



# FLEXIAGENT

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 renowned for its beautiful sandy beaches, stunning sand dunes, and the The National Trust Pinewoods Nature Reserve. Formby Village is also just a stones throw away with its 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.

- 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

### 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.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-99) <b>A</b>		(92-plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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