

STRATEGIC ASSET DISPOSAL PROGRAMME
Asset Detail

ASSET: Oaklands Outdoor Centre, Llanwryst

SITE AREA (ACRES): 2.23

ANNUAL HOLDING COSTS: £14,000

EMERGING LOCAL PLAN DESIGNATION: Snowdonia National Park Local Plan

LAST USED/OCCUPIED: Vacant last occupied 2018 **SERVICE HELD BY:** Childrens

COMMENT: Previously used as an outdoor education centre with residential accommodation, having initially been operated by the council and latterly Edsential as a residential outward-bound facility, the vacant property was returned to the Council as being surplus to Edsential's requirements. Children's Service have advised that they have no plans to re-use the facility.

SITE PLAN:



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: 29 Seaview Road, Liscard

SITE AREA (ACRES): n/a

ANNUAL HOLDING COSTS: £4,000

EMERGING LOCAL PLAN DESIGNATION: Liscard Key Town Centre, conversion of upper floors above shops for office or residential use is permitted subject to UDP Policy HS7. A ground floor commercial use and frontage will need to be retained, subject to emerging Local Plan Policy WS 11- Strategy for Town, District and Local Centres.

LAST USED/OCCUPIED: Vacant last occupied 2021

SERVICE HELD BY: Regeneration

COMMENT: A shop on the ground floor with accommodation above. Located close to Liscard shopping centre, having previously been used as charity shop.

SITE PLAN:

Seaview Road 29, Liscard



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: 129 – 131 Laird Street, Birkenhead

SITE AREA (ACRES): n/a

ANNUAL HOLDING COSTS: £4,000

EMERGING LOCAL PLAN DESIGNATION: Town, District and Local Centres (TC-SA3.7) A ground floor commercial use and frontage will need to be retained, subject to emerging Local Plan Policy WS 11- Strategy for Town, District and Local Centres

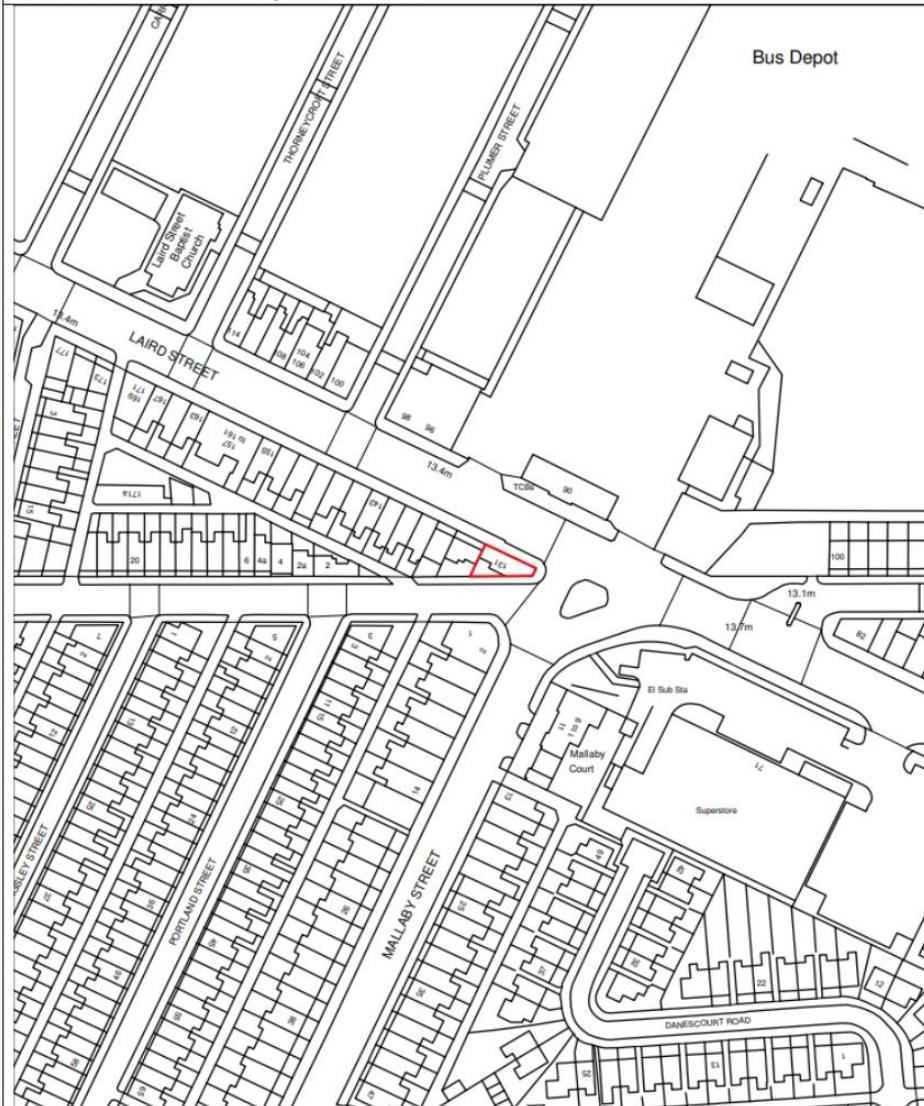
LAST USED/OCCUPIED: Vacant last occupied 2023

SERVICE HELD BY: Regeneration

COMMENT: A 2 storey commercial property previously held on licence as a charity shop. The property has recently been returned to the Council. It will need a full scheme of refurbishment to bring it back in to use.

SITE PLAN

Laird Street 129 – 131, Birkenhead



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Land at Pearson Road, Tranmere

SITE AREA (ACRES): 0.60

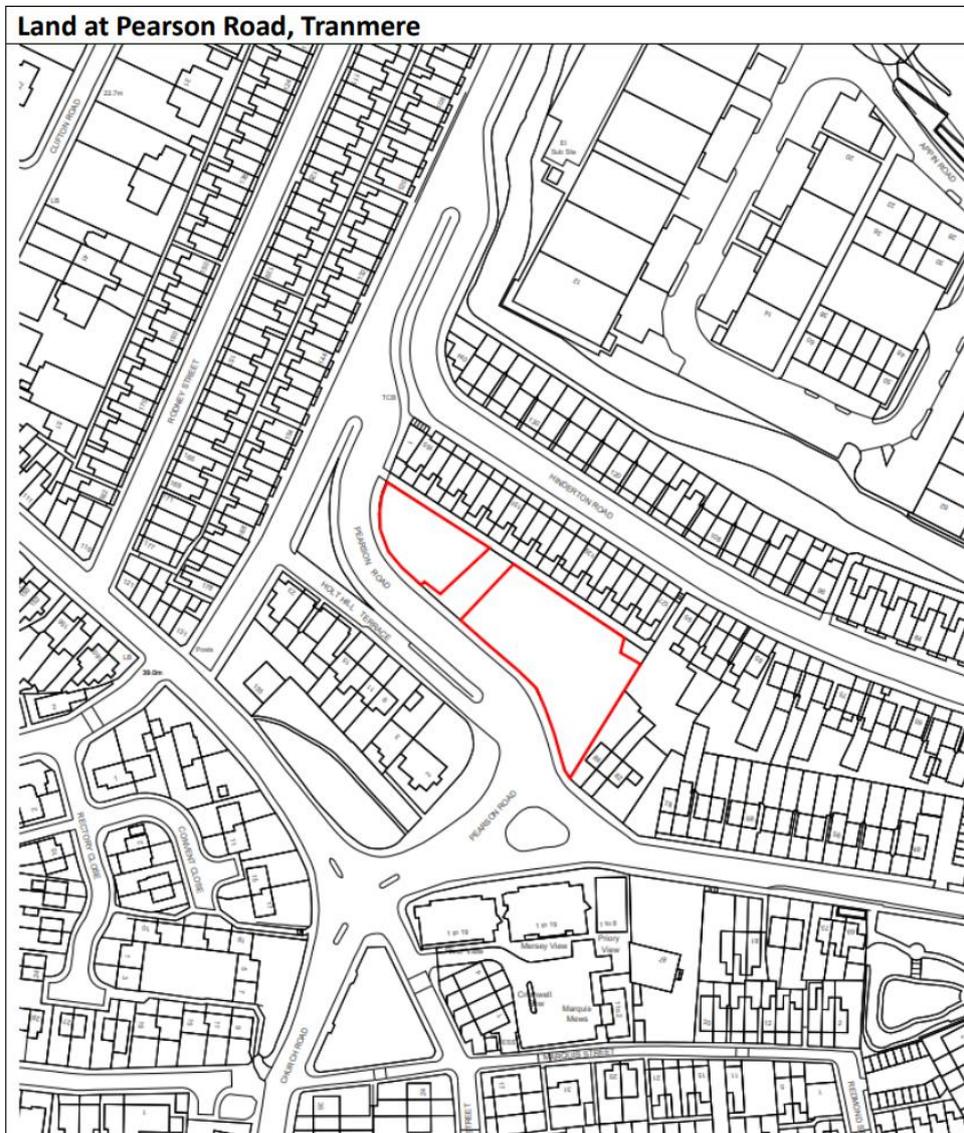
ANNUAL HOLDING COSTS: Grass cutting.

