Palace Auctions London

DECEMBER 2026



FREEHOLD DEVELOPMENT LAND · FOR SALE BY AUCTION · DECEMBER 2026

Land adjacent to 12 Bigdale Drive

Kirkby, Liverpool L33 6XJ

GUIDE PRICE	SITE AREA	SITE	POTENTIAL
£40,000	**1,271 sq m**	**Level**	**Residential**
plus fees	c. 0.31 acres	clear, with road frontage	subject to planning

A flat, clear parcel of about 0.31 acres with a frontage to Bigdale Drive, in an established residential area of Kirkby – with potential for residential development, subject to planning.

The land

A flat, clear parcel of land of about **1,271 sq m (0.31 acres)** adjacent to 12 Bigdale Drive, Kirkby, offered at a guide price of **£40,000**.

The site is a broadly rectangular, grassed plot on the east side of Bigdale Drive, with a low brick wall along the road frontage, fencing to the rear gardens of the neighbouring houses and the commercial premises at the corner of Quarryside Drive to the south. It is level and clear, with an accessible frontage to the road.

Its size, shape and road frontage give it potential for residential development, subject to planning permission. Indicative concept drawings for a small apartment scheme have been prepared and are shown on page 3; they are for illustration only and have no planning status.

Key features

- About 1,271 sq m (0.31 acres)
- Guide price £40,000
- Flat, clear, grassed site
- Frontage to Bigdale Drive
- Potential for residential development, subject to planning
- Indicative concept scheme available
- Established residential area of Kirkby
- Close to the M57 and M58

Summary

Area	c. 1,271 sq m / 0.31 acres (subject to survey)
Tenure	Freehold – see the legal pack
Current use	Vacant grassed land
Planning	None – potential subject to consent
Local authority	Knowsley Metropolitan Borough Council
what3words	///wacky.glaze.tune
VAT	See the Special Conditions of Sale



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

Plans and indicative concept



Top left: site plan, land shaded and edged red. Top right and above: indicative concept massing and elevations for a small apartment scheme. The concept drawings are for illustration only – there is no planning permission, and no assurance is given that any scheme would be approved. For identification only – not to scale.

Planning

There is no planning permission. Any change of use or new development will need planning consent from Knowsley Metropolitan Borough Council. Buyers should check the planning history and policy position, access from Bigdale Drive, services and drainage, and any covenants on the title, and take independent planning advice before bidding.

Location

Bigdale Drive is a residential street in Kirkby, Merseyside, on the north-east side of Liverpool, between Quarryside Drive and Sanderling Road. Local shops, schools and Old Rough Park are close by, with Kirkby town centre a short drive away.

Transport

- M57 and M58 close by for Liverpool, Southport and the wider North West
- Kirkby station on the Merseyrail Northern Line into Liverpool
- Bus routes on Bigdale Drive and Quarryside Drive

Viewing

- In daylight hours without an appointment, from Bigdale Drive
- what3words: ///wacky.glaze.tune
- Entirely at the viewer's own risk

Auction information

Date and venue	December 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
Offers	Offers before the auction will be considered, on the same unconditional auction contract
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	£40,000
Tenure	Freehold, with vacant possession on completion – see the legal pack
VAT	As set out in the Special Conditions of Sale
Legal pack	Available to registered bidders, with the auction addendum. Buyers must review it and carry out their own due diligence

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange
Buyer's premium	£2,000 plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
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. The auctioneers have not inspected the land. 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 the concept drawings are illustrative only; 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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