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PALACE AUCTIONS

LONDON

LOT 11

Land adjacent to 22 Haldane Road

WALTON · LIVERPOOL · L4 5UB

*A freehold building plot of about 154 sq m,
ideal for a new build subject to planning consent*

GUIDE PRICE*

£25,000+

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

A building plot in Walton

A freehold parcel of land on Haldane Road, behind 1 Church Road, in an established residential area of north Liverpool close to Anfield and Stanley Park.

**Freehold**

TENURE

154SQ M
(APPROX.)**Road**

FRONTAGE

Vacant

POSSESSION

L4

LIVERPOOL

Description

The land sits beside 22 Haldane Road and to the rear of 1 Church Road, with frontage to Haldane Road. It is currently enclosed by a brick wall and timber fencing, with mature trees and shrubs.

The site extends to approximately 153.54 sq m (1,653 sq ft), measured from the plan. It is ideal for a new-build home, subject to obtaining planning consent from Liverpool City Council.

There is no planning permission at present, and buyers must make their own enquiries of the council before bidding.

KEY FEATURES

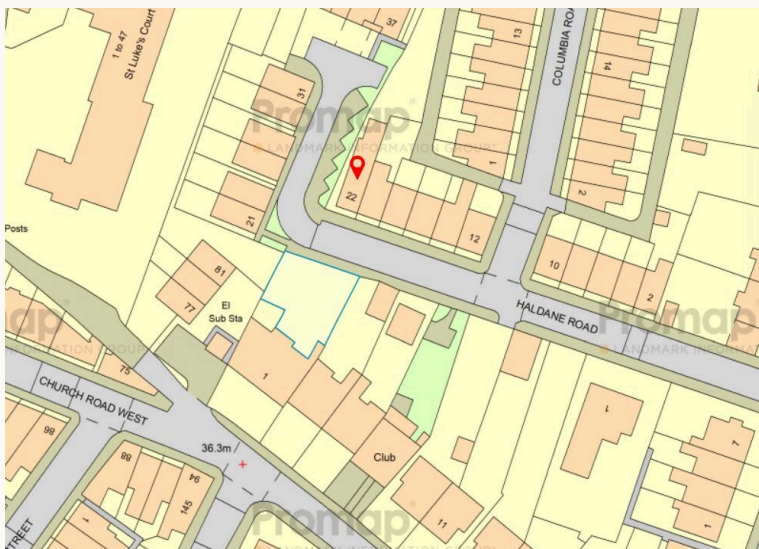
- ◆ Freehold plot, title MS575040
- ◆ About 153.54 sq m (1,653 sq ft)
- ◆ Frontage to Haldane Road
- ◆ Ideal for a new build, subject to planning
- ◆ Established residential area
- ◆ Close to Anfield, Stanley Park and Walton
- ◆ Guide price £25,000+

THE SITE

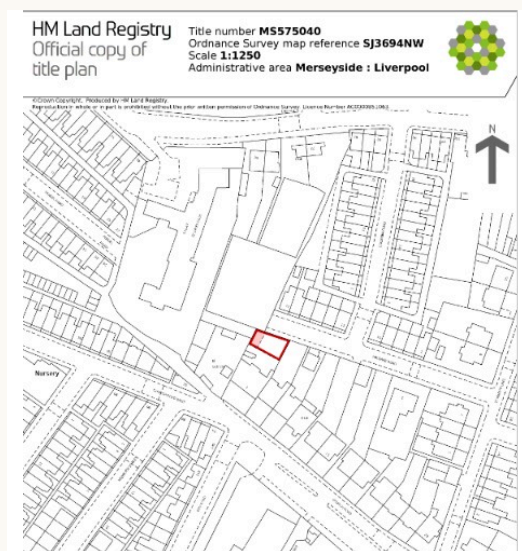
The plot from above



SITE OUTLINED IN YELLOW. FOR IDENTIFICATION ONLY.



LOCATION PLAN, SITE OUTLINED IN BLUE



HM LAND REGISTRY TITLE PLAN MS575040

The plot fronts Haldane Road, between the end of the Haldane Road terrace and the rear of the properties on Church Road West. The boundaries shown are indicative only, and buyers must check the extent of the land against the title plan in the legal pack.

LOCATION & PLANNING

The land and its setting

LOCATION

Walton, Liverpool

Haldane Road is a residential street in Walton, in the north of Liverpool, close to the boundary with Anfield. Anfield Stadium is less than a mile away, with Stanley Park and Goodison Park also nearby. Shops, supermarkets, schools and healthcare are all within easy reach.

RAIL	Walton and Rice Lane stations on the Merseyrail Northern Line
ROAD	The A59 and A580 give direct routes into Liverpool city centre
BUS	Routes along Walton Breck Road and Priory Road

Planning

The land falls within the area of Liverpool City Council, the local planning authority. It is sold without planning permission. A new home on the site will need planning consent, and buyers should check the council's local plan, any constraints and the planning history before bidding.

Viewing

The land may be inspected from Haldane Road at any reasonable time during daylight hours. Anyone entering the land does so entirely at their own risk. The auctioneers have not inspected the site at the time of writing these particulars.

what3words

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SALE DETAILS

Buying this lot

AT A GLANCE

Lot 11

ADDRESS	Land adjacent to 22 Haldane Road, Liverpool L4 5UB
PROPERTY	Freehold building plot
GUIDE PRICE	£25,000+*
SITE AREA	Approximately 153.54 sq m (1,653 sq ft)
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold, title MS575040, with vacant possession on completion
LOCAL AUTHORITY	Liverpool City Council
PLANNING	None. Sold subject to planning for any development.
SERVICES	Not known. Buyers must make their own enquiries of the utility providers.
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
VIEWINGS	From Haldane Road at any reasonable time in daylight hours

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches or legal costs. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Land and planning. The auctioneers have not inspected the site at the time of writing. No planning permission is offered with this lot. Buyers must satisfy themselves on planning, access, services, ground conditions, boundaries and any rights or restrictions affecting the land before bidding.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, site areas and plans are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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