

KNOWSLEY

HOUSING LAND OPPORTUNITIES



HOW TO TENDER

Knowsley Council is releasing 12 sites in its ownership with capacity for around 1,500 new homes. These sites will be released in two phases. Sites in Phase 1 will be released 21 October 2015 and sites in Phase 2 will be released in early 2016.

All of the relevant tender information for Phase 1 is available on The Chest, the council's e-tendering system. This can be found at www.the-chest.org.uk. All bids for Phase 1 must be received by 22 January 2016.

THE TENDER PROCESS

Once a preferred bidder has been identified, a short exclusivity agreement will be granted. This allows time for the bidder to undertake further work to refine any assumptions made during the tender process and complete pre planning application discussions.

Once the bid has been confirmed as acceptable, an agreement for lease will be granted, conditional principally only on planning consent.

Following planning approval, a building lease will be granted under which the successful bidder will complete the development.

Knowsley Council will grant ground leases to the individual plot purchasers under which a ground rent will be payable to the council.

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KNOWSLEY

Fantastically connected and beautifully green, Knowsley is a place full of opportunity.

Just 15 minutes from Liverpool and 30 minutes from Manchester, Knowsley sits on the North West motorway network and has outstanding road, rail, air and sea connections.

Abundantly green with award winning parks and quality leisure facilities, Knowsley offers individuals and families alike an attractive lifestyle in an appealing location within easy reach of many entertainment, cultural, sporting and lifestyle opportunities.

Knowsley has lots to offer both individuals and families and is a great place for people to call home.



HOUSING

Two thirds of Knowsley is green space, making it a fantastic place for people to live. The 60,000 households here are testament to that.

The housing market in Knowsley is buoyant, with over 600 new homes built last year, demand continues to outstrip supply and house prices continue to rise.

With demand for family homes, including larger four and five bedroomed properties, starter homes for young people and families as well as extra care and supported accommodation, the opportunities for housing development in Knowsley are extensive and varied.

DEVELOPMENT OPPORTUNITIES

Knowsley Council is dedicated to ensuring the long term investment into and the success of the borough to meet the potential increase in housing in the coming years.

The council is committed to housing led regeneration to provide attractive and high quality housing, making Knowsley an even more desirable place to live and for people to call home.

Many house builders have already realised the potential here in Knowsley and the council takes a proactive approach to working with developers providing dedicated support throughout the process.



HOUSING SITES

Knowsley Council is releasing 12 sites in its ownership totalling 164 acres (66 hectares) with capacity for around 1,500 new homes. All of these sites are ready for development and extensive preparation work has been completed in advance.

The sites are predominantly brownfield former school sites, cleared of buildings, that are allocated for housing development in the authority's Local Plan. All sites are readily accessible from the adopted highway and all services are available. The title to each site is free from significant encumbrances which would affect development for housing.

The council has commissioned topographic surveys, ground investigation reports, tree surveys, ecological reports, noise surveys etc in advance and all of this information is included in the tender pack. A planning guidance document for each site will also be included in the tender pack alongside draft legal documents.



HOUSING LAND SITES

Phase 1

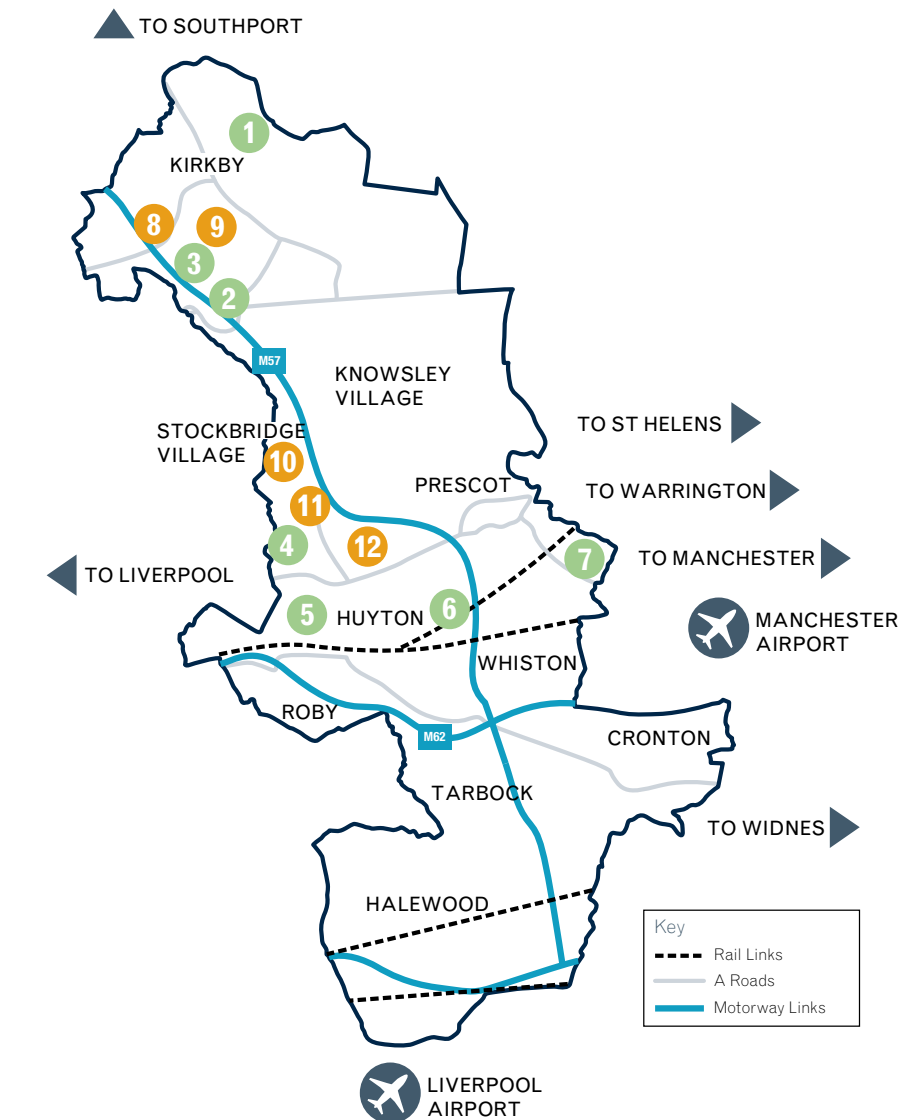
**The following sites are now available.
All bids must be received by 22 January 2016.**

- 1 Roughwood Drive, Kirkby, 26.6 acres
- 2 Rockford Avenue, Kirkby, 7.64 acres
- 3 Bewley Drive, Kirkby, 1.47 acres
- 4 Waterpark Drive, Stockbridge Village, 7.07 acres
- 5 Western Avenue, Huyton, 20.94 acres
- 6 Whiston Lane, Huyton, 5.99 acres
- 7 Scotchbarn Lane, Prescot, 10.19 acres

Phase 2

The following sites will be available from 2016:

- 8 Whitefield Drive, Kirkby, 17.54 acres
- 9 Cherryfield Drive, Kirkby, 31.21 acres
- 10 Hollow Croft, Stockbridge Village, 6.04 acres
- 11 Little Moss Hey, Stockbridge Village, 17.8 acres
- 12 Astley Road and Knowsley Lane, Huyton, 8.49 acres



SITE 1 ROUGHWOOD DRIVE, KIRKBY

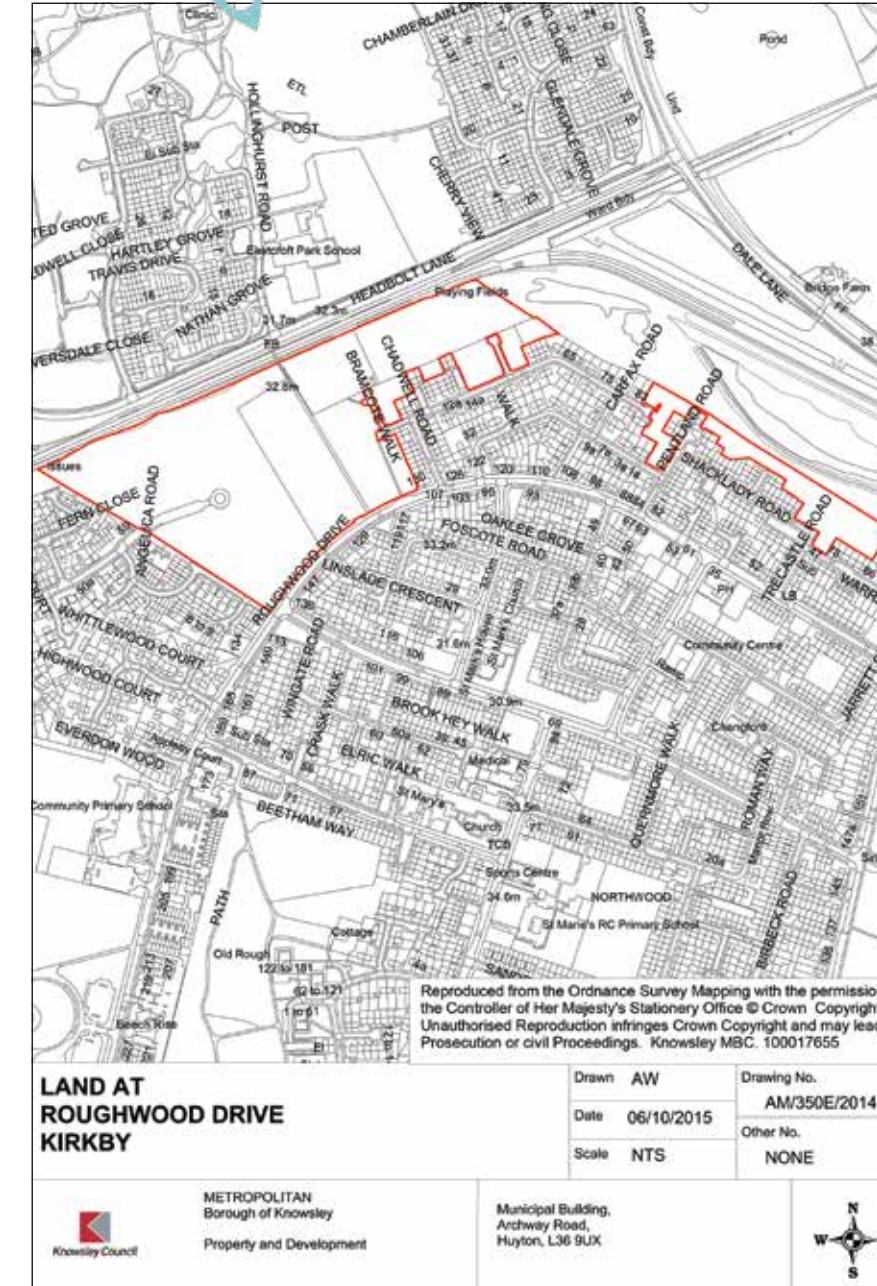
Kirkby, Knowsley L33 9UR



Knowsley Business Park 2.1 miles ▲

◀ Kirkby Town Centre 0.9 miles

M57 3.3 miles ▼



RESIDENTIAL DEVELOPMENT OPPORTUNITY

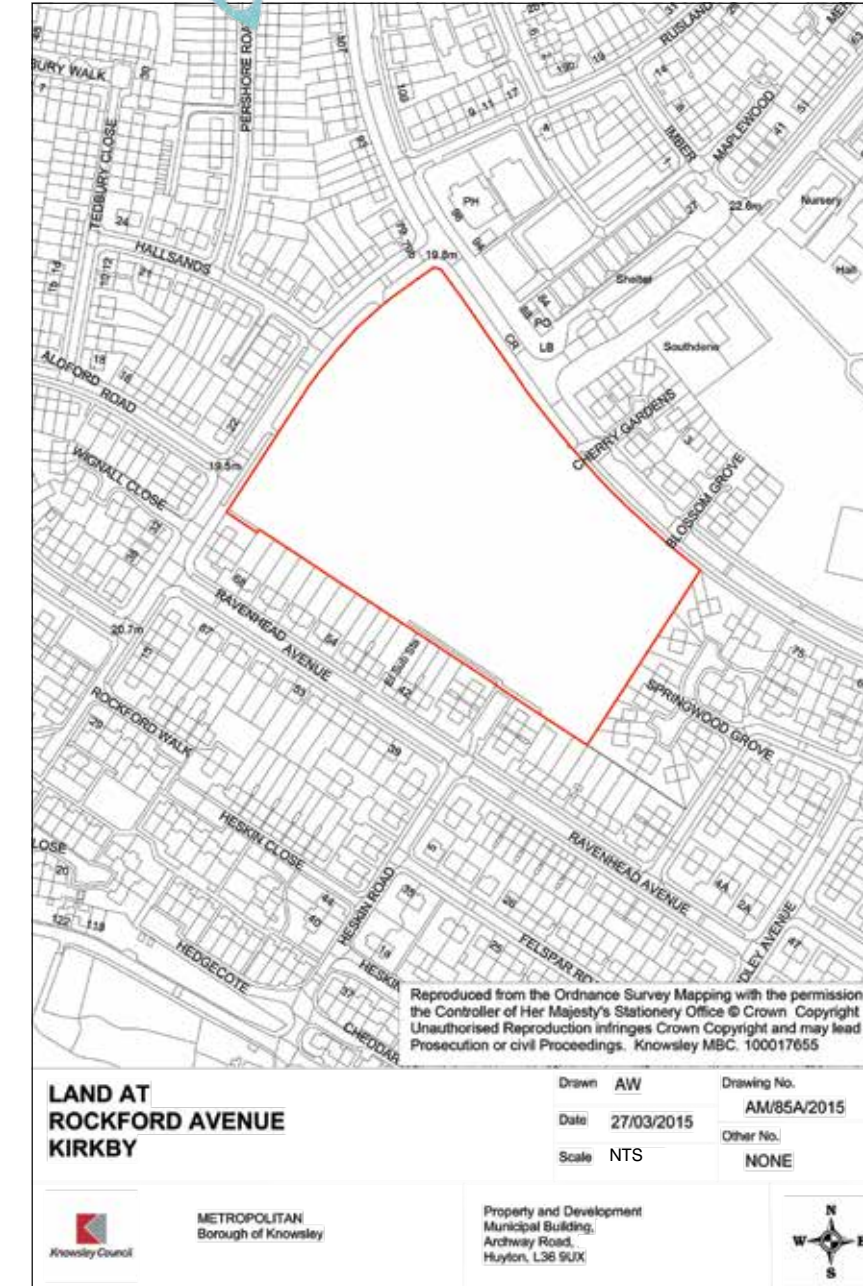
Size
10.75 hectares
26.60 acres

Owners
Knowsley Council

Located in a well-established residential community which is only a short distance from the motorway network (M57), Knowsley Business Park and a range of local amenities including parks, schools, shopping, leisure and health centres. The site is also located close to Kirkby town centre - an area which is benefitting from significant public and private investment.

SITE 2 ROCKFORD AVENUE, KIRKBY

Kirkby, Knowsley L32 3YE



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size
3.09 hectares

7.64 acres

Owners
Knowsley Council

This former school site is only a short distance from the motorway network (M57), Knowsley Business Park and a range of local amenities including parks, schools, leisure and health centres. It is located close to Kirkby town centre - an area that is benefitting from significant public and private investment.

SITE 3 BEWLEY DRIVE, KIRKBY

Kirkby, Knowsley L32 9PF



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size
0.59 hectares
1.47 acres

Owners
Knowsley Council

This is the site of former primary school playing fields. It is only a short distance from the motorway network (M57), Knowsley Business Park and a range of local amenities including parks, schools, shopping, leisure and health centres. The site is also located close to Kirkby town centre - an area which is benefitting from significant public and private investment.

SITE 4 WATERPARK DRIVE, STOCKBRIDGE VILLAGE

Stockbridge Village, Knowsley L28 1AB



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size

2.86 hectares

7.07 acres

Owners

Knowsley Council

This former primary school site is located in an area which has undergone significant regeneration and development. Located just off the motorway network (M57), prospective residents can benefit from swift transport links and access to a wide range of local amenities including the £25 million Stockbridge Village Centre which includes local shops, leisure centre, library and school.

SITE 5 WESTERN AVENUE, HUYTON

Huyton, Knowsley L36 4PR



RESIDENTIAL DEVELOPMENT OPPORTUNITY

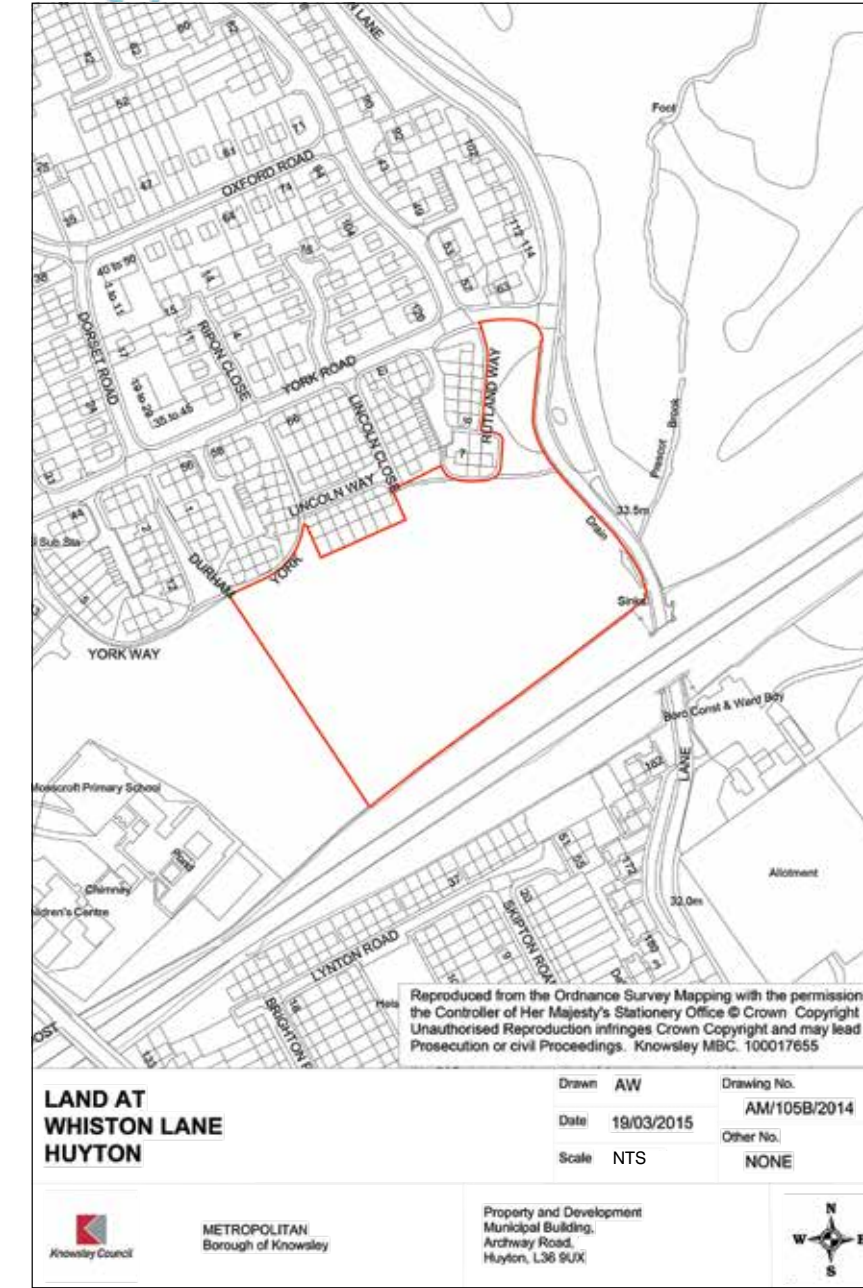
Size
8.47 hectares
20.94 acres

Owners
 Knowsley Council

Located in a well-established residential community, the site is ideally positioned less than a mile from the M62 (J5) in Knowsley's Central Investment Corridor. Prospective residents benefit from being within walking distance of Huyton town centre and two railway stations (Liverpool to Manchester line).

SITE 6 WHISTON LANE, HUYTON

Huyton, Knowsley L36 1XH



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size
2.42 hectares
5.99 acres

Owners
Knowsley Council

Located in a well-established residential community, this former school playing field is ideally positioned for access to the M57, Huyton town centre and the historic Prescott town centre. Prospective residents can also benefit from local amenities such as Huyton and Prescott Golf Club as well as local schools, leisure and health centres.

SITE 7 SCOTCHBARN LANE, PRESCOT

Prescot, Knowsley L35 7JD



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size

4.12 hectares

10.19 acres

Owners

Knowsley Council

This former secondary school site is located in a well-established residential area only a mile from historic Prescot town centre and Cables Retail Park. The land is located close to a range of local amenities including the famous Knowsley Safari Park, shops, schools, parks, leisure facilities and health centres. Demolition of all existing buildings is underway.

SITE 8 WHITEFIELD DRIVE, KIRKBY

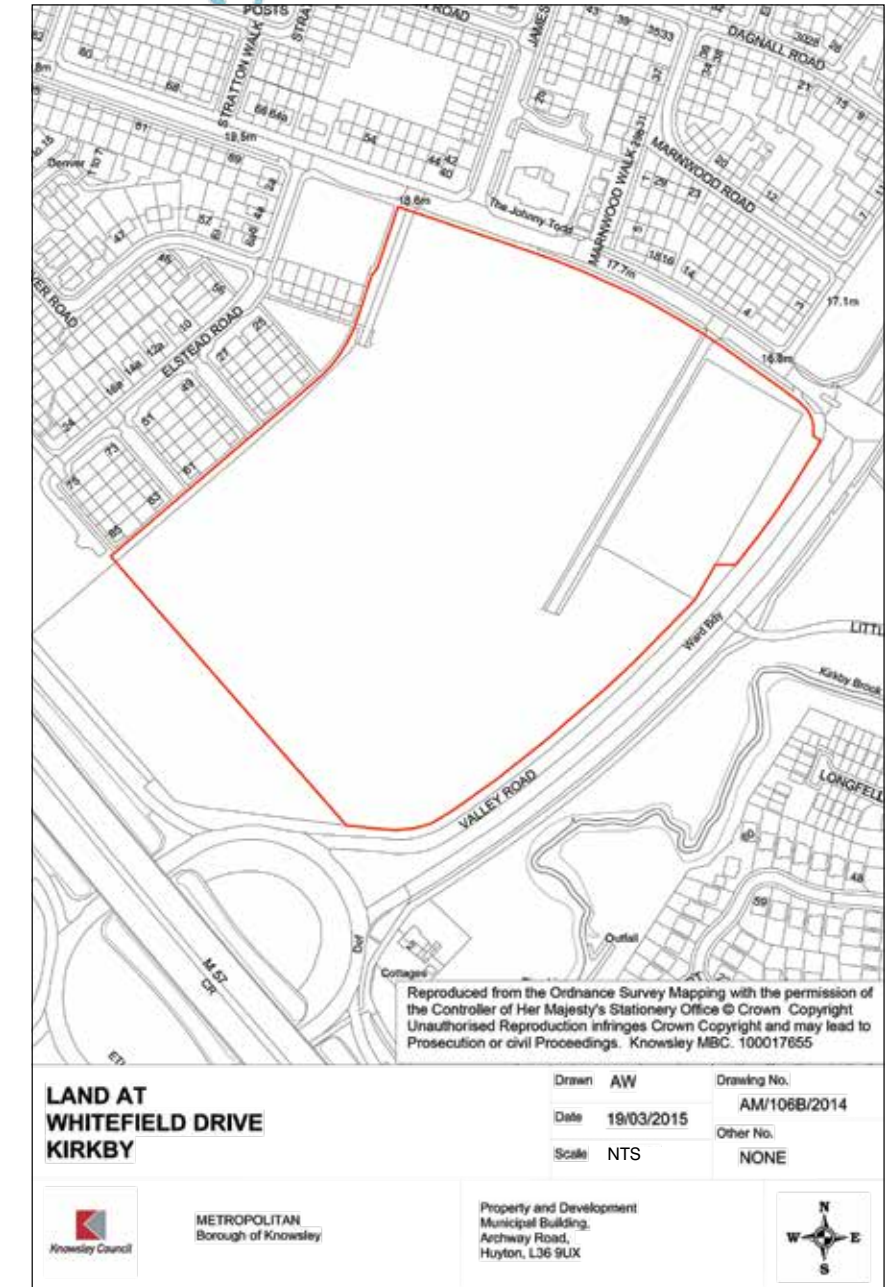
Kirkby, Knowsley L32 4SD



0.5 miles from Valley Park

0.75 miles from Kirkby Town Centre

1.7 miles from Knowsley Business Park



LAND AT WHITEFIELD DRIVE KIRKBY

Drawn	AW	Drawing No.	AM/106B/2014
Date	19/03/2015	Other No.	
Scale	NTS		NONE

Knowsley Council METROPOLITAN Borough of Knowsley

Property and Development Municipal Building, Archway Road, Huyton, L36 9UX

RESIDENTIAL DEVELOPMENT OPPORTUNITY

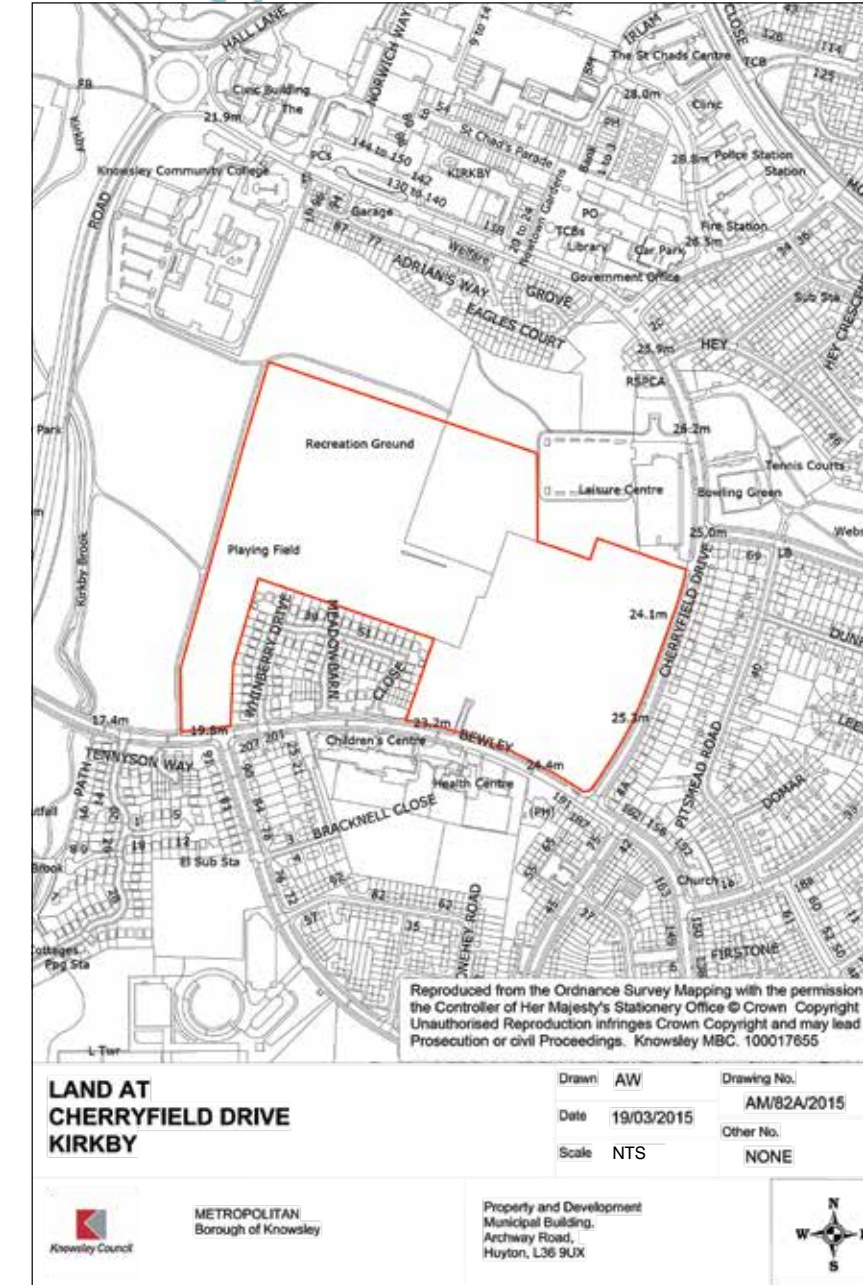
Size
7.09 hectares
17.54 acres

Owners
 Knowsley Council

Positioned just off the M57 with direct access to the regional motorway network, the site is positioned close to Kirkby town centre - an area that is benefitting from significant public and private investment. The site is close to a range of local amenities including shops, parks, schools, leisure and health centres.

SITE 9 CHERRYFIELD DRIVE, KIRKBY

Kirkby, Knowsley L32 9PQ



RESIDENTIAL DEVELOPMENT OPPORTUNITY

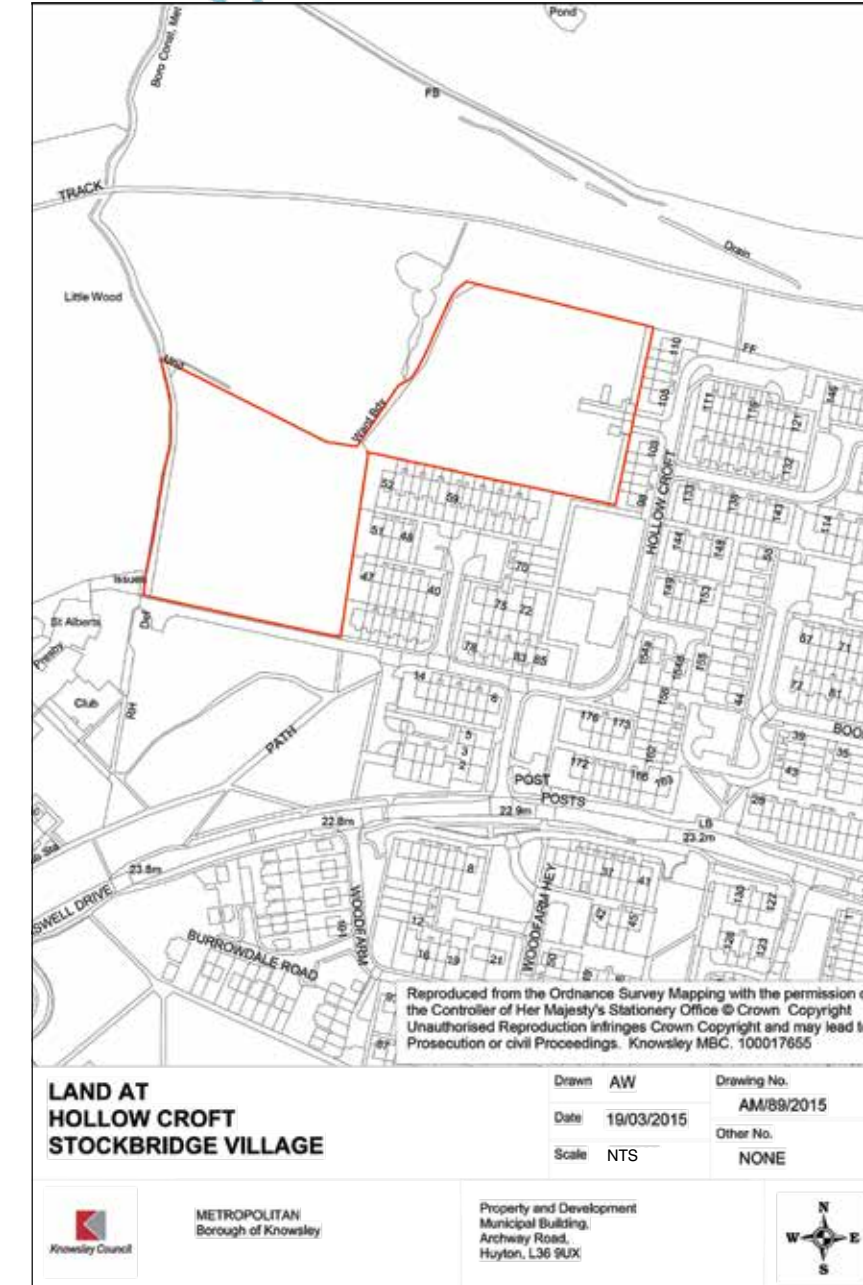
Size
12.63 hectares
31.21 acres

Owners
Knowsley Council

This former school site is located only a short distance from M57 and the motorway network. It is located close to Kirkby town centre, an area that is benefitting from significant public and private investment. The site is close to a range of local amenities including shops, parks, schools, leisure and health centres.

SITE 10 HOLLOW CROFT, STOCKBRIDGE VILLAGE

Stockbridge Village, Knowsley L28 4EA



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size

2.44 hectares

6.04 acres

Owners

Knowsley Council

This former primary school site is located in an area which has undergone significant regeneration and development. Located just off the motorway network (M57), prospective residents can benefit from swift transport links and access to a wide range of local amenities including the £25 million Stockbridge Village Centre which includes local shops, leisure centre, library and school.

SITE 11 LITTLE MOSS HEY, STOCKBRIDGE VILLAGE

Stockbridge Village, Knowsley L28 5RL



RESIDENTIAL DEVELOPMENT OPPORTUNITY

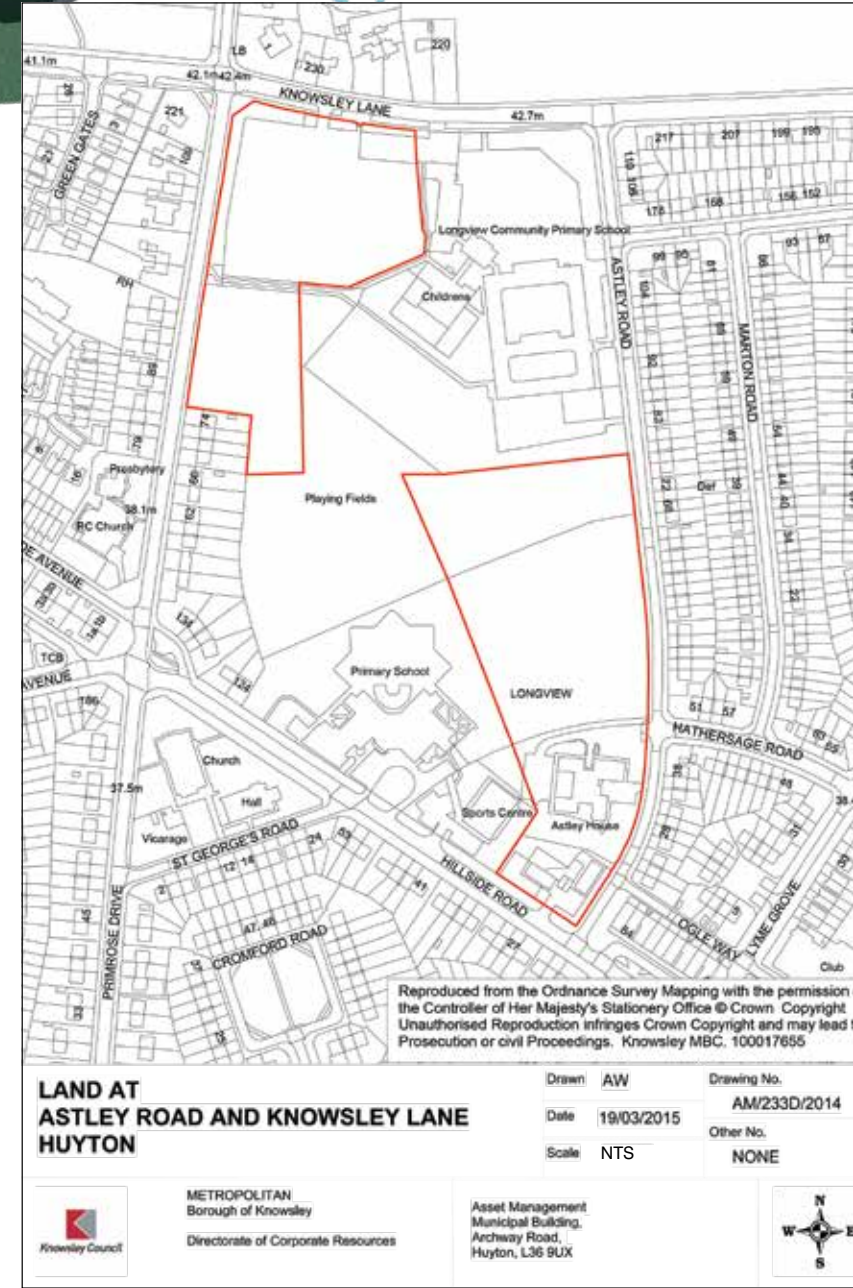
Size
7.20 hectares
17.80 acres

Owners
Knowsley Council

A former school site positioned in an area which has undergone significant regeneration and development. Located just off the motorway network (M57), prospective residents can benefit from swift transport links and access to a wide range of local amenities including the £25 million Stockbridge Village Centre which includes local shops, leisure centre, library and school.

SITE 12 ASTLEY ROAD AND KNOWSLEY LANE, HUYTON

Huyton, Knowsley L36 8DB



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Size

3.43 hectares

8.49 acres


Owners

Knowsley Council

This former school playing field is located in a well established residential area, only a short distance from the motorway network (M57), Kings Business Park and a range of local amenities including schools, parks, shopping, leisure and health centres.

INTERESTED TO FIND OUT MORE ABOUT KNOWSLEY?

Find out more about housing sites in Knowsley
Tel: 0151 443 2046
Email: HousingProjects.Office@knowsley.gov.uk
Visit: www.the-chest.org.uk

Interested in finding out more about Knowsley?
www.discoverknowsley.co.uk
 [@KnowsleyUK](https://twitter.com/KnowsleyUK)