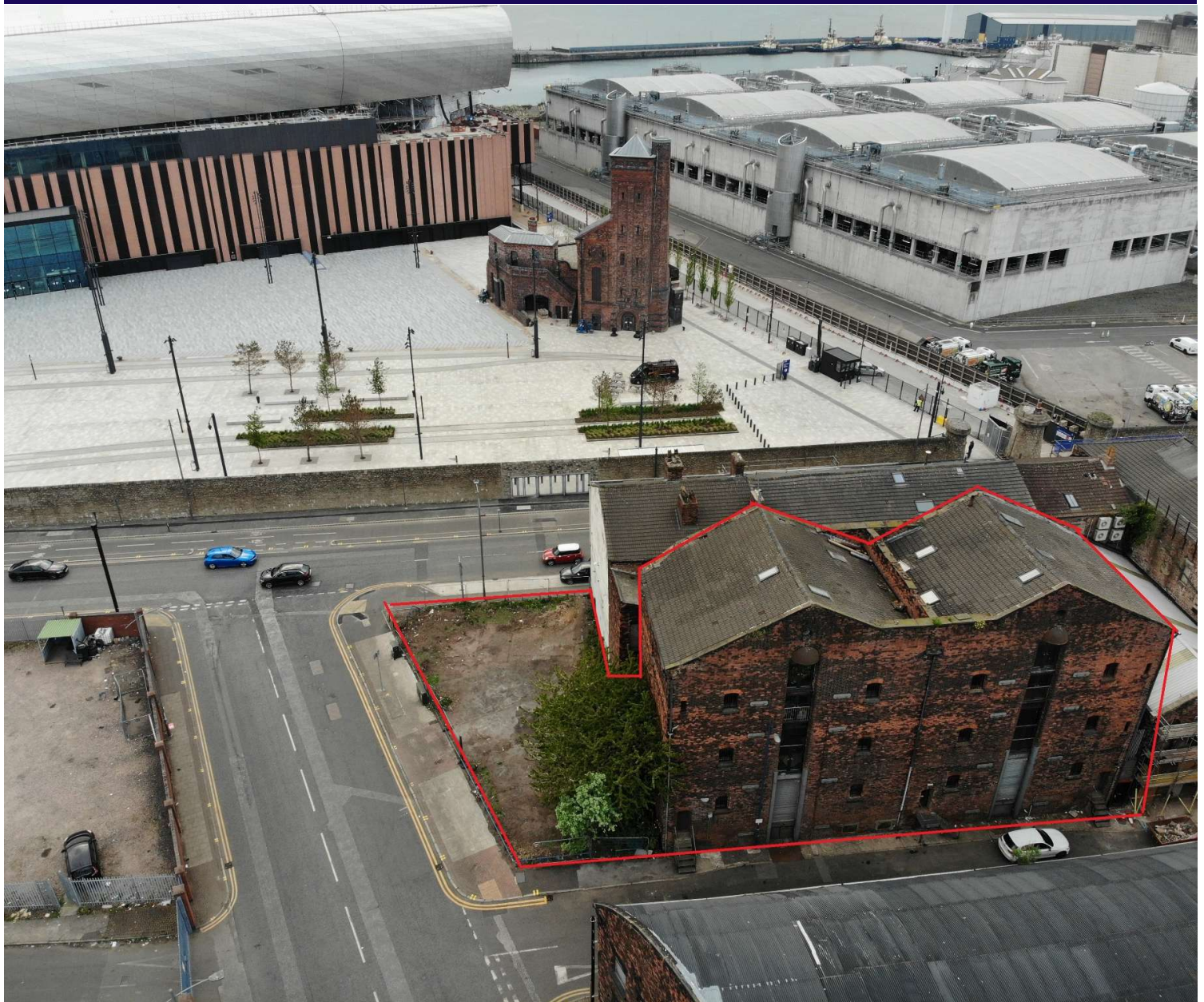


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**Eddisons**

FOR SALE – HOTEL SITE/BUILDINGS WITH PLANNING  
PERMISSION FOR HOTEL



**LAND & BUILDINGS FRONTING REGENT ROAD, BLACKSTONE STREET AND  
FULTON STREET, LIVERPOOL L3 0AP**

- Freehold
- Opposite Everton Football Club's new Hill Dickinson Stadium
- Planning permission granted for 80 bed hotel

