

Market Leading, Independent Estate Agents



## Moss Side

Liverpool, L37 0AE

Offers In Excess Of £2,500,000

\*\*\*\*LAND FOR SALE IN FORMBY\*\*\*\*

\*\*\*\*SUBSTANTIAL BUILDING PLOT\*\*\*\* Flexi-Agent are pleased to be offering for sale this exciting development opportunity, this FREEHOLD building plot has planning permission granted to build EIGHT unique executive detached family homes each occupying good sized plots and set within an idyllic courtyard setting.

With the advantage of being registered as started the scheme presents the potential for a smooth development process

Situated in this semi rural location in the coastal town of Formby which is renown for it beautiful sandy beaches, stunning sand dunes, and the The National Trust Pinewoods Nature Reserve. Formby Village is also just a stones throw away with is vibrant atmosphere and wide variety of trendy wine bars, coffee bars, restaurants and independent shops, there is an excellent choice of schools both at primary and secondary level and private schools in the area include Merchant Taylors girls and boys schools and St. Marys in Crosby.

RARE OPPORTUNITY TO PURCHASE PRIME LAND AND START BUILDING IMMEDIATELY

REGISTERED AS STARTED.

8 LARGE LUXURY HOMES ON LARGE PLOTS IN A PRIVATE GATED COMMUNITY

## Viewing

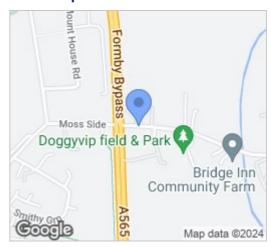
Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- LAND FORMBY
- FREEHOLD PLOT
- RARE OPPORTUNITY TO PURCHASE PRIME LAND & START BUILDING IMMEDIATELY
- EIGHT LARGE LUXURY HOMES ON LARGE PLOTS IN A PRIVATE GATED COMMUNITY
- REGISTERED AS STARTED
- PURCHASE THE LLP (SPV) ONLY 0.5% STAMP DUTY PAYABLE
- GDV CIRCA 10.5 11M
- GDV BASED ON 375 PER SQUARE FOOT

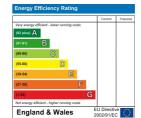


## Floor Plan Area Map





## **Energy Efficiency Graph**













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