EMERGING LOCAL PLAN DESIGNATION: Primarily Residential Area Proposals for residential development on this site will be subject to the provisions of emerging Local Plan Policy WS3 - Strategy for Housing.

LAST USED/OCCUPIED: n/a **SERVICE HELD BY:** Regeneration

COMMENT: A grassed, sloping site located at the top of Argyle Street South, being the former site of a terrace of houses. To include consideration for an affordable housing scheme

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Seacombe Library, Liscard Road, Seacombe

SITE AREA (ACRES): 0.47

ANNUAL HOLDING COSTS: £29,000

EMERGING LOCAL PLAN DESIGNATION: The former Seacombe library which has relocated to Seacombe Children's Centre. The building is currently used for the storage of library equipment from other closed libraries. Its location means it has a number of potential uses or redevelopment opportunities. To include consideration for an affordable housing scheme.

LAST USED/OCCUPIED: Vacant last occupied 2022

SERVICE HELD BY: Neighbourhoods

COMMENT: The former Seacombe library which has relocated to Seacombe Children's Centre. The building is currently used for the storage of library equipment from other closed libraries. Its location means it has a number of potential uses or redevelopment opportunities. To include consideration for an affordable housing scheme

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Units 10/12/14 Kelvinside, Seacombe

SITE AREA (ACRES): 1.10

ANNUAL HOLDING COSTS: £20,000

EMERGING LOCAL PLAN DESIGNATION: Primarily Employment Area (WS4.2) (Regeneration Area 8 Northside). Proposals will be subject to the provisions of Policy WS 4.2 (Designated Employment Areas). This site may be needed to facilitate the relocation of existing businesses from Hamilton Park

LAST USED/OCCUPIED: One unit still tenanted. One unit is used for storage. The other became vacant in September 2021.

SERVICE HELD BY: Regeneration.

COMMENT: Three large industrial units - one vacant, one used by the council for storage and one on a temporary agreement. The properties had improved frontages many years ago, but the actual units are in poor condition.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Arrowe Hill Facilities Management Store, Woodchurch

SITE AREA (ACRES): 0.78

ANNUAL HOLDING COSTS: £25,000

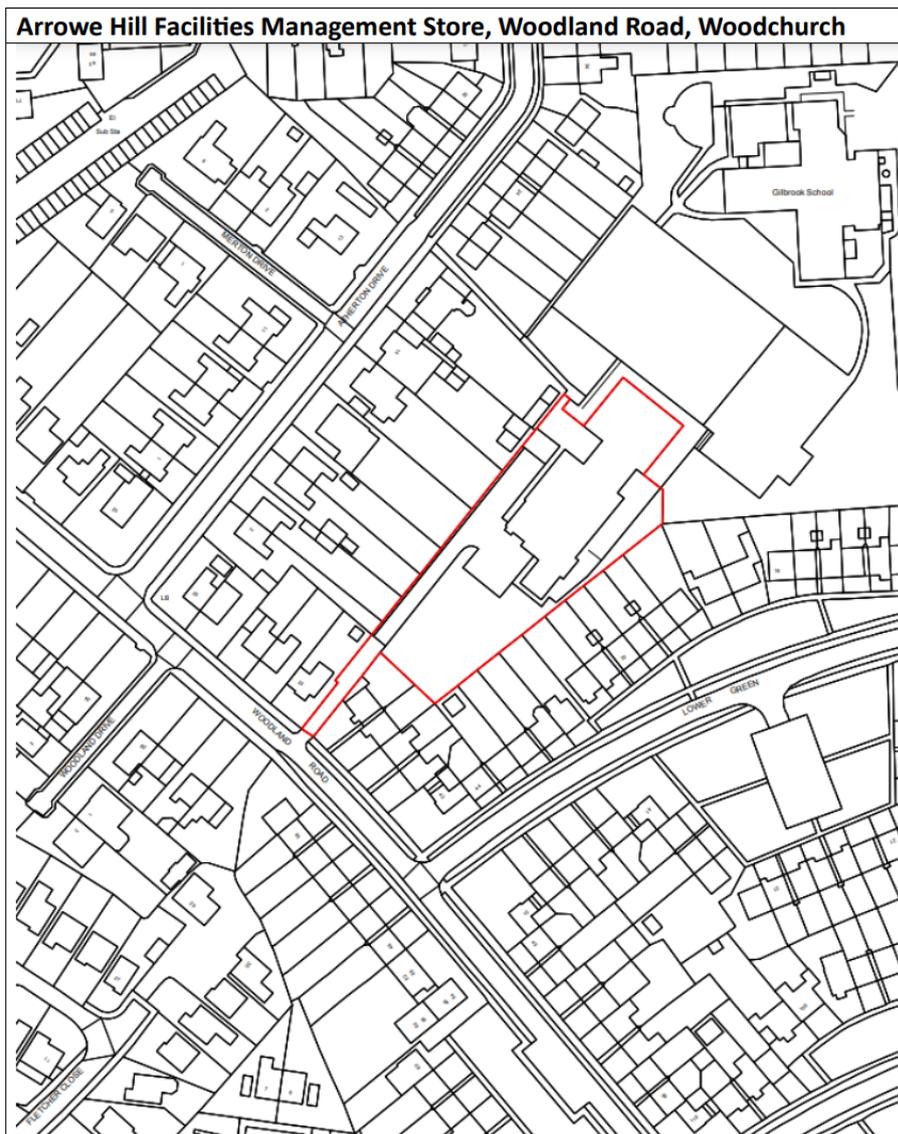
EMERGING LOCAL PLAN DESIGNATION: Proposed Housing Allocation (RES-SA5.9) 3 units. Proposals for residential development on this site will be subject to the provisions of emerging Local Plan Policy WS3 - Strategy for Housing.

LAST USED/OCCUPIED: Vacant last occupied approx 2003.

SERVICE HELD BY: Regeneration

COMMENT: A former single storey school building which has been closed for many years and used most recently as a Facilities Management store. The building itself is now in poor condition. Restricted access would limit redevelopment, but there is potential for a housing scheme. To include consideration for an affordable housing scheme

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Eastham Youth & Community Centre

SITE AREA (ACRES): 1.02

ANNUAL HOLDING COSTS: £9,000

EMERGING LOCAL PLAN DESIGNATION: Proposed Housing Allocation (RES-SA4.5) 15 units. **This is a priority site for housing provision in the Local Plan, with anticipated delivery 2024/25 onwards. The provisions of emerging Local Plan policy WS3 will apply.**

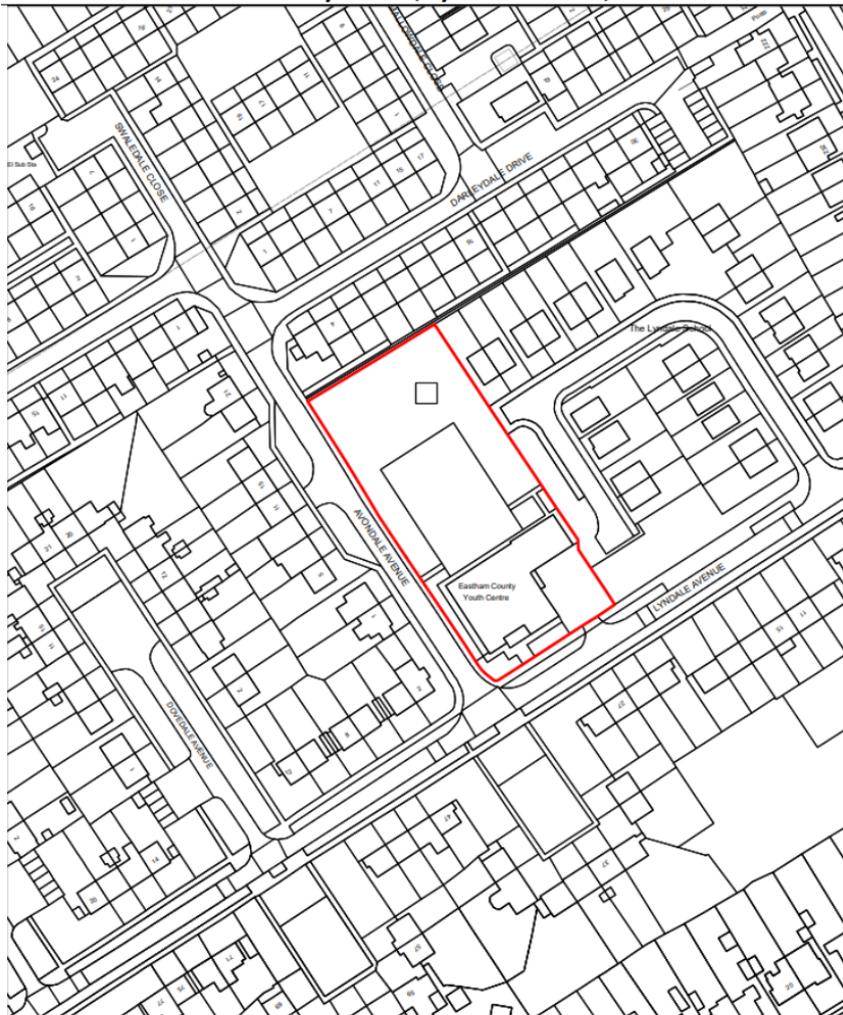
LAST USED/OCCUPIED: Vacant last occupied 2020

SERVICE HELD BY: Childrens

COMMENT: The youth facility has relocated to the St Anselm's Rugby club facility. The building is earmarked for demolition and will present a redevelopment opportunity. To include consideration for an affordable housing scheme.

SITE PLAN

Eastham Youth & Community Centre, Lyndale Avenue, Eastham



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Holborn Square Industrial Estate

SITE AREA (ACRES): 1.38

ANNUAL HOLDING COSTS: n/a

EMERGING LOCAL PLAN DESIGNATION: Primarily Residential Area (WD10). The provisions of Policy WS3 Strategy for Housing apply.

LAST USED/OCCUPIED: Fully let.

SERVICE HELD BY: Regeneration

COMMENT: Holborn Square Industrial Estate was built in on old quarry in 1981 and comprises 12 industrial units located in 4 blocks. This site contains one of the accesses to the “Tranmere Tunnels” for which there has been interest in the past to open up as a tourist attraction. The sale of this asset will still afford access to the tunnels but may have some impact of the deliverability of this proposal. This will be sold as an investment, subject to all existing tenancies at the time of disposal.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Ditton Lane (land at), Moreton.

SITE AREA (ACRES): 3.60

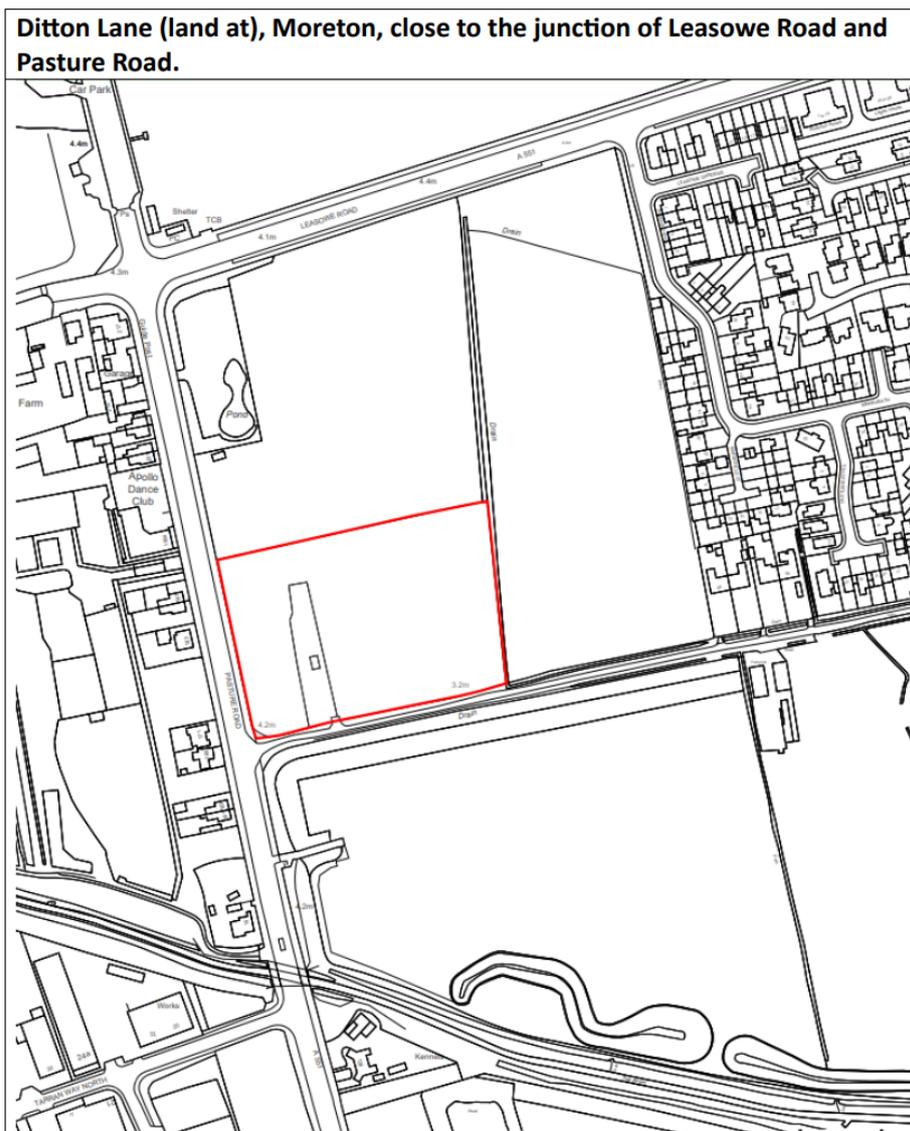
ANNUAL HOLDING COSTS: £0

EMERGING LOCAL PLAN DESIGNATION: Primarily Residential Area and Nature Improvement Area (NIA-4) also subject to significant Flood Risk. The provisions of Policy WS3 – Strategy for Housing and WD4 Flood Risk apply

