

LANDWOOD GROUP

Smithdown Court, 47-55 Smithdown Lane, **Liverpool L7 3EL**

FOR SALE Upon instructions of the Fixed Charge Receivers

PURPOSE BUILT STUDENT ACCOMMODATION WITH 65 BEDROOMS ON A SITE OF 0.30 ACRE (0.122 HECTARE)

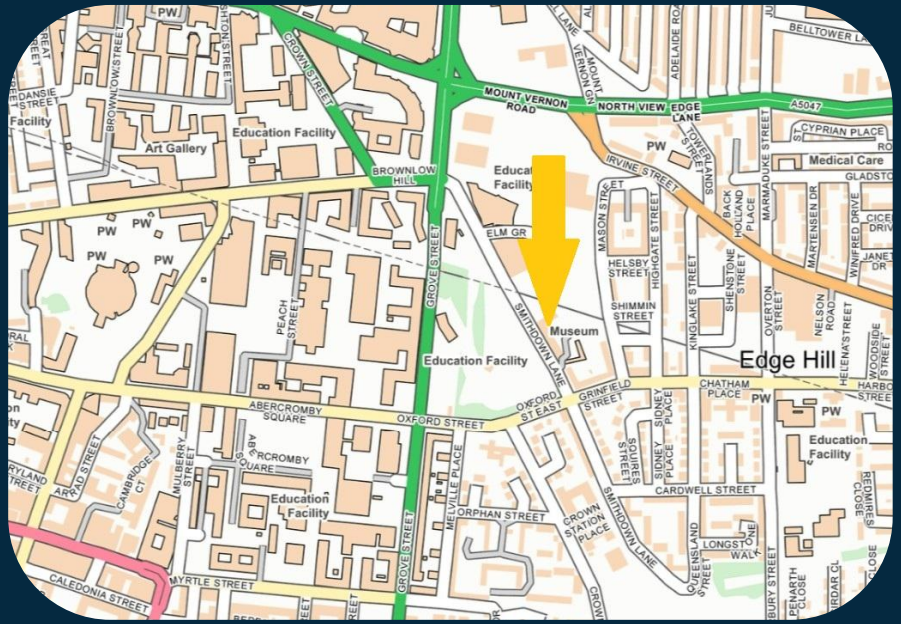
CONTACTS

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KEY CONSIDERATIONS

- Purpose built student accommodation
- Approximately 0.30 Acre (0.122 Hectare)
- 65 Bedrooms - Part 5 storey and part 3 storey building
- Last in use as a holiday accommodation / short-term lets (we understand without PP)
- Understood to be interest from Serco to take a lease
- Development and Alternative Use Potential STPP
- Strategic location opposite the site of former Smithdown Lane Police Station (now demolished) - part of the planned development of the Knowledge Quarter area in Paddington Village
- Best offers target date Friday 11th December 2026 (unless sale agreed prior)

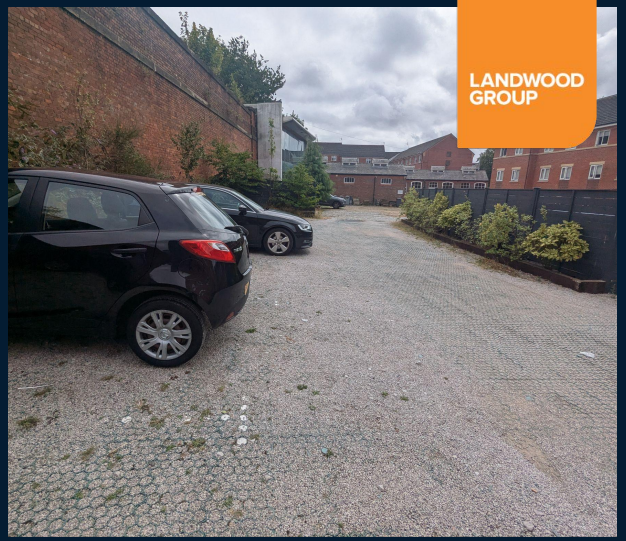
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Tunnel
Tank
City
Tank
SMITHDOWN LANE
THE OLD STABLEYARD
Williamson Tunnels Heritage Centre
Lighting Tower
30m
45m
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LOCATION

The property is located in a strategic location, within the Knowledge Quarter directly opposite a site earmarked for future development within the Paddington Village renergation area. Very close by is the University of Liverpool Campus, Royal Liverpool University Hospital is within 500m, a modern multi-storey car park is within 100m and access to various bus and train routes and the city centre are within walking distance. The location is convenient for students, city centre workers and visitors alike.

DESCRIPTION

The property comprises a part three storey, part five storey, student block that was granted planning permission in 2016, and we understand was constructed in 2017. The building is of cavity brick construction set underneath a pitched, tiled roof with Photovoltaic (PV) solar panels. The windows are aluminium framed and double glazed. There is a carpark to the rear, accessed via a lane that leads to the side of the adjacent block of flats from Smithdown Lane. This consists of a cellular paving grid that comprises gravel and a mesh netting, with approximately 16 parking spaces.

In total, there are sixty five bedrooms, across nine cluster pods. Each bedroom benefits from an en-suite shower room and there is a communal kitchen / dining room to each pod. With the exception of the fourth floor, all of the floors are divided into two pods that are referred to as ‘1’ and ‘2’.

The property was used as holiday accommodation / short-term lets, being advertised on Booking.com and Air BnB. We cannot find any specific planning consent for this use and we understand in the past there has been interest in other types of HMO use from the local Council in 2021 and more recently from Serco. These most recent discussions were prior to the Receivers appointment and we cannot disclose the terms and interested parties should rely on their own enquiries.

PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: https://liverpool.gov.uk/planning-and-building-control/
E: planning@liverpool.gov.uk
T: 0151 233 3021

ACCOMODATION

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Floor / Unit	Description	Sq m	Sq ft
Ground Floor 1.1	4x bedrooms, 1x communal kitchen / dining room	74.43	801
Ground Floor 1.2	8x Bedrooms, 1x communal kitchen / dining room	150.67	1,622
First Floor 2.1	6x Bedrooms, 1x communal kitchen / dining room	94.96	1,022
First Floor 2.2	8x Bedrooms, 1x communal kitchen / dining room	150.67	1,622
Second Floor 3.1	6x Bedrooms, 1x communal kitchen / dining room	94.96	1,022
Second Floor 3.2	8x Bedrooms, 1x communal kitchen / dining room	150.67	1,622
Third Floor 4.1	4x bedrooms, 1x communal kitchen / dining room	85.37	919
Third Floor 4.2	8x Bedrooms, 1x communal kitchen / dining room	150.67	1,622
Fourth Floor 5.1	13x Bedrooms, 1x communal kitchen / dining room	197.96	2,131
	TOTAL	**1,150.36**	**12,383**

BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on Friday 11th December 2026.

Note the client will consider offers prior to to this date and reserve the right to draw matters to a conclusion at an earlier point in the marketing process.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

ot the highest or indeed any offer

CONTACT US TO ENQUIRE



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VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited in the region of £3,750,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Rated at C (8 Pods) and A (1 pod).

VIEWINGS

By appointment.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.