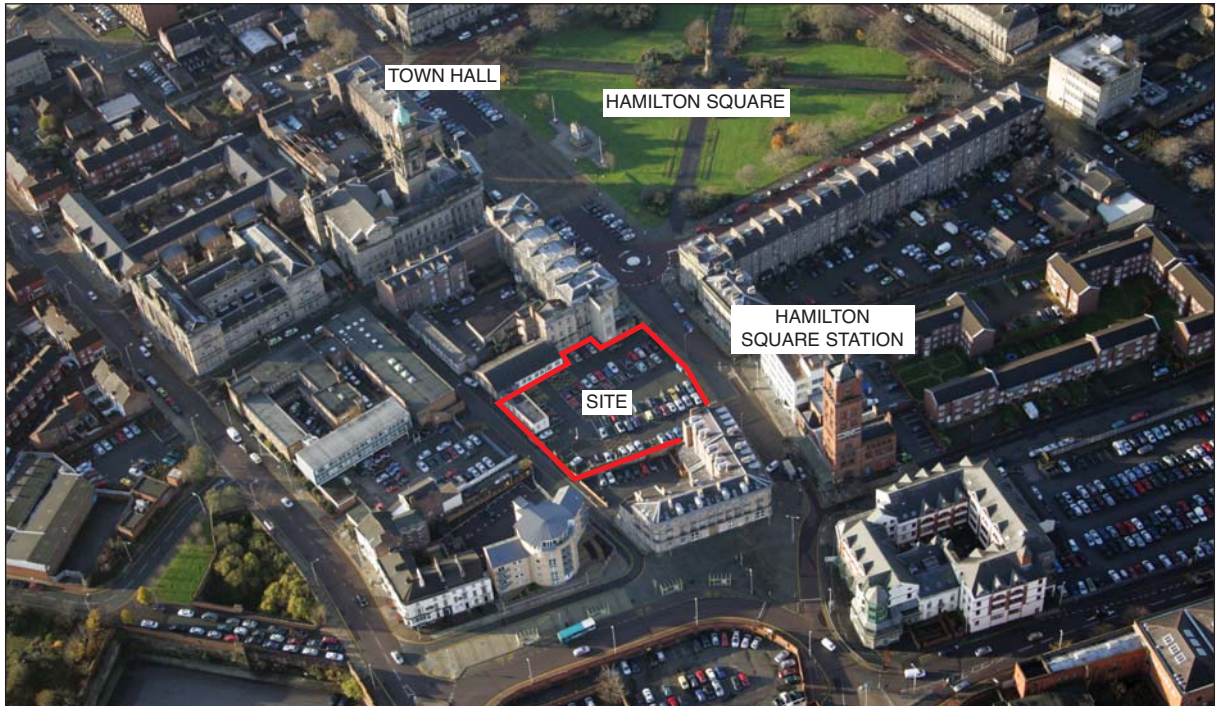


FOR SALE

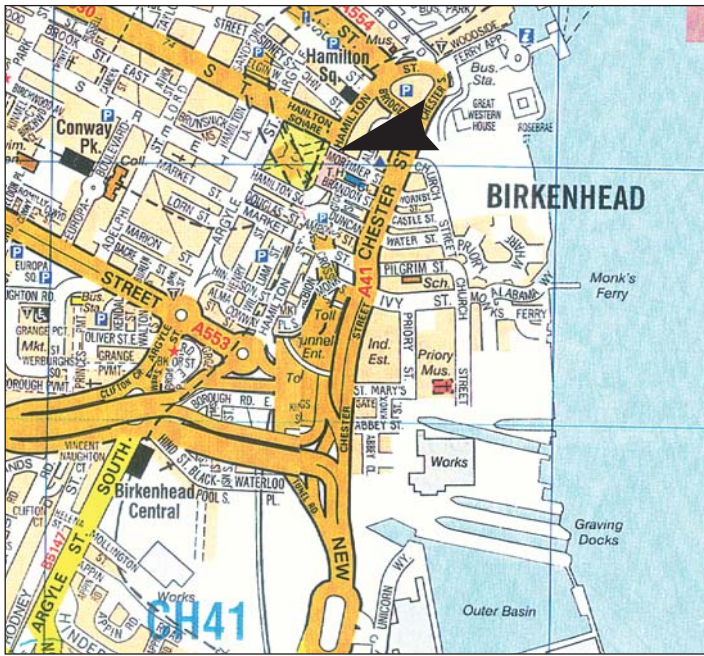
PRIME DEVELOPMENT SITE
SUITABLE FOR RESIDENTIAL OR
COMMERCIAL DEVELOPMENT
(Subject to the necessary consents)