LAST USED/OCCUPIED: n/a **SERVICE HELD BY:** Neighbourhoods

COMMENT: A vacant site located near the junction of Leasowe Road and Pasture Road, being part of a larger area, the rest of which is privately owned. Suitable for residential development and may benefit from being combined with the larger site. To include consideration for an affordable housing scheme

SITE PLAN



ASSET: Bebington Town Hall, Annexe and car park (site of the former)

SITE AREA (ACRES): 1.80

ANNUAL HOLDING COSTS: Grass cutting and maintenance

EMERGING LOCAL PLAN DESIGNATION: Proposed Housing Allocation (RES-SA4.1) adjacent to Lower Bebington Conservation Area (CON-SA4.4). The provisions of Policy WS3 – Strategy for Housing apply. **This is a priority site for housing provision in the Local Plan.**

LAST USED/OCCUPIED: Demolished circa 2017. **SERVICE HELD BY:** Regeneration

COMMENT: The site of the former Bebington Town Hall, annexe building and associated car park. The buildings were cleared around 6 years ago. The site now has potential for redevelopment. To include consideration for an affordable housing scheme.

SITE PLAN



ASSET: Coronation Gardens (Café), West Kirby

SITE AREA (ACRES): n/a

ANNUAL HOLDING COSTS: n/a

EMERGING LOCAL PLAN DESIGNATION: The site is designated as an Urban Open Space (OS-SA6.12) in the emerging Local Plan and is subject to the provisions of Policy WS5 (Strategy for Green and Blue Infrastructure, Open Space, Biodiversity 86 and Landscape Protection).

LAST USED/OCCUPIED: Tenanted **SERVICE HELD BY:** Neighbourhoods

COMMENT: A café and former toilet block (separate from café) located within Coronation Gardens and close to West Kirby Marine Lake. This would be sold as an investment subject to existing tenancies at the time of disposal.

SITE PLAN

Coronation Gardens (Café), South Parade, West Kirby



ASSET: Bedford Place Cleared Site & Amenity Open Space

SITE AREA (ACRES): 0.88

ANNUAL HOLDING COSTS: £0

EMERGING LOCAL PLAN DESIGNATION: Under UDP Cleared site is Primarily Residential whilst Amenity Open Space is classed as Urban Greenspace. Under the emerging Local Plan both to be classed as Primarily Residential Area. Bedford Place is in the major hazard consultation zone for the Tranmere Oil Terminal. The provisions of Policy WD 16.2 – Development Near Notifiable Hazards and Policy WS 3 – Strategy for Housing will apply.

LAST USED/OCCUPIED: n/a **SERVICE HELD BY:** Regeneration

COMMENT: A vacant site mostly enclosed hardstanding and yard, but also includes an adjacent overgrown amenity space. Fly tipping and break-ins have been issues in the past. To include consideration for an affordable housing scheme.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Albion Street Lifeguard Station, New Brighton

SITE AREA (ACRES): 0.08

ANNUAL HOLDING COSTS: £6,500

EMERGING LOCAL PLAN DESIGNATION: Primarily Residential Area. Proposals for residential development on this site will be subject to the provisions of emerging Local Plan Policy WS3 - Strategy for Housing.

LAST USED/OCCUPIED: Vacant last occupied 2020

SERVICE HELD BY: Neighbourhoods

COMMENT: A former workshop which was used most recently as lifeguard storage unit, but located in a predominantly residential area of New Brighton.

SITE PLAN



ASSET: The Carrs Agricultural Land, Meols

SITE AREA (ACRES): 30.20

ANNUAL HOLDING COSTS: n/a

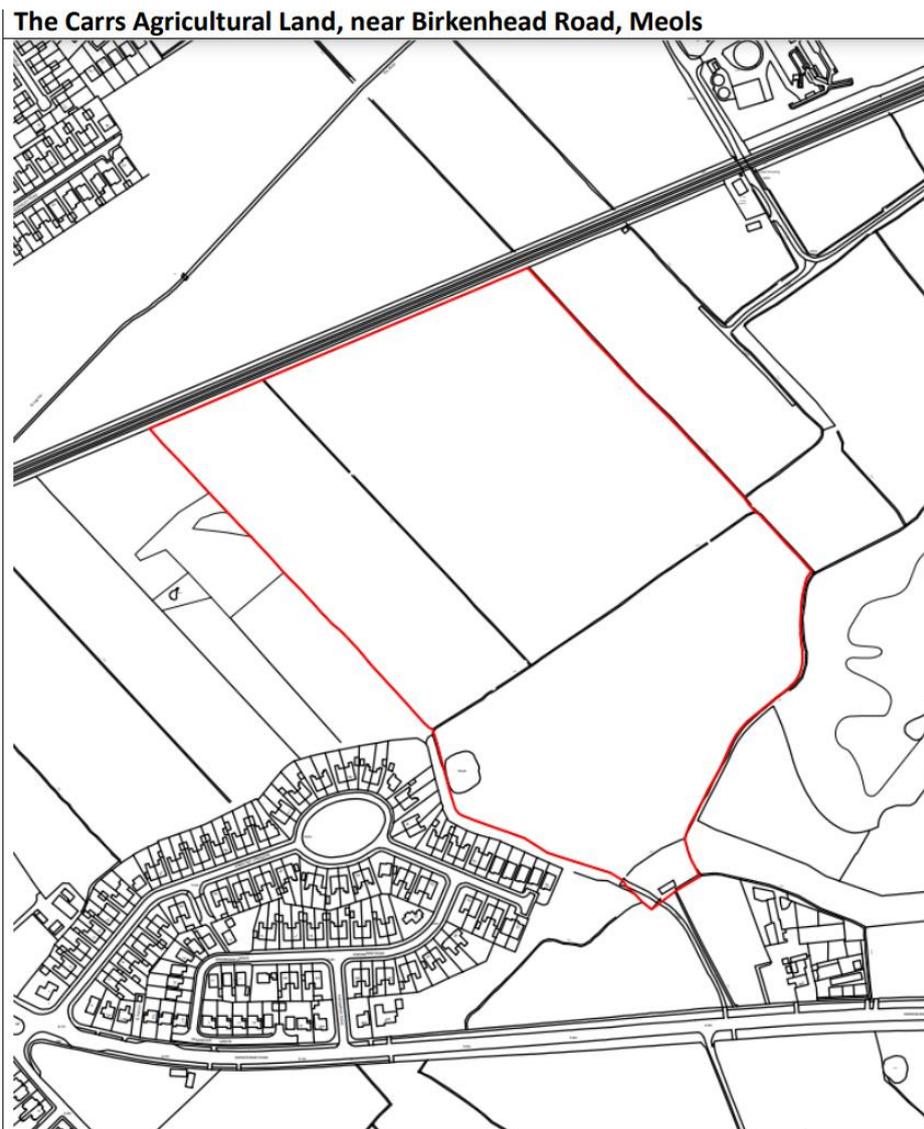
EMERGING LOCAL PLAN DESIGNATION: The provisions of WP 8.1 - Green Belt apply. The site is also likely to be subject to significant flood risk, and therefore reference should be had to Policy WD 4 Flood Risk. The site is also within Nature Improvement Area (NIA-4), and Policy WS 5.4 – Ecological Networks will apply.

