

**OPEN 7 DAYS**

Except Bank Holidays

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**Email: sales@colettegunter.com**

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

## PLOT 8



**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](mailto:sales@colettegunter.com)

# **PLOT 8 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.

Zoom in (Ctrl+Plus key)

# THE COURTYARD

MOSS SIDE

## PLOT 08

0.21 acres - 863 sqm

Internal Floor Area: 220 sqm (Garage: 30 sqm)



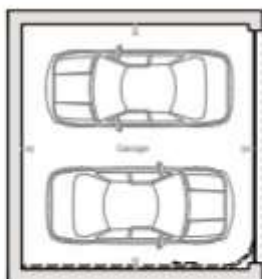
Site Plan

# THE COURTYARD

MOSS SIDE

## PLOT 08

Ground Floor Plan  
 Internal Floor Area: 127 sqm (Garage: 30 sqm)



Entrance Lobby	4.3 x 1.7m	14'11" x 5'7"
Living Area	4.4 x 3.3m	14'5" x 10'10"
Kitchen / Dining	5.8 x 6.0m	19'0" x 19'8"
Dining	4.9 x 3.8m	16'1" x 12'6"
Formal Sitting Rm	4.8 x 4.8m	15'9" x 16'1"
Utility	4.0 x 2.2m	13'1" x 7'3"
WC	2.7 x 1.1m	8'10" x 3'7"
Garage	5.1 x 5.4m	16'9" x 17'8"
Partry	1.4 x 2.2m	4'7" x 7'3"

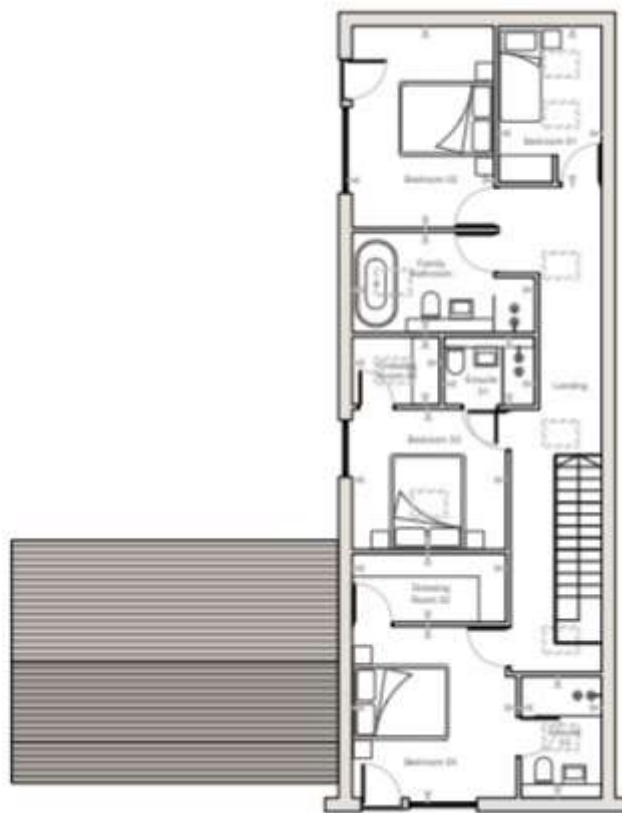


# THE COURTYARD

MOSS SIDE

## PLOT 08

*First Floor Plan*  
*Internal Floor Area: 93 sqm*



Bedroom 01	3.5 x 2.3m	11'6" x 7'7"
Bedroom 02	3.2 x 4.4m	10'6" x 14'5"
Bedroom 03	3.4 x 3.1m	11'2" x 10'2"
Bedroom 04	3.9 x 3.6m	12'10" x 11'10"
Family Bathroom	4.0 x 2.2m	13'1" x 7'3"
Ensuite 01	2.0 x 1.5m	6'7" x 4'11"
Ensuite 02	1.8 x 2.7m	5'11" x 8'10"
Dressing Room 1	1.9 x 1.5m	6'3" x 4'11"
Dressing Room 2	3.4 x 1.5m	11'2" x 4'11"



# THE COURTYARD

MOSS SIDE

## PLOT 08

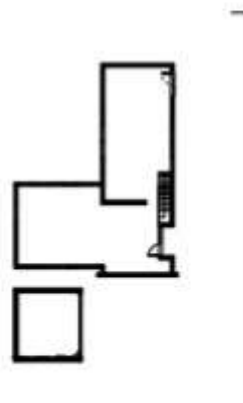
*Four Bedrooms  
Three Bathrooms*



*Front 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 Eternit Rivendale Fibrecement 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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