## LOCATION

The subject site is located fronting Regent Road, Blackstone Street (A5054) and Fulton Street, approximately 1.2 miles north of Liverpool city centre. It lies immediately opposite the entrance to Everton FC's new 52,769 seat Hill Dickinson Stadium, constructed within the former Bramley-Moore Dock, which is due to open from August 2025.

The property is an approximate 15 minute walk from Sandhills Merseyrail Station. There is an open surface Euro Car Parks car park on the corner of Walter Street and Great Howard Street, a few minutes walk from the subject property. The site lies within a new hotels district to the north of Liverpool city centre, complementing the new Stadium and surrounding developments.

## DESCRIPTION

The subject property comprises a cleared site directly opposite the new Everton FC Hill Dickinson Stadium on the corner of Regent Road and Blackstone Street (A5054) and in addition a 5 storey traditional victorian warehouse fronting Fulton Street.

## ACCOMMODATION

We have been provided with the Gross Internal Floor Areas with regard to the proposed development as follows:

LEVEL	M <sup>2</sup>	SQ FT
Basement – spa, offices	602.4	6,484
Ground Floor – reception, lounge, bar, back of house, 8 rooms	574.8	6,187
First Floor – 20 rooms	606.1	6,524
Second Floor – 20 rooms	606.1	6,524
Third Floor – 20 rooms	606.1	6,524
Fourth Floor – 12 rooms	325.4	3,502
<b>TOTAL</b>	<b>3,320.9</b>	<b>35,745</b>

## PLANNING

Planning permission was granted on 13 June 2025 (Application No: 22F/3397) to erect a 5 storey building at land bounded by Blackstone Street, Fulton Street and Regent Road together with change of use of 15/17 Fulton Street to form an 80 bed hotel (Class Use C1).

In addition, Listed Building Consent was granted on 11 June 2025 (Application No: 22L/3415) to alter and convert the premises at 15/17 Fulton Street to use as an 80 bed hotel and to carry out

internal and external alterations in association with Planning Application 22F/3397.

## TENURE

The site and property are held freehold under Title No: MS542719. A copy is available upon request.

## TERMS

Our clients freehold interest in the subject site and with the benefit of the planning permission outlined above, is placed to the market with further information available upon request.

## VAT

VAT will not be charged.

## LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

## ADDITIONAL INFORMATION

The following additional information is available:

- Freehold title document & associated plan for MS542719
- Planning Permission & Listed Building Consent
- Section 106 Agreement
- Plans, elevations and associated reports in connection with the planning permission