LAST USED/OCCUPIED: Tenanted

SERVICE HELD BY: Regeneration

COMMENT: 30 acres of tenanted grazing land. The property will probably be sold subject to existing tenancies. Uses will only be permitted in keeping with the planning designation, but if appropriate will be sold subject to restrictions. This would be sold as an investment, subject to any existing tenancies at the time of disposal.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Clare Mount Specialist Sports College, Moreton

SITE AREA (ACRES): 11.92

ANNUAL HOLDING COSTS: Not yet vacant.

EMERGING LOCAL PLAN DESIGNATION: Built complex, Primarily Residential Area (WS 3 – Strategy For Housing) applies; Open space = Urban Sport and Recreation (SR-SA5.9) and Nature Improvement Area (NIA-4) Policy WS 5.4 – Ecological Networks will apply, plus expected to be subject to major flood risk (Policy WD 4).

LAST USED/OCCUPIED: Will close this summer. **SERVICE HELD BY:** Childrens

COMMENT: The school activities are relocating to an alternative site and from the end of the summer term the site will be vacant. A substantial building sitting on an extensive site including playing fields. The site has some potential for development in keeping with planning policy. There have been some discussion with New Brighton Rugby Club around a possible relocation opportunity. To include consideration for an affordable housing scheme.

SITE PLAN

Clare Mount Specialist Sports College, Fender Lane, Moreton



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Hamilton Building, Birkenhead

SITE AREA (ACRES): 1.20

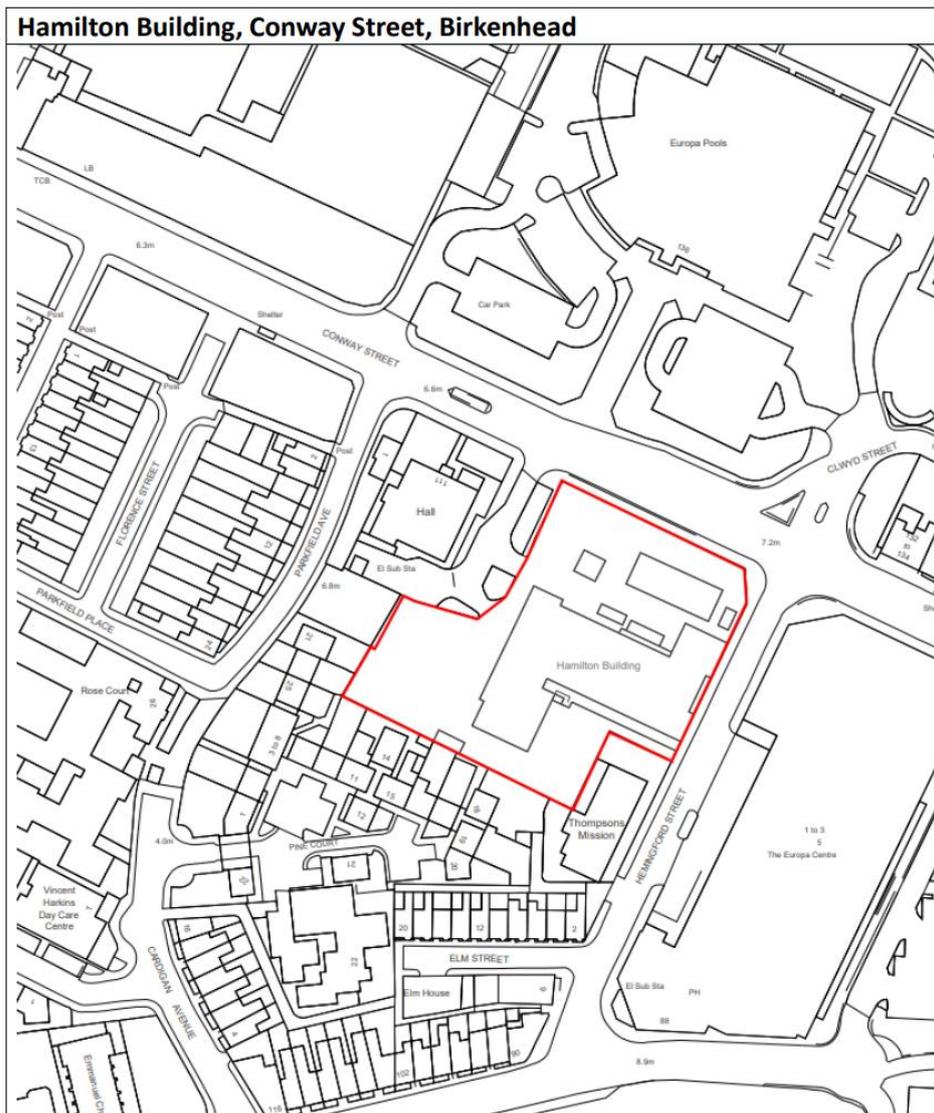
ANNUAL HOLDING COSTS: £180,000

EMERGING LOCAL PLAN DESIGNATION: Within Central Birkenhead Regeneration Area (Policy RA4), Birkenhead Regeneration Framework Area and Birkenhead Commercial Mixed Use Quarter Masterplan Area (MPA-RA4.1) and therefore Policy WS 6.3 – Masterplan Areas applies.

LAST USED/OCCUPIED: mostly vacant, last fully occupied 2020 **SERVICE HELD BY:** Regeneration /Neighbourhoods

COMMENT: Originally a school, latterly used as the Council's offices. The property became substantially vacant due to covid, but the vacation also aligned with the Council's office rationalisation strategy. It is located adjacent to the Birkenhead masterplan area.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Dee Lane Kiosk, West Kirby

SITE AREA (ACRES): n/a

ANNUAL HOLDING COSTS: n/a

EMERGING LOCAL PLAN DESIGNATION: Part of Urban Tourism Area (TLR-SA6.2). Policy WS 4.4 - Tourism would apply.

