

The Village Waits for Ten Years: Petition the Developer to Start Building or Sell the Former Bank Site at the Heart of Oxton Village



All previous attempts have failed. The Oxton Society and the Businesses believe the attached petition is the next logical step. The options for moving forward are as follows:

- 1. Get on with building as per the approved scheme; or**
- 2. Sell the site to a willing developer; and**
- 3. In the short term provide car parking on the front hard standing area and replace the hoardings with aesthetically sympathetic fencing and planting**



Why do we need a petition about the bank site in the middle of Oxton village?

- In 2007 HSBC granted a 999 year lease to Samlaw Holdings Ltd which was owned by Mike Hercules who built Rocklis Manor in Claughton Firs.
- At the same time the freehold was granted to The Oxton Society to enable it to enforce a clause which prohibited the sale of alcohol in any subsequent buildings built on the site.
- A subsequent agreement gave Samlaw Holdings the rights to the revenue for the lease of space for the cash point with an income of £5,000 per annum.
- Planning permission was granted by Wirral Borough Council (WBC) for a scheme to develop the site and erect a three/three and a half storey building comprising four retail units, eight offices and a single residential unit. The Oxton Society was fully involved and an agreement to be consulted on the landscaping of the front of the site was drawn up.

What has happened in the last ten years?

1. There has been no further development despite the involvement and intervention of Wirral Borough Council and The Oxton Society. Planning permission has been extended twice and, despite some small-scale excavations, there is no progress on the development of the site.
2. The site has now been reassigned to Grizedale Developments, based in the Isle of Man, at a book value of £500,000. Mike Hercules is named as the Director of this company.
3. The appearance of the site with its poor quality and unsightly hoardings is of major concern to residents, businesses and The Oxton Society. This is particularly the case as the village continues to improve its image and businesses work hard to create pleasing and sympathetic designs for their shop fronts.

In summary, the bank site is a major eyesore in the heart of a thriving conservation village.

All previous avenues to make progress have been explored but now The Oxton Society and the Businesses believe that the attached petition is the next logical step. The options for moving forward are as follows:

1. Get on with building as per the approved scheme or
2. Sell the site to a willing developer.
3. In the short term provide car parking on the front hard standing area and replace the hoardings with aesthetically sympathetic fencing and planting