

Prime Residential Development Land

For Sale



For Identification Purposes Only

Land Adjoining Woolton Manor, Corner of Allerton Road &
Hillfoot Road, Woolton, Liverpool
L25 7TB



Land Adjoining Woolton Manor

Corner of Allerton Road & Hillfoot Road, Woolton, Liverpool L25 7TB



Agreement

For Sale



Detail

Residential Development
Land



Price

On Application



Size

4.97 hectares
(12.27 acres)



Location

Woolton, L25 7TB



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Property

The subject site is irregular in shape and is located on the corner of Allerton Road and Hillfoot Road in Woolton.

The site is currently undeveloped and comprises a mixture of woodland, open grassed areas and areas with shrubs.

Access to the site is via the entrance to Woolton Manor Care Home, accessed off Allerton Road.

Accommodation

The proposed development on the subject site has planning permission for 9 significant detached dwellings with Gross Internal Areas as follows:

Area	m ²	ft ²
Unit 1 House Type 2	340	3,658
Unit 2 House Type 1	337	3,626
Unit 3 House Type 1	337	3,626
Unit 4 House Type 5	363	3,906
Unit 5 House Type 3	343	3,691
Unit 6 House Type 2A	340	3,658
Unit 7 House Type 5	363	3,906
Unit 8 House Type 4	314	3,379

Area	m ²	ft ²
Unit 9 House Type 4	314	3,379
Total GIA	3,015	32,829

Site Area

The entire site is placed to the market comprising 4.97 hectares (12.27 acres).

The area that has planning permission comprises the northern part of the site closest to the junction of Hillfoot Road and Woolton Road which comprises 3.04 hectares (7.50 acres).

Town & Country Planning

A planning application was submitted (19F/0025) on 19 December 2018 for the erection of 10 single storey/part sub-terranean detached 4/5 bedroom executive family dwellings.

An appeal was made for Non-Determination and planning permission was granted by appeal on 27 February 2020. A Certificate of Existing Lawful Development has been obtained from Liverpool City Council under Application No: 25LE/1708 dated 18 September 2025.

As part of the appeal process the planning permission granted was for the erection of 9 dwellings as opposed to 10 submitted in the original application.

Tenure

The site is held long leasehold by way of a 999 year lease from 7 April 1998 under Title No: MS401771.

The site benefits from a Right of Way over the access road to the subject site.

Price

Our client's long leasehold interest is placed to the market with the benefit of the planning permission outlined above seeking unconditional offers only (as opposed to offers subject to receipt of satisfactory planning permission).

Overage

Our client will require an overage provision to be agreed should the purchaser subsequently obtain planning permission for a development with a Gross Internal Area in excess of the existing one of 32,829 sq ft.

VAT/Legal Costs

We understand that VAT will be applicable. Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

Additional Information

A data room will be forwarded to interested parties containing documents to include planning appeal decision, floor plans of proposed development, Certificate of Lawful Start document, Land Registry title document.