LAST USED/OCCUPIED: Tenanted

SERVICE HELD BY: Neighbourhoods

COMMENT: Located on the junction of Dee Lane and South Parade, West Kirby, close to the beach. The property is a standalone kiosk well located for visitors. The property is tenanted, and it would be sold subject to that tenancy.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Marine Technology Park, Tranmere

SITE AREA (ACRES): 1.97

ANNUAL HOLDING COSTS: n/a

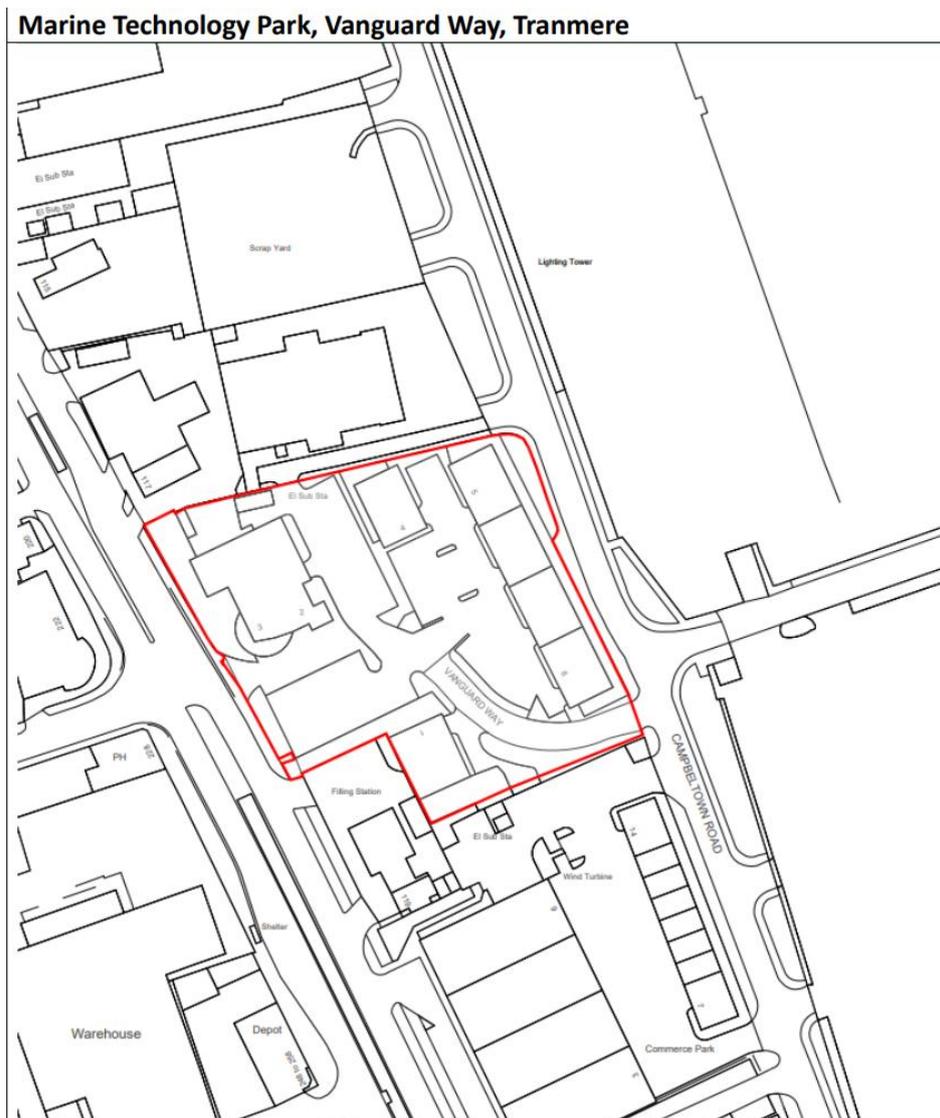
EMERGING LOCAL PLAN DESIGNATION: Primarily Employment Area (WS4.2)

LAST USED/OCCUPIED: Mostly tenanted with two voids (currently to let on the market).

SERVICE HELD BY: Regeneration

COMMENT: An industrial estate built in 2000 comprising six 2,250 sq ft industrial units, and a 2-storey office building. The properties are occupied on a variety of lease lengths with one industrial unit and an office currently vacant. It would be sold as an investment subject to any existing leases at the time of disposal.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Manor Road 6, Wallasey

SITE AREA (ACRES): n/a

ANNUAL HOLDING COSTS: n/a

EMERGING LOCAL PLAN DESIGNATION: Liscard Town Centre (TC-SA1.1) and Liscard Masterplan Area (MPA-RA9.1), Policy WS 6.3 – Masterplan Areas applies. The site is within RA9 (Liscard) and should refer to this Policy. A ground floor commercial use and frontage will need to be retained, subject to Policy WS 11.

LAST USED/OCCUPIED: Tenanted

SERVICE HELD BY: Regeneration

COMMENT: Detached office building located adjacent to a Council car park in Liscard Town Centre. The tenant operates the building as a business centre. It would be sold as an investment, subject to any existing leases at the time of disposal.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Land at Old Clatterbridge Road, Bebington

SITE AREA (ACRES): 0.45

ANNUAL HOLDING COSTS: Grass cutting

EMERGING LOCAL PLAN DESIGNATION: Primarily Residential Area (WS3 – Strategy for Housing applies).

LAST USED/OCCUPIED: n/a **SERVICE HELD BY:** Neighbourhoods

COMMENT: An amenity space located on the edge of the Poulton Royd estate, with frontage onto Old Clatterbridge Road.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Wirral Business Centre, Dock Road, Wallasey

SITE AREA (ACRES): 2.37

ANNUAL HOLDING COSTS: n/a

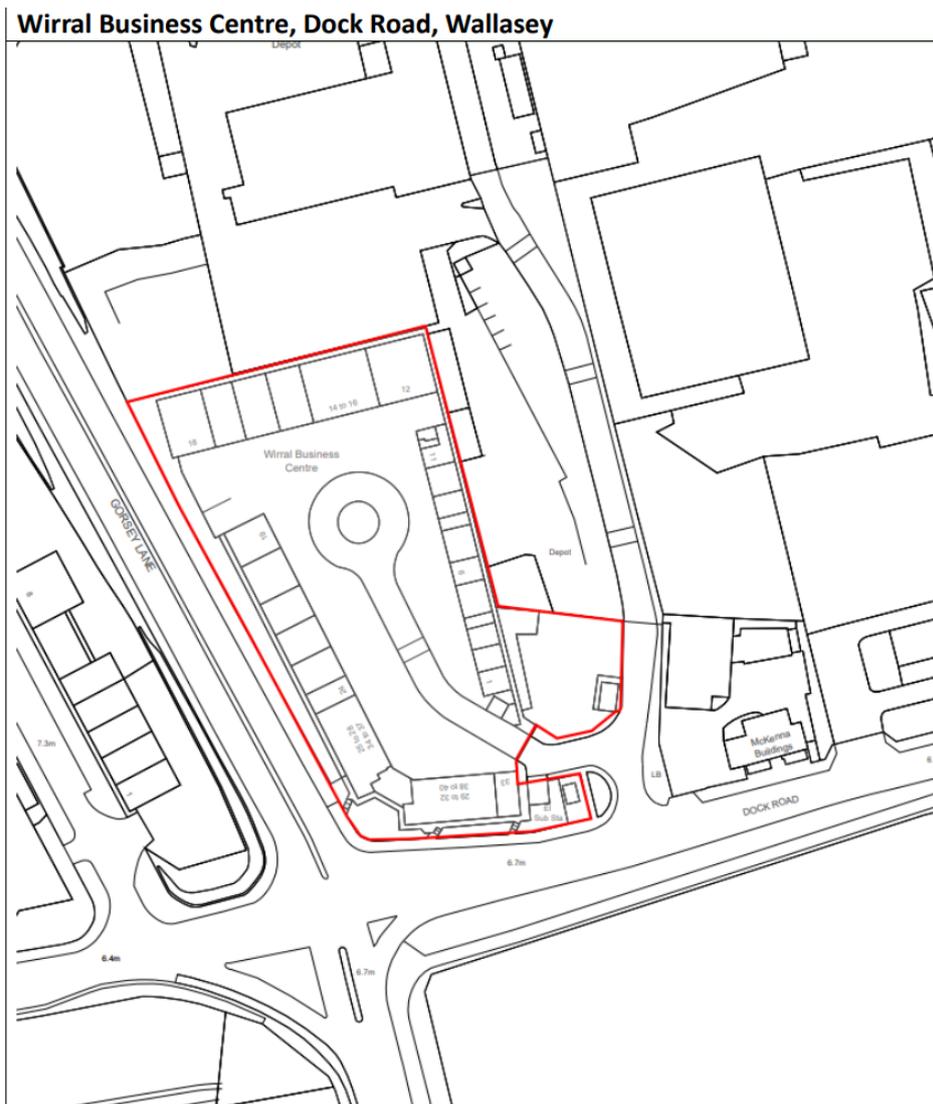
EMERGING LOCAL PLAN DESIGNATION: Primarily Employment Area (WS4.2). Within Northside Regeneration Area (Policy RA8) and Birkenhead Regeneration Framework 2040.