## VIEWING

Strictly via the joint agents

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July 2025

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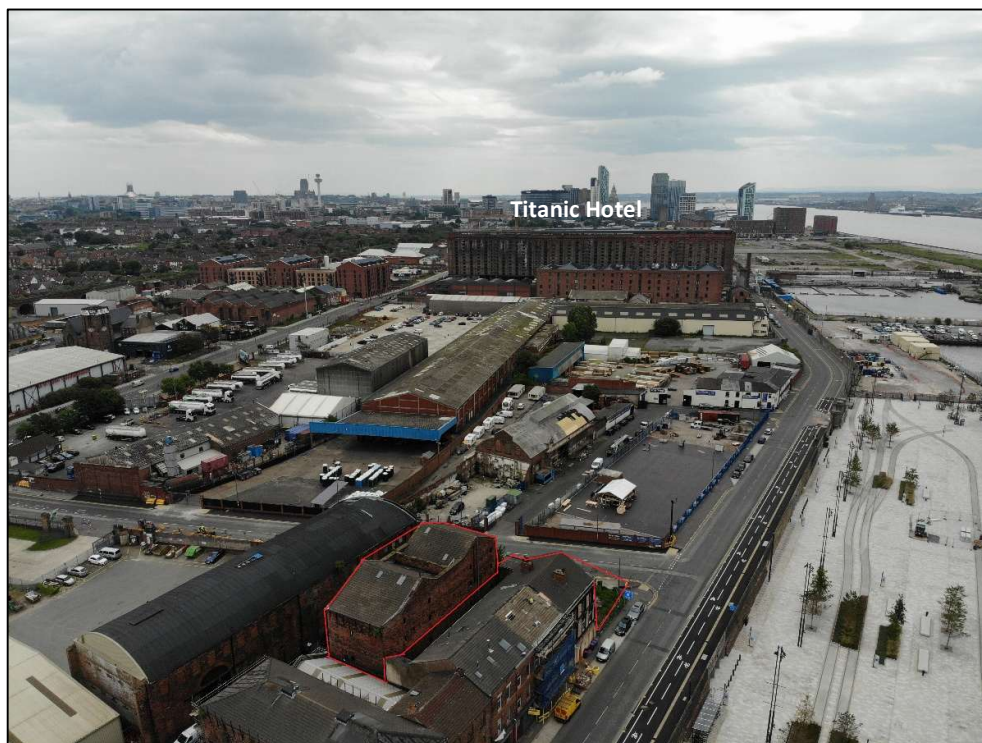
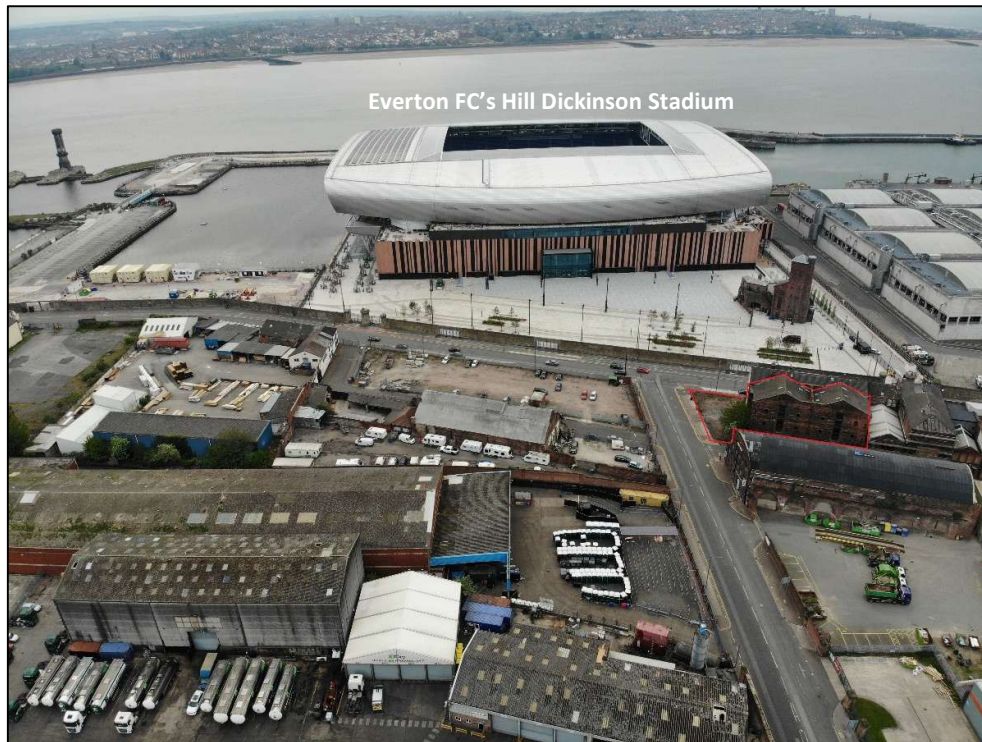
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### Important Information