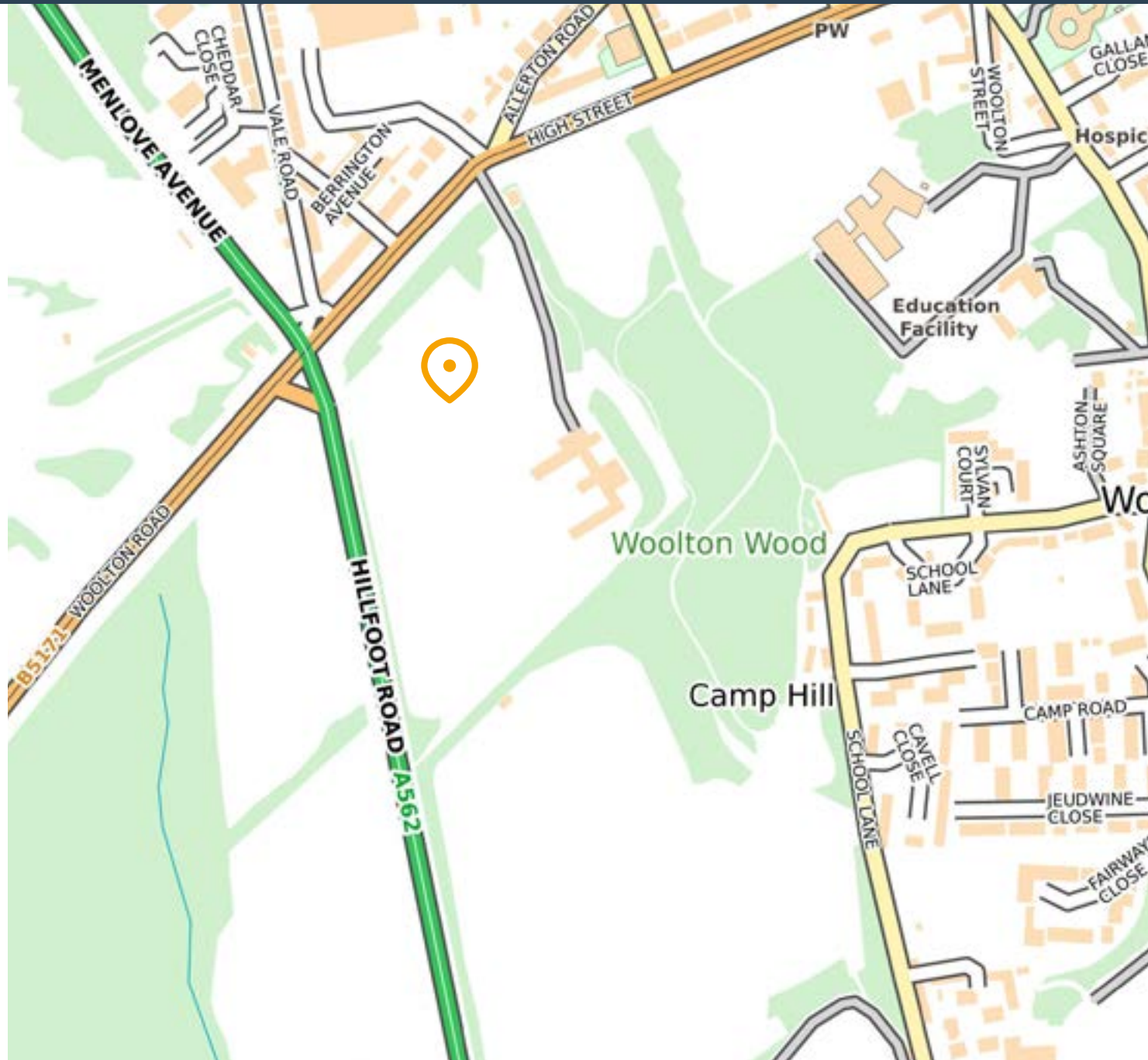
Location

The site is located on the corner of Allerton Road and Hillfoot Road (A562) in the district of Woolton, South Liverpool.

Woolton lies approximately 6 miles south east of Liverpool City Centre.

Hillfoot Road leads south to Speke Boulevard (A561) which in turn leads to the Mersey Gateway Bridge and the M56 motorway. It leads north east and links with Smithdown Road to lead into Liverpool City Centre.

- Highly desirable, leafy suburban village with strong community feel.
- Moments from Woolton Village: independent shops, cafés, restaurants and pubs.
- Close to Woolton Woods, Camp Hill and other green spaces.
- Excellent local schools and family friendly amenities.
- Strong transport links to Liverpool city centre and surrounding areas.
- Premium, established residential location ideal for high quality new home.









Plot Areas

01	1068 sqm/17,951 sqft
02	1882 sqm/20,552 sqft
03	1316 sqm/14,168 sqft
04	2205 sqm/23,733 sqft
05	4399 sqm/46,903 sqft
06	1980 sqm/21,313 sqft
07	1312 sqm/14,126 sqft
08	1040 sqm/11,181 sqft
09	1600 sqm/17,270 sqft
WA	733 sqm/7,888 sqft

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Project Name	Plot Area
Site	Plot Area
Number	WA, 01, 02, 03, 04, 05, 06, 07, 08, 09
Date	1/2020
Author	ST
Description	Site plan
Scale	1:1000



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100 m

200 m