LAST USED/OCCUPIED: An operational, occupied business centre.

SERVICE HELD BY: Regeneration

COMMENT: Wirral Business Centre is a purpose-built Business Centre comprising 32 industrial units, 7 offices, a small takeaway café. Located in the proximity of Wirral Waters and adjacent to the Council's Dock Road Depot. It would be sold as an investment subject to any existing leases at the time of disposal.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Former Liscard Municipal Offices and adjacent Car Park

SITE AREA (ACRES): 2.0

ANNUAL HOLDING COSTS: £65,000

EMERGING LOCAL PLAN DESIGNATION: Liscard Town Centre and Liscard Masterplan Area MPA-RA9.1 (Policy WS 6.3 – Masterplan Areas applies.) and within Liscard Regeneration Area (Policy RA9). **This is a priority site for housing provision in the Local Plan.** A ground floor commercial use and frontage will need to be retained, subject to Policy WS 11 .

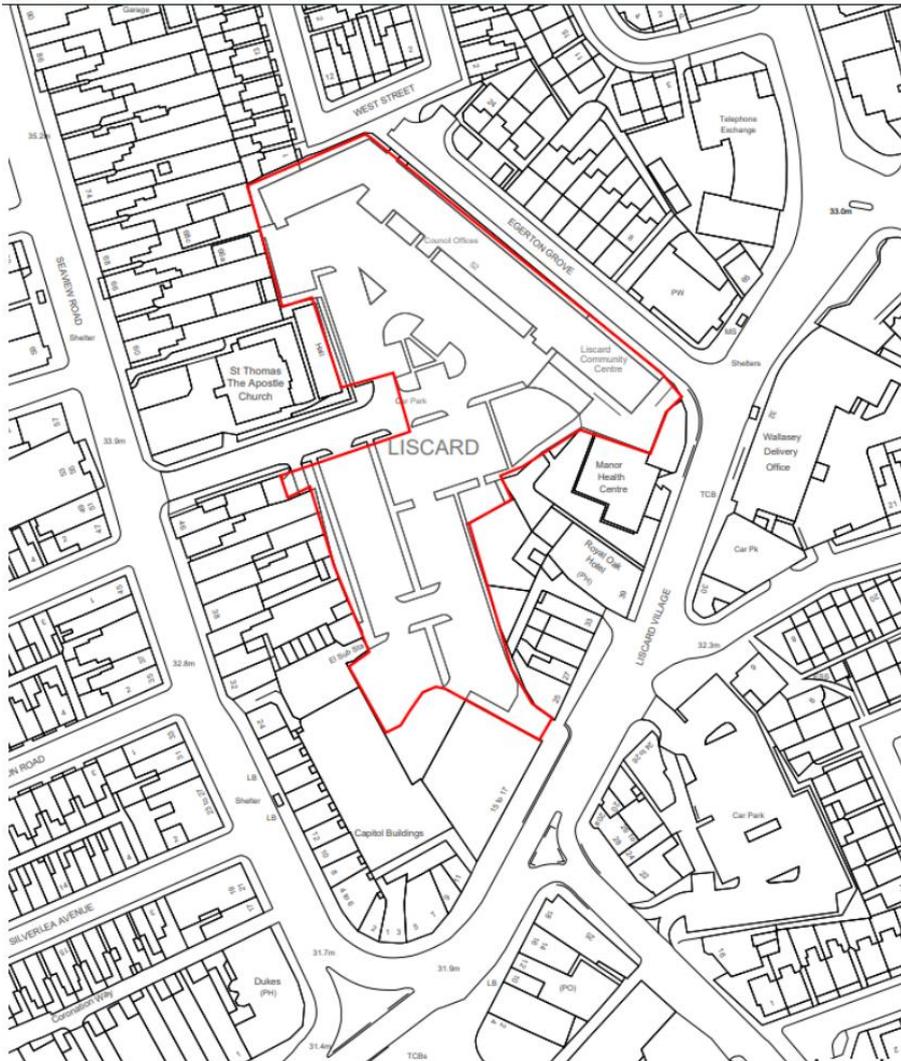
LAST USED/OCCUPIED: Currently vacant last occupied circa 2019
Regeneration / Neighbourhoods

SERVICE HELD BY:

COMMENT: These are the former Liscard Municipal offices which were vacated about 4 years ago. Linked to the Liscard masterplan and needs to include the adjacent car park to create a developable area. To include consideration for an affordable housing scheme.

SITE PLAN

Former Liscard Municipal Offices and adjacent Car Park, Egerton Grove, Liscard



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Fender Way Former Scout Hut, Beechwood

