

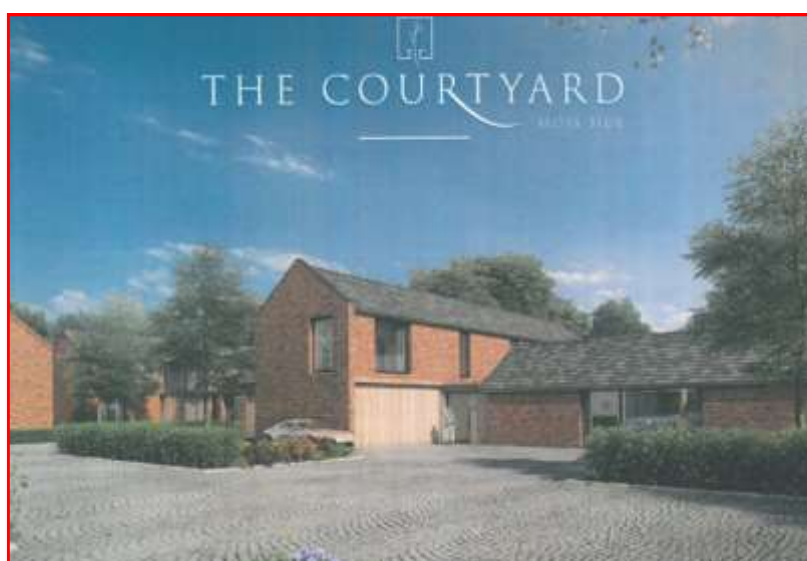
OPEN 7 DAYS

Except Bank Holidays

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Priory Lodge, 27 Elbow Lane, Formby, Liverpool L37 4AB

'THE COURTYARD' MOSS SIDE FORMBY



PRICE: P.O.A. Subject to contract

A rare and unique opportunity to purchase a large freehold self build plot in a semi-rural setting. This exclusive gated development has planning permission to build eight luxury architecturally designed detached houses, with exceptionally large gardens in a beautiful setting. This is a perfect opportunity to build your dream home in Formby.

Formby's most experienced Estate Agent

Web Site: <http://www.colettegunter.com> Email: sales@colettegunter.com

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* At the time of inspecting the property I was informed by the vendors that items and equipment mentioned on these sale particulars were in working order. Please note that I HAVE NOT TESTED any apparatus, equipment, fittings or services mentioned on the sales particulars or in the property and I cannot verify that they are in working order. Interior photographs may show fixtures and fittings which are not included in the sale.

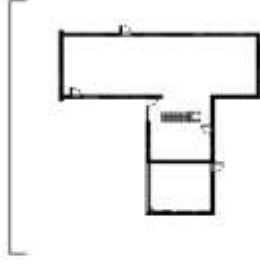
- **FREEHOLD SELF BUILT PLOTS WITH PLANNING PERMISSION**
- **EXCLUSIVE GATED AND SECURE DEVELOPMENT**
- **ARCHITECTURALLY DESIGNED PLANS**
- **VERY LARGE PLOTS**
- **SEMI-RURAL LOCATION**

Formby

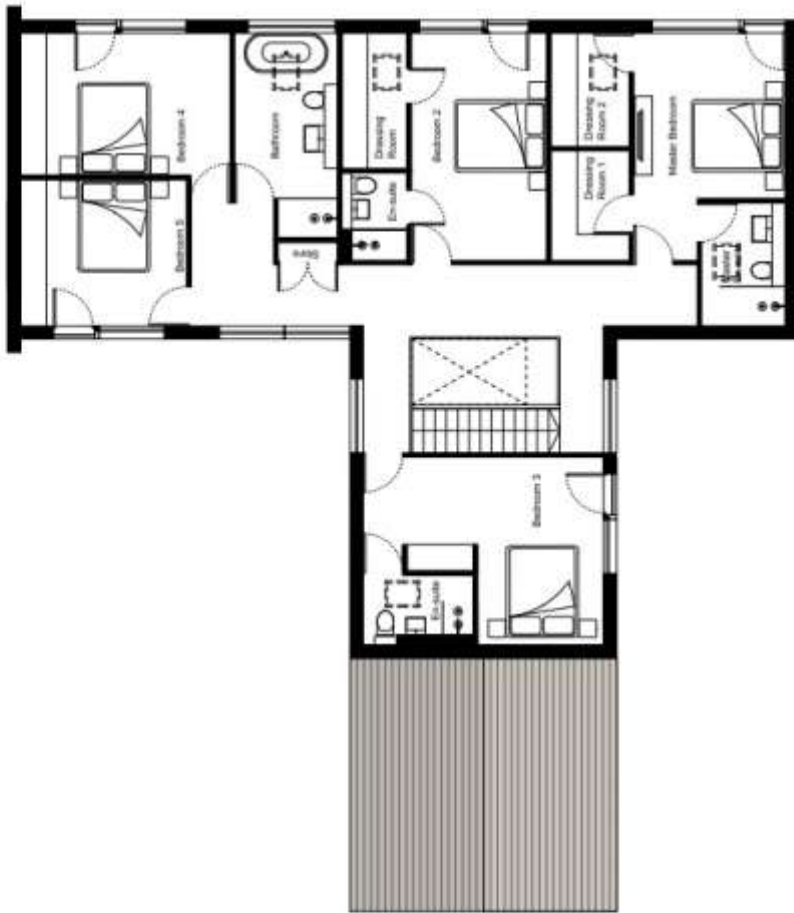
Formby offers a wide selection of shops and supermarkets in convenient situations throughout the town and is also well served by Primary and Comprehensive Schools including Formby High and Range High School. There is a local bus service and the property is situated close to the Liverpool/Southport electric railway. The M57/M58 motorway connection via the A5758 through Thornton is 8 miles from this office. There are lovely walks to the shore through the nature conservancy and National Trust pinewoods where there is a red squirrel reserve. The shore is about 1 mile from the railway stations.

1255 - The Courtyard, Moss Side

- 1 Red Mill Brickwork
- 2 Brickwork detail of stepped corbel stretchers with aluminium coping over
- 3 Stepped brickwork head detail to window opening
- 4 Composite or Aluminium windows with double glazing. Frame colour to be black
- 5 Vertical timber inko boarding
- 6 Marley Email Rivettable Fibreconcrete Slate
- 7 Garage doors in inko-sliding
- 8 Boundary wall in matching face brick with timber fence as shown
- 9 Combination frame with timber clad opening light
- 10 Fence in inko to match facade



1255 - The Courtyard, Moss Side



Drawing Title: Unit 1 - PP Plan
Date: 20.10.18
Drawing no: 1255 - 111
Scale: 1:100
Drawn: AJ



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Viewing

By appointment only, arranged through this Office.

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