HAMILTON SQUARE BIRKENHEAD WIRRAL

- OVERLOOKING HAMILTON SQUARE AND THE LIVERPOOL WATERFRONT
- OPPOSITE HAMILTON SQUARE STATION
- LIVERPOOL WITHIN MINUTES BY ROAD, RAIL OR PASSENGER FERRY

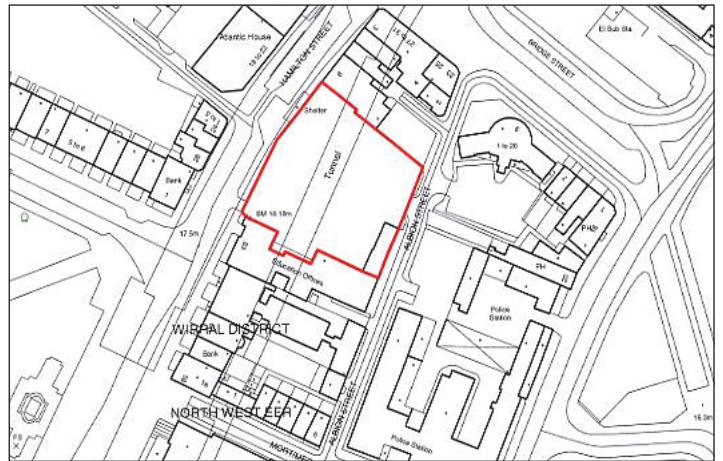




LOCATION

The site is located on the north east corner of Hamilton Square in the centre of Birkenhead. Birkenhead is the principle retail and commercial centre for the Metropolitan Borough of Wirral which is an affluent Borough with 73% of households being owner occupied and with 72% of socio-economic grading of Class C and above. Road access to the remainder of the Wirral is provided via the A41 and M53 linking to the national motorway network beyond.

The subject site benefits from excellent transport links being located directly opposite Hamilton Square Station which provides a regular service to Liverpool with a travelling time of only a few minutes and to Chester and the remainder of The Wirral. Vehicular access to Liverpool is equally easy via the Queensway Tunnel, the entrance to which is within a few hundred yards. The site is also located within very easy walking distance of the main Bus Depot and the passenger ferry to Liverpool. There has also been a new roll-on roll-off ferry constructed in Birkenhead at Twelve Quays which is within half a mile.



THE SITE

The site is currently an income producing car park adjacent to the Grade I listed four-storey office building of 63 Hamilton Square. The site extends in total to 0.55 acres and we are advised is held freehold.

THE OPPORTUNITY

A rare opportunity to purchase a prime development site in the heart of Birkenhead Town Centre with excellent transport links and only a few minutes commuting time to Liverpool which is the European Capital of Culture in 2008.

PLANNING

Hamilton Square is zoned for a variety of commercial uses. However, Wirral Borough Council are also promoting residential use within The Square and have verbally confirmed that they would support the development of the subject site for principally residential use. The subject site is located within the Woodside Development Area which is a key waterfront redevelopment proposal which forms part of the emerging Local Development Framework for Wirral. Further information available upon request.

CAR PARKING

Any proposed development is to provide 15 car parking spaces to be conveyed to the owners of the adjacent office building of 63 Hamilton Square.

FURTHER INFORMATION

For further information including scale site plan, development brief and further information on the Woodside Development Area, please contact Jonty Goodchild of the sole retained agents Bolton Birch.

