



**The Courtyard Moss Side, Formby, Merseyside. L37 0AE**

**Offers in Excess of £2,500,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

\*\*\*\*SUSTANTIAL BUILDING PLOT\*\*\*\* Colette Gunter Estate Agents 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 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.

## FEATURES

- LAND FORMBY
- FREEHOLD PLOT
- RARE OPPORTUNITY TO PURCHASE PRIME LAND & START BUILDING IMMEDIATELY
- 8 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



## ROOM DESCRIPTIONS

Unit 01: 345m<sup>2</sup> = 3691 sqft

Unit 02: 284m<sup>2</sup> = 3038 sqft

Unit 03: 284m<sup>2</sup> = 3038 sqft

Unit 04: 386m<sup>2</sup> = 4130 sqft

Unit 05: 417m<sup>2</sup> = 4461 sqft

Unit 06: 325m<sup>2</sup> = 3477 sqft

Unit 07: 352m<sup>2</sup> = 3766 sqft

Unit 08: 258m<sup>2</sup> = 2760 sqft





view 4

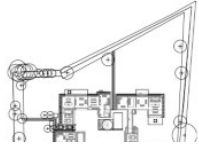
rear garden of Plot 1 with sliding doors opening the corner of the open-plan kitchen/living room out onto the generous patio area.

Mature trees line the garden perimeter with soft planting along the contrasting against the traditional brickwork of the property.



GIFA (excl. garage) -	335 sqm
Garage -	33 sqm
<b>Total -</b>	<b>368 sqm</b>

- PLOT 01**
- 5 Bedroom Detached House
  - Double garage
  - Large Private Driveway
  - 3 large reception rooms including;



- PLOT 01**
- Master Bedroom Suite with en-suite and dressing room
  - 2 generous double bedrooms with en-suite and dressing rooms
  - Spacious double bedroom



GIFA (excl. garage) -	260 sqm
Garage -	27 sqm
<b>Total -</b>	<b>287sqm</b>

- PLOT 08**
- 4 Bedroom Detached House
  - Detached Double garage
  - Large Private Driveway
  - 3 large reception rooms including;
  - Extensive open-plan Kitchen/Diner/ Lounge
  - Dual-aspect living room



- PLOT 08**
- Master Bedroom Suite with en-suite and dressing room
  - Generous double bedroom with en-suite and dressing room
  - Spacious double bedroom
  - Generous single bedroom
  - Large family bathroom