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## PHOTOGRAPHS



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## SITE PLAN



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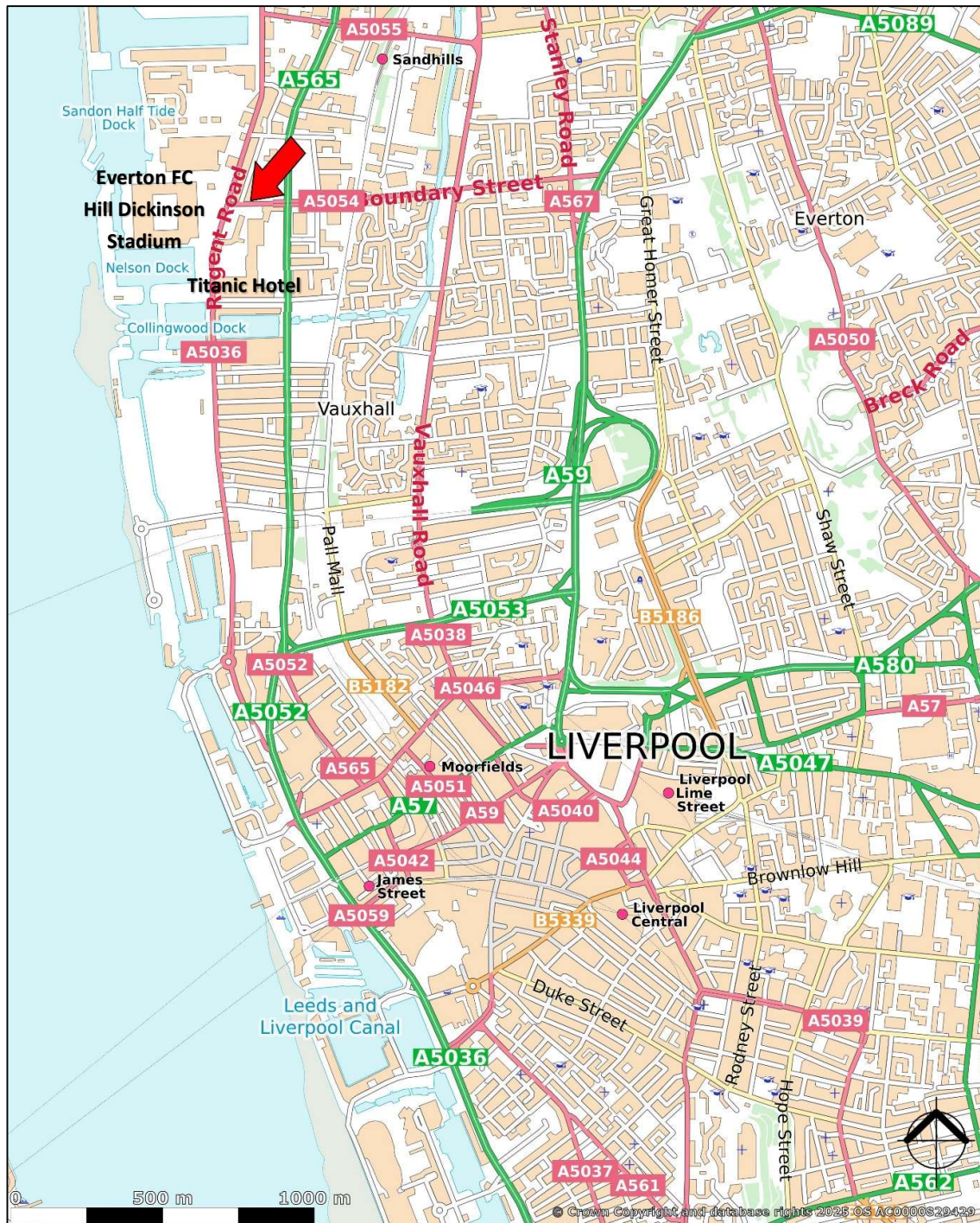
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## LOCATION PLAN



 Liverpool Merseyrail and Main Line (Lime Street) Train Stations

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