

FOR SALE - 0.68 ACRES

HIGHLY PROMINENT ROADSIDE DEVELOPMENT SITE

ADJACENT TO CENTRAL SQUARE | MAGHULL | LIVERPOOL | L31 0AE

**Mason
Partners**

CREATIVE RETAIL
PROPERTY CONSULTANTS



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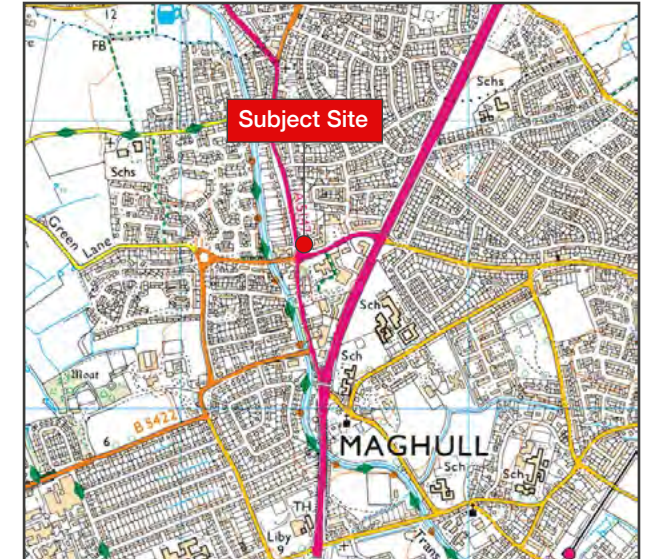
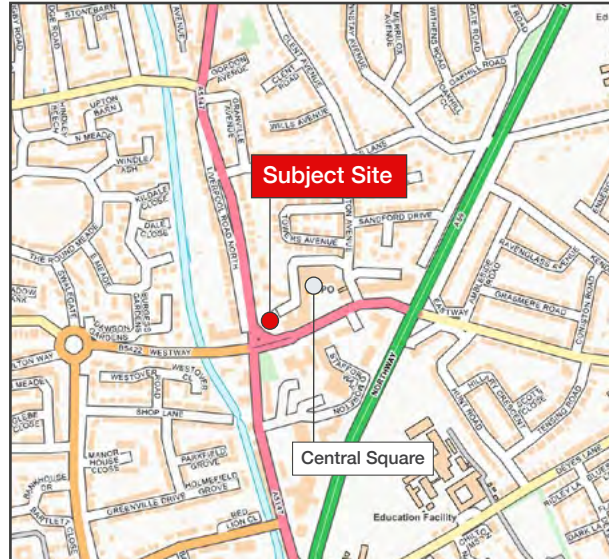
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WESTWAY

LOCATION

Maghull is a popular commuter town for Liverpool and the wider North West. Maghull is an aspirational area to live with average house prices standing at approximately £158,000 against the Merseyside average of £136,000.

Major employers in Merseyside include HMRC, The Passport Office, University of Liverpool and the NHS. The NHS Health Centre, Police Station and Morrison's Supermarket are also located opposite the subject site and the site sits next to Central Square Shopping Centre.



SITUATION / DESCRIPTION

This is an excellent opportunity to acquire a freehold development site of 0.68 acres in a prominent roadside location in the centre of Maghull close to residential, healthcare, retail and leisure facilities.

The site is extremely prominent to the A4517 which in turn leads to the A59 and the M58 and M57 motorways which are 2 miles west of the subject location. The site is located on the corner of Liverpool Road North (A5147) and Westway (A5147). The site is adjacent to Central Square which is the main retail development for Maghull Town Centre which is anchored by Home Bargains, Superdrug, Heron Foods and with Peacocks opening later in 2020.



PRICE / TERMS

The property is available on an unconditional basis. We are guiding offers above £500,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

PLANNING

The site lies within the Maghull District Centre as defined by the Sefton Local Plan. The District Centre has been allocated for retail, leisure and other main town centre uses. Other uses may be acceptable, subject to a full application. Sefton Council Planning Development can be contacted on Tel: 0345 140 0845.

VAT

The site is registered for VAT.

SITE INFORMATION

Further Site information is available on request.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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