



KAREN PARKS

SALES & LETTINGS

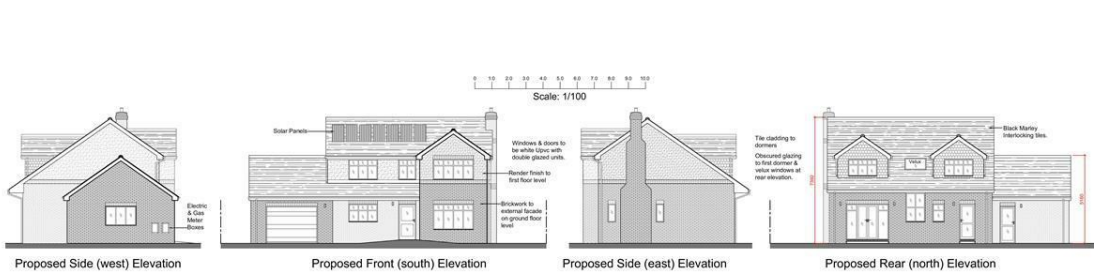


17 Coronation Avenue, Liverpool, L37 4ES

£180,000

Karen Parks Sales and Lettings are delighted to offer the rare opportunity to purchase this plot of land with FULL PLANNING PERMISSION. Permission has been granted to build a three bedroom detached property. To ground floor; a kitchen with space for dining, two entertaining rooms, a utility room and a WC room. To first floor; three bedrooms, ensuite to the master and a family bathroom. Large garden to the rear, a driveway with ample parking and a garage to the front of the house. Very rarely does an opportunity like this become available in Formby and it is not to be missed. This is the perfect opportunity for either a family wishing to build their dream home or for a developer wishing to acquire land for a build. It is excellently positioned on a quiet corner plot and is close to local primary schools, amenities and transport links. It is within easy walking distance of Formby village with all of its shops, restaurants and cafes. Please contact us for further information or with any questions.

Floor Plan



PLANNING ISSUE ONLY

PLANNING NOTE: The owner has a duty to serve a party structure notice to any adjoining owner of works are to be carried out on a party wall, structure, or site of adjoiners and through a 47 day from the foundation of neighbouring building within 10 days. A party wall agreement must be obtained before commencement of the works.

This drawing is to be read in conjunction with all other agreed drawings and specifications. All dimensions must be verified on site by the contractor before commencing work. Do not scale off this drawing. Make a note of any discrepancies.

All dimensions are to centreline unless otherwise stated. All the drawings are produced under the oversight of Mr T. Pisters.

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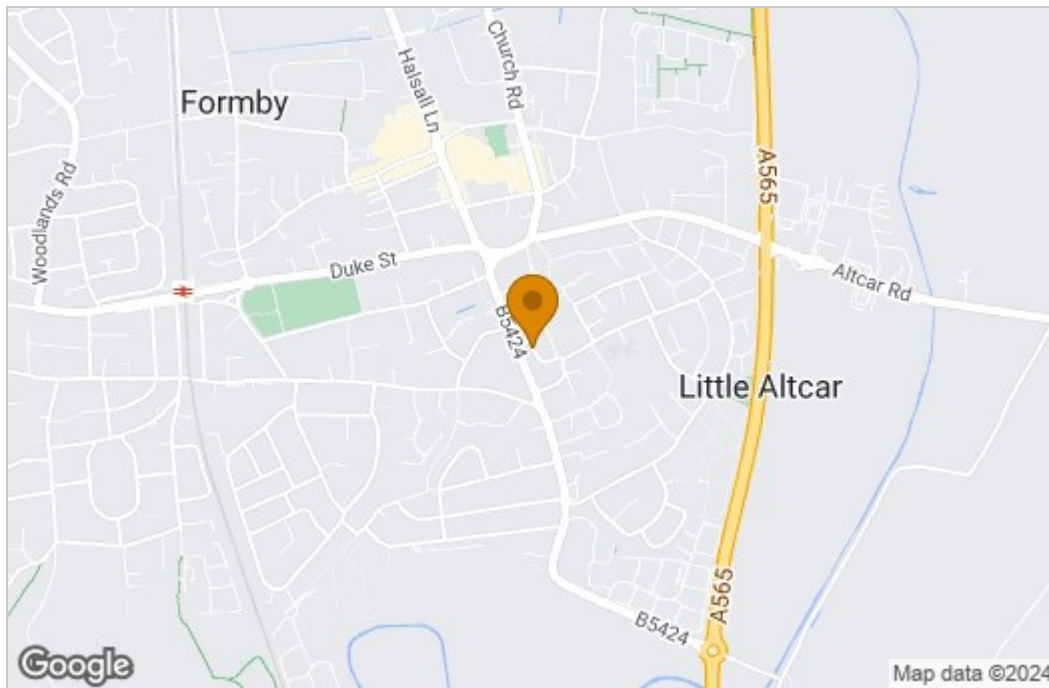
Client: Mr T. Pisters
 17 Coronation Avenue,
 Formby, L37 4ES

Scheme: Proposed detached dwelling to the rear 17 Coronation Avenue.

Subject: Proposed Floor Plans & Elevations Location and Proposed Site Plan

Scale:	1/1250, 1/500 & 1/250 @ A1	Drawing Number:	1486-01	Rev:	
Drawn:	PAIS	1486-01			
Date:	May 2023				

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.