11	Ground Floor layout revised	07.05.25	07.05.25
P12	Cluster arrangement amended following discussion with UFA	04.07.25	04.07.25
P13	Laundry details shown	14.07.25	14.07.25

Proposed Site Plan
Scale 1:100

RA
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Dream. Plan. Begin.

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Project	4 Gildart Street
Client	Molyneux Developments Ltd
Title	Proposed Site Plan
Date	09.10.23
Drawn	RM
Checked	DB
Scale@A1	1:100
Revision	P13
Status	Planning
Drawing Number	1754-RA-XX-XX-DR-A-0100

