



# FOR SALE

MAJOR DEVELOPMENT OPPORTUNITY

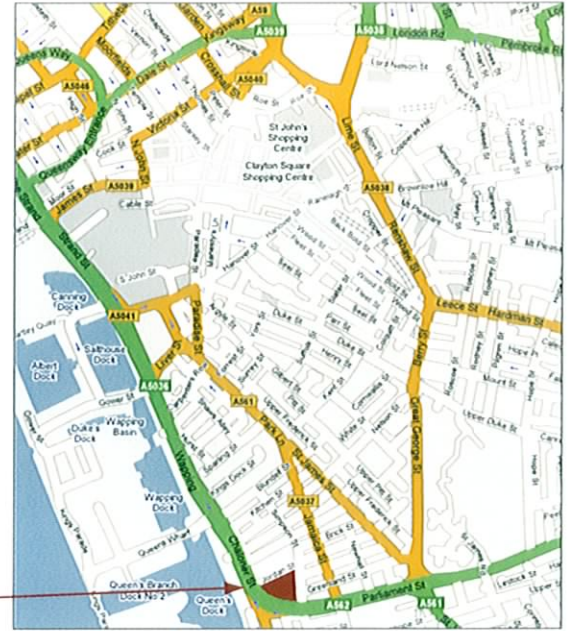


PARLIAMENT STREET / FLINT STREET LIVERPOOL LI 0DH



0151 255 0755

[www.keppiemassie.com](http://www.keppiemassie.com)



*The property has been identified in the Baltic Triangle Vision as being a gateway site of major significance suitable for a landmark scheme as part of a cluster of tall buildings in the vicinity.*

**LOCATION**

The property is within half a mile of the retail and commercial cores of the City Centre and occupies a strategic gateway position of significant importance. The site is bounded by Chaloner Street (A5036), Parliament Street (A562), Flint Street and Jordan Street (now closed). The property commands an excellent position and is prime for development, forming part of the Baltic Triangle Vision. The location provides easy access to all areas of Liverpool and the surrounding region and is approximately only 3 miles from the M62 motorway, 5 miles from the M53 and 7 miles from Liverpool John Lennon Airport. Access to the site is currently gained off Flint Street which leads to a sloping internal road to a predominately level yard that forms the majority of the site.

**DESCRIPTION**

The property comprises a roughly triangular shaped site and is one of Liverpool's most prominent available development opportunities, subject to planning. Extending to approximately 0.79 hectares (1.95 acres), this split-level site has been most recently used as a scrap yard. There are a number of offices and workshop / warehousing units on site. There is a considerable amount of development occurring within the immediate vicinity with a number of schemes under construction or planned in the foreseeable future. The nearby recently completed and planned developments comprise office, retail, leisure (bars, restaurants, hotels, casino, arena etc) and residential uses.

**TERMS**

Offers are sought for our client's freehold interest.

**FURTHER INFORMATION**

Additional details are available upon request to include title information, planning overview, a copy of the Baltic Triangle Framework Policy and desk top site investigation.

**VAT**

All prices are quoted exclusive of VAT to which they may be liable.

**VIEWING**

Strictly by appointment only through the sole selling agents, Keppie Massie: (Rupert Lowe) on 0151 255 0755  
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