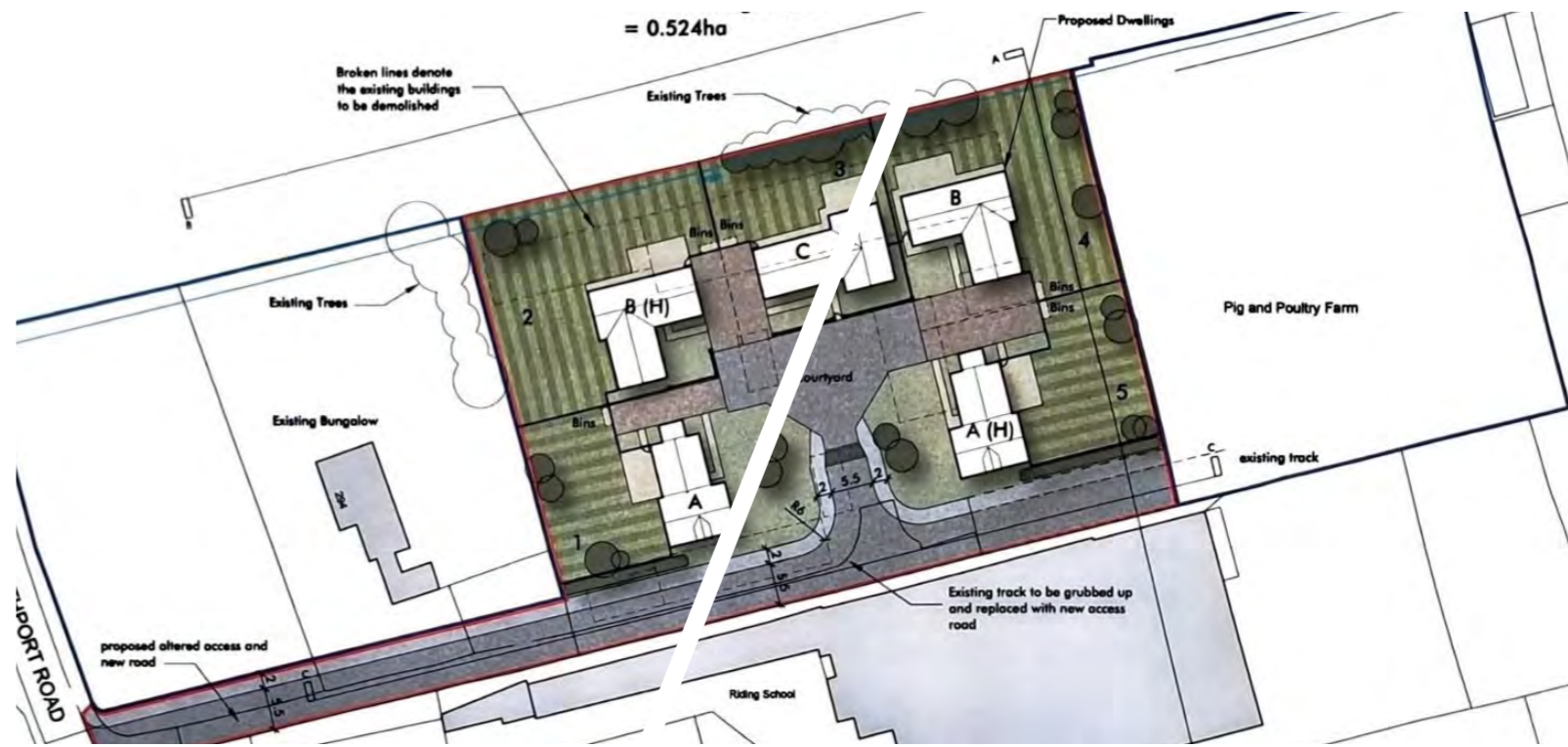




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173



Tenure: We are advised by our client that the property is Freehold

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



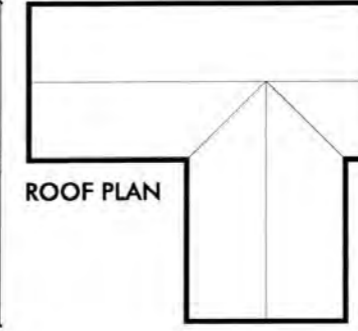
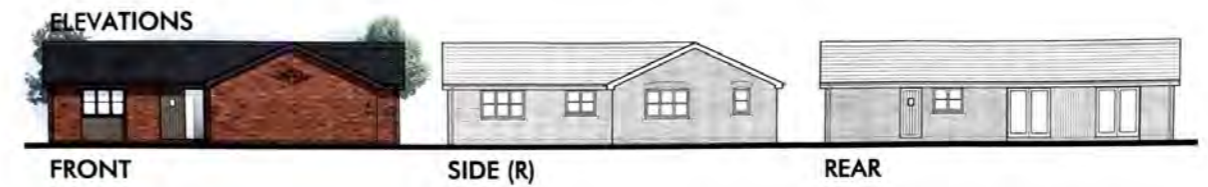
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire one of three bespoke new build bungalows, each with full planning permission for the erection of a two/three-bedroom detached true bungalow.

Nestled within an extensive semi-rural plot along the sought-after Southport Road in Lydiate, Liverpool, 'Abbey Gardens' offers a unique chance to acquire the new build bungalow of your dreams.

With a host of local amenities and excellent transport and commuter links nearby, each of these compelling plots provides the perfect setting for a generously proportioned detached bungalow. These new builds will be finished to the highest standards, featuring newly fitted modern dining kitchens, stunning family bathrooms, bright and spacious bedrooms, and large, contemporary living spaces. Each property will also enjoy a 10-year new build warranty for peace of mind.

The development will include ample gardens and private parking, ensuring a blend of comfort and convenience in a serene setting. Buyers have the opportunity to reserve a plot off-plan and customise various cosmetic features of the property to suit their personal tastes. Each property will be finished to exacting standards and boast the latest in modern living accommodation.

For further information and to explore the possibilities of purchasing your ideal home, please contact our office. Inspection of the site along with the plans is highly recommended to fully appreciate the potential of this special development.

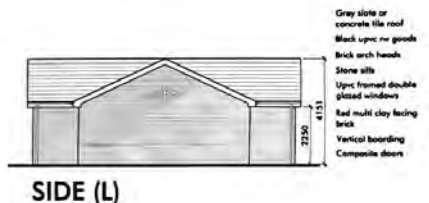
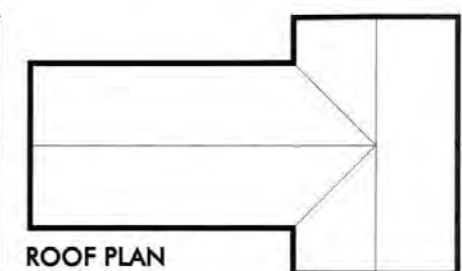
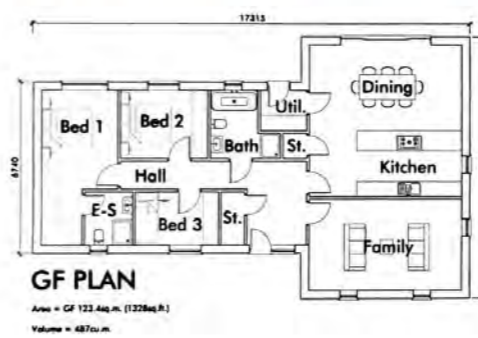
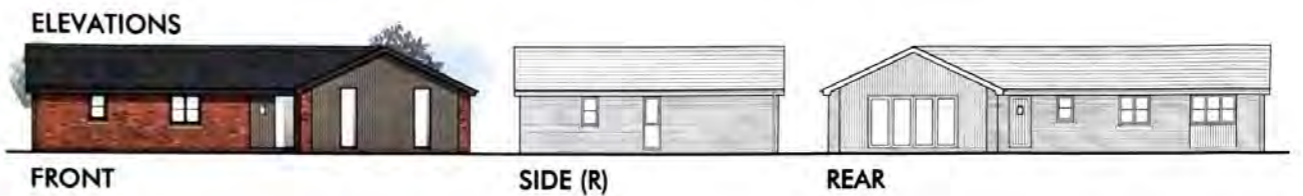


Revision Notes

|         |   |       |          |          |             |
|---------|---|-------|----------|----------|-------------|
| CLIENT  | Proposed Residential Development at Abbey Gardens, 294 Southport Road, Lydiate, L31 4EQ |       |          |          |             |
| PROJECT | Proposed House Type B - Plot 4 as drawn (Plot 2 handed)                                 |       |          |          |             |
| DRAWING | ASL   | DATE  | 18/07/23 | NUMBER   | 20/043/FP07 |
| SCALE   | 1:100   | SHEET | A2       | REVISION | -           |

0m 5m 10m  
Scale 1:100

**LMP ARCHITECTS**  
212 Preston Road, Whiteley Woods, Chorley, Lancashire, PR6 1PS  
Telephone: 01257 261555 | Website: www.lmparchitects.co.uk  
Trading under the name: Liverpool Property Ltd. Registered in England and Wales No. 10477112



Revision Notes

|         |   |       |          |          |             |
|---------|---|-------|----------|----------|-------------|
| CLIENT  | Proposed Residential Development at Abbey Gardens, 294 Southport Road, Lydiate, L31 4EQ |       |          |          |             |
| PROJECT | Proposed House Type C   |       |          |          |             |
| DRAWING | ASL   | DATE  | 18/07/23 | NUMBER   | 20/043/FP08 |
| SCALE   | 1:100   | SHEET | A2       | REVISION | -           |

0m 5m 10m  
Scale 1:100

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