

OPEN 7 DAYS

Except Bank Holidays

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

PLOT 3



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

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PLOT 3 THE COURTYARD MOSS SIDE FORMBY

- **FREEHOLD SELF-BUILD 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.

THE COURTYARD

MOSS SIDE

PLOT 03

0.22 acres - 882 sqm

Internal Floor Area: 254 sqm (Garage: 30 sqm)



Site Plan

THE COURTYARD

MOSS SIDE

PLOT 03

Ground Floor Plan

Internal Floor Area: 112 sqm (Garage: 30 sqm)



Entrance Lobby	3.9 x 3.3m	12'10" x 10'10"
Living Area	6.5 x 5.0m	21'4" x 16'5"
Kitchen / Dining	5.8 x 5.0m	19'0" x 16'5"
Pantry	2.1 x 1.2m	6'11" x 3'11"
Store	1.7 x 1.2m	5'7" x 3'11"
Utility	3.6 x 2.1m	11'10" x 6'11"
WC	1.7 x 1.7m	5'7" x 5'7"
Dining	3.3 x 4.4m	10'10" x 14'5"
Garage	5.6 x 5.4m	18'5" x 17'9"

THE COURTYARD

MOSS SIDE

PLOT 03

First Floor Plan
Internal Floor Area: 142 sqm



Bedroom 01	3.6 x 4.0m	11'10" x 13'1"
Bedroom 02	4.1 x 2.8m	13'5" x 9'2"
Bedroom 03	5.5 x 3.4m	18'1" x 11'2"
Bedroom 04	3.9 x 3.7m	12'10" x 12'2"
Bedroom 05	5.4 x 1.7m	17'9" x 5'7"
Ensuite 01	1.5 x 2.0m	4'11" x 6'7"
Ensuite 02	3.0 x 1.9m	9'10" x 6'3"
Ensuite 03	2.2 x 1.5m	7'3" x 4'11"
Ensuite 04	3.2 x 1.7m	7'3" x 5'7"
Family Bedroom	3.6 x 2.4m	11'10" x 7'10"
Dressing Room 01	1.4 x 1.5m	4'7" x 5'7"
Dressing Room 02	1.8 x 3.0m	5'11" x 9'10"
Store	1.0 x 1.9m	3'3" x 6'3"
Store	1.4 x 0.6m	4'7" x 1'9"

THE COURTYARD

MOSS SIDE

PLOT 03

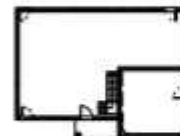
*Five Bedrooms
Five Bathrooms*



Front (Courtyard) Elevation



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



THE COURTYARD

MOSS SIDE

VIEWING: *By appointment only, arranged through this office*



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