Palace Auctions London

LOT 67



RESIDENTIAL DEVELOPMENT LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Development Land, Hargrave Avenue

Prenton, Wirral CH43 2NH

GUIDE PRICE	SITE AREA	TENURE	POTENTIAL
£100,000	**1.08 acres**	**Freehold**	**Residential**
plus VAT	c. 4,372 sq m / 0.44 ha	vacant possession	subject to planning

A freehold parcel of about 1.08 acres in an established residential area of Prenton, beside Townfield Health Centre and local shops, with potential for residential development, subject to planning.

Auction: Wednesday 28 October 2026, 1.00 pm · Claridge's, Mayfair, London

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The land

About **1.08 acres (4,372 sq m)** of freehold land in Prenton on the Wirral, offered with vacant possession at a guide price of **£100,000 plus VAT**.

The land lies to the west of Hargrave Avenue, between the established housing of Hargrave Avenue and Townfield Close and the Townfield Health Centre and local shopping parade. It is a broadly regular, grassed parcel with mature trees along its western and southern edges, and is accessed from Hargrave Avenue.

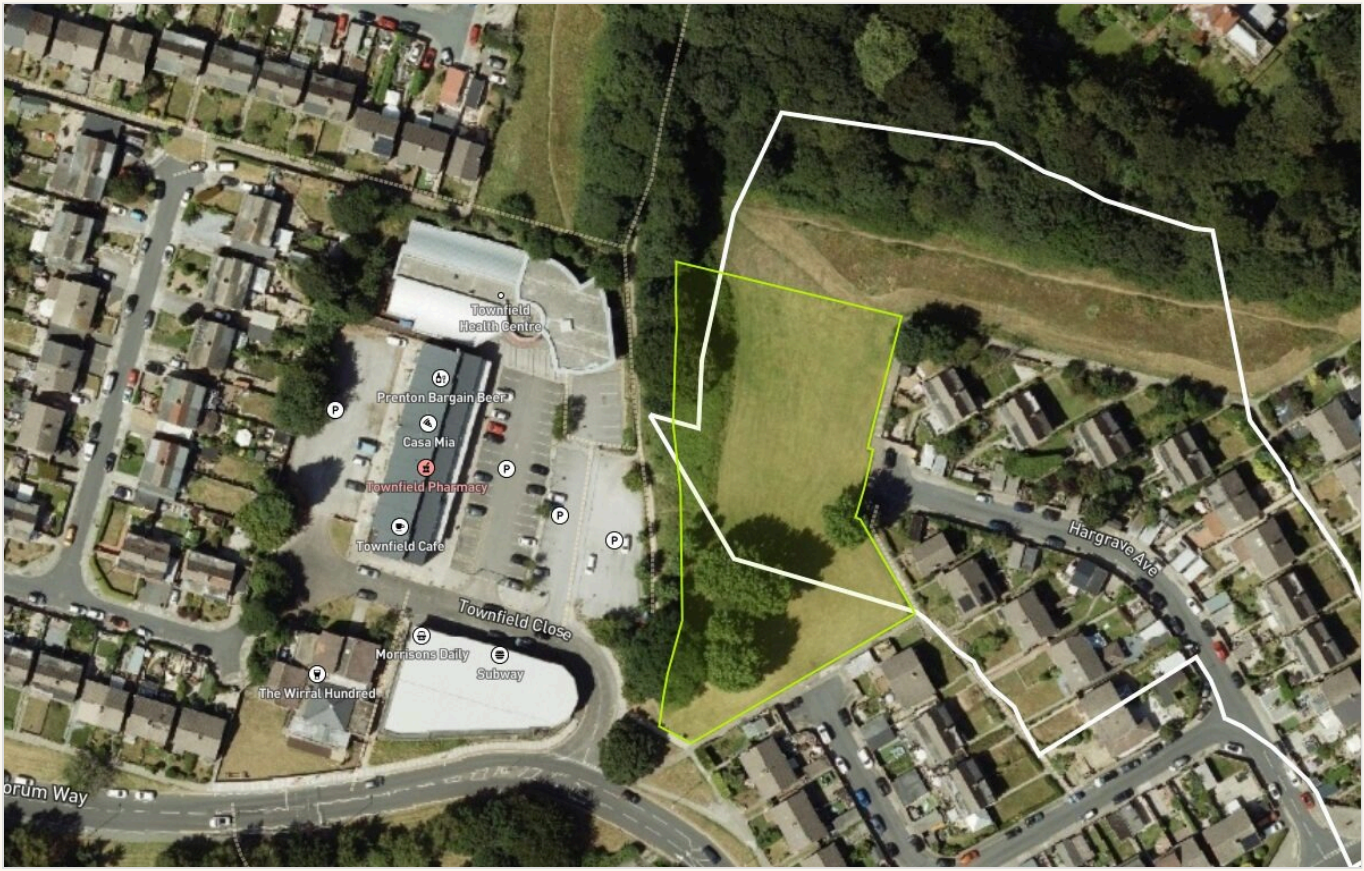
Surrounded by housing on two sides and close to shops, a health centre, schools and bus routes, the land offers builders, developers and land investors the opportunity to promote a residential scheme, subject to planning permission.

Key features

- About 1.08 acres (0.44 ha) of freehold land
- Guide price £100,000 plus VAT
- Vacant possession on completion
- Residential potential, subject to planning
- Accessed from Hargrave Avenue
- Next to Townfield Health Centre and shops
- Established residential area of Prenton
- Close to the A552, A41 and M53

Summary

Area	c. 4,372 sq m / 1.08 acres (subject to survey)
Tenure	Freehold
Possession	Vacant
Current use	Open grassland
Planning	None – potential subject to consent
Local authority	Wirral Council
VAT	Payable on the price



The land is shown edged green. For identification only – not to scale.

Plans





Left: site plan, land edged blue. A sewage pumping station is shown at the southern end of the site – buyers should check its extent, ownership and any easements in the legal pack. Right: aerial view of the location. For identification only – not to scale.

Location

Prenton is a popular residential suburb of the Wirral, about 2 miles south-west of Birkenhead town centre. The land sits in an established neighbourhood off Hargrave Avenue, next to the Townfield Health Centre and a local parade including a pharmacy, café, Subway and Morrisons Daily.

Transport

- A552 Woodchurch Road and A41 close by
- Junction 3 of the M53 within easy reach
- Merseyrail services from Birkenhead stations to Liverpool and Chester
- Local bus routes nearby

Local amenities

- Townfield Health Centre and pharmacy next door
- Prenton Primary and Oxton St Saviour's CE Primary schools
- Prenton Golf Club, Prenton Park and The Arno

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 67
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£100,000 plus VAT
Tenure	Freehold, with vacant possession on completion
VAT	VAT is payable on the sale price in addition to the final bid
Legal pack	Available to registered bidders, with the auction addendum. Buyers must review it and carry out their own due diligence, including planning enquiries with Wirral Council
Viewing	The land may be viewed from the roadside during daylight hours, at the viewer's own risk

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Development potential is subject to planning permission and no assurance is given that consent will be granted. Photographs and plans are for illustration only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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