SITE AREA (ACRES): 0.58

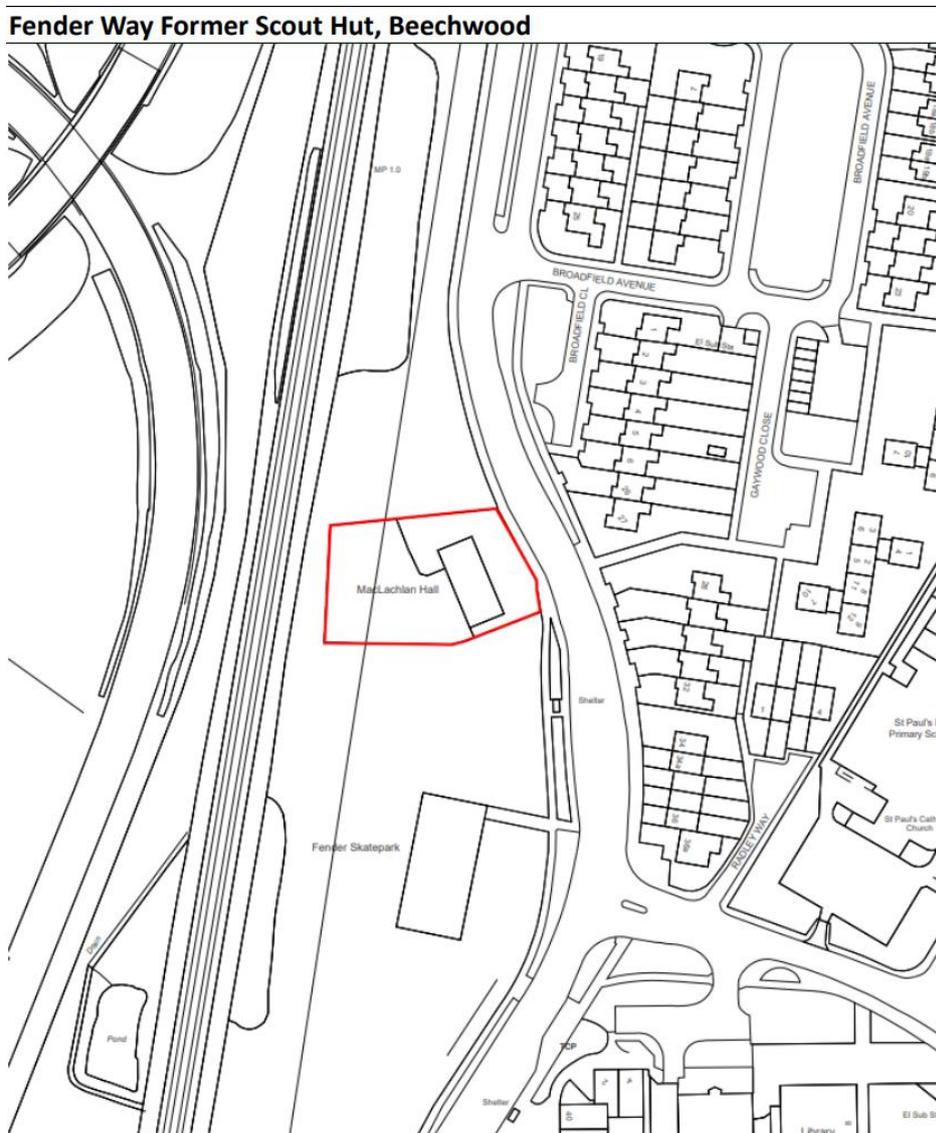
ANNUAL HOLDING COSTS: Not known yet

EMERGING LOCAL PLAN DESIGNATION: The provisions of Policy 10.6 – Open Space apply. Urban Open Space (Fender Way Linear) Reference OS-SA3.12.

LAST USED/OCCUPIED: Currently vacant, last occupied 2022 **SERVICE HELD BY:** Regeneration

COMMENT: A former scout hut, returned to the Council following termination of the lease by the Scouts Association.

SITE PLAN



ASSET: Price Street Car Park, Birkenhead

SITE AREA (ACRES): 3.23

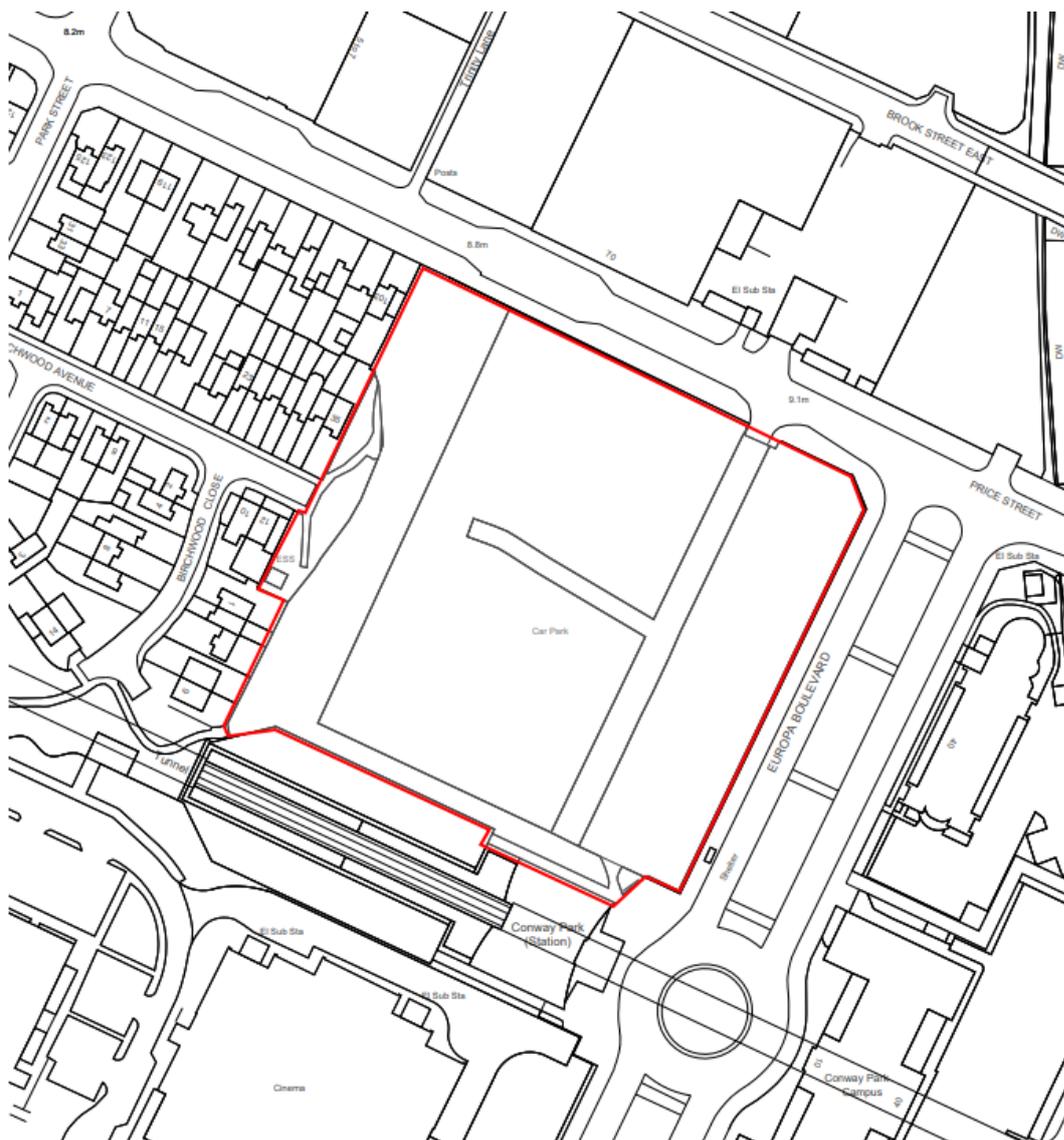
ANNUAL HOLDING COSTS: n/a

EMERGING LOCAL PLAN DESIGNATION: Housing allocation RES-RA 4.3 (WGC Town Centre Plots I and J, North Conway Park Station, Birkenhead) Policy WS 3 – Strategy for Housing applies. The site is within Central Birkenhead Regeneration Area (Policy RA 4 applies) and within Birkenhead Commercial District Mixed Use Quarter Masterplan Area (MPA-RA4.1), and therefore Policy WS 6.3 – Masterplan Areas also applies.

LAST USED/OCCUPIED: still in use **SERVICE HELD BY:** Neighbourhoods

COMMENT: The site is located at the top of Europa Boulevard next to Conway Park train station and is rough surfaced, pay and display car park.

SITE PLAN



STRATEGIC ASSET DISPOSAL PROGRAMME

Asset Detail

ASSET: Bromborough Civic Centre, Bromborough

SITE AREA (ACRES): 1.0

ANNUAL HOLDING COSTS: £52,000

EMERGING LOCAL PLAN DESIGNATION: District Centre (TC-SA4.1). A ground floor commercial use and frontage will need to be retained, subject to Policy WS 11 .

LAST USED/OCCUPIED: Civic Facility was closed in 2020. The resolution to close the library facility was made in 2022

SERVICE HELD BY: Regeneration / Neighbourhoods

COMMENT: A former Civic Centre and Library building, located in Bromborough Town Centre fronting on to the main retail area.

SITE PLAN

