



Atherton Cottage Kirklake Road

Formby, Liverpool, L37 2DD

Offers in the region of £750,000

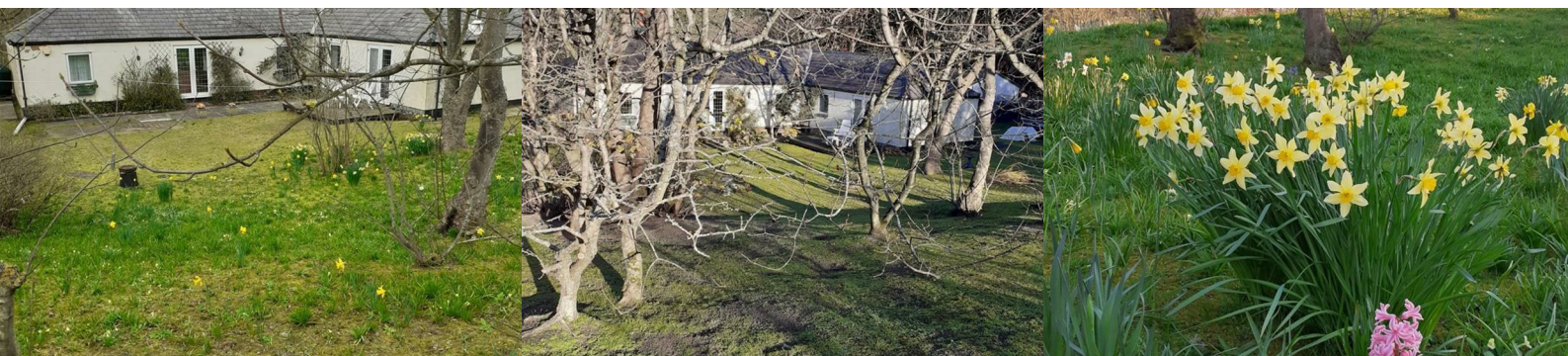


A Truly Rare Opportunity – Exceptional Freehold Plot in One of Formby's Most Sought-After Coastal Locations

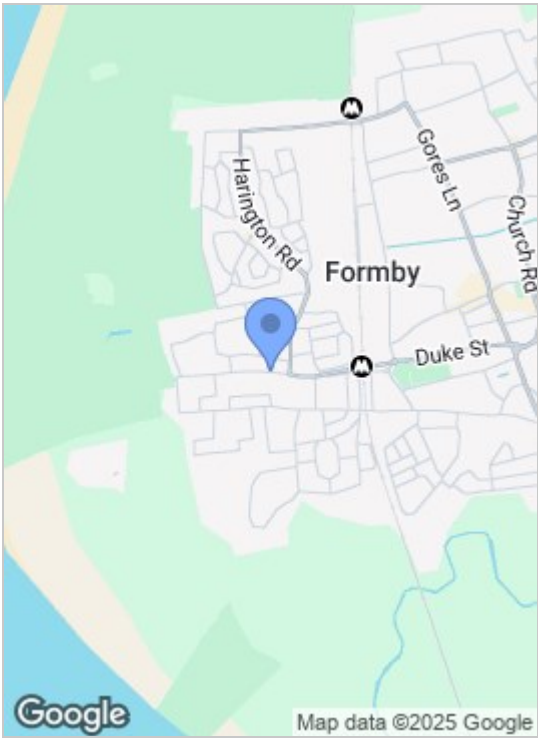
Presenting an extremely rare chance to acquire a unique freehold property with outstanding redevelopment potential (subject to the necessary planning approvals). The current accommodation comprises a single-storey cottage of approximately 1,400 sq ft, together with a detached double garage of around 400 sq ft. Both sit centrally within the plot and would be ideal for demolition to create an exceptional new residence tailored entirely to your own specification.

Set within approximately 1.2 acres, the site is enveloped by mature mixed woodland, creating remarkable privacy and a sense of tranquillity that is almost impossible to find so close to the coast. The grounds also include a private access road which further enhances the exclusivity and seclusion of this special setting.

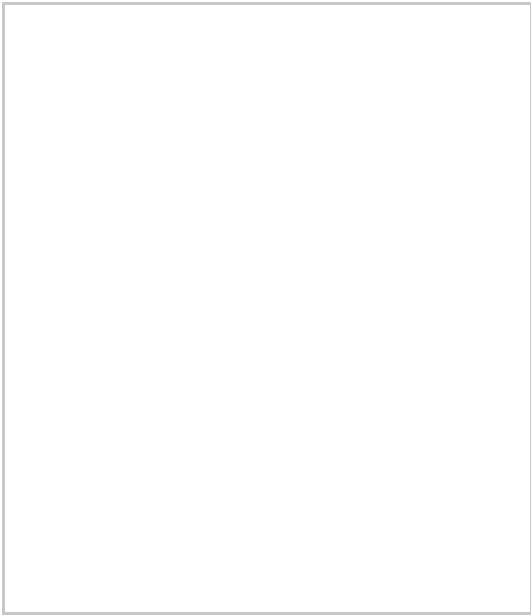
What truly sets this opportunity apart is its unrivalled position. The plot is completely surrounded by National Trust pinewoods and expanses of open land, offering uninterrupted views towards the sand dunes and Formby



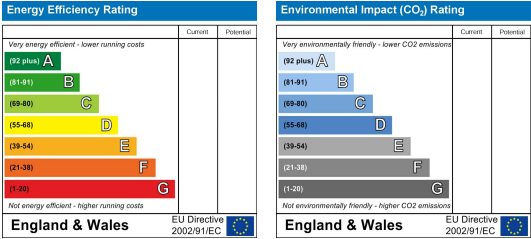
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk