

**OPEN 7 DAYS**

Except Bank Holidays

**Telephone: (01704) 878855 Fax: (01704) 872147****Priory Lodge, 27 Elbow Lane, Formby, L37 4AB**

**17  
COLLEGE AVENUE  
FORMBY, L37 3JL**



**Price: O.I.R.O. £475,000 Subject to Contract**

**An extremely rare opportunity has arisen to purchase the above plot which is located in a highly regarded location. The plot is currently occupied by a detached bungalow which requires demolition. Measuring approximately 0.4 of an acre this is an excellent opportunity for those seeking to secure land to build their own home or for a developer specializing in building homes of distinction. Conveniently situated for Formby & Freshfield Railway Stations, Formby Village with all its amenities and the National Trust Pinewoods Nature Reserve and Beach.**

*Formby's most experienced Estate Agent*

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\*At the time of inspecting the property I was informed by the vendors that items and equipment mentioned on these sale particulars were in working order. Please note that I HAVE NOT TESTED any apparatus, equipment, fittings or services mentioned on the sales particulars or in the property and I cannot verify that they are in working order. Interior photographs may show fixtures and fittings which are not included in the sale.

- **BUILDING PLOT (SUBJECT TO PLANNING)**
  
- **HIGHLY REGARDED LOCATION**
  
- **WESTERLY REAR ASPECT**

***Formby***

Formby offers a wide selection of shops and supermarkets in convenient situations throughout the town and is also well served by Primary and Comprehensive Schools including Formby High and Range High School. There is a local bus service and the property is situated close to the Liverpool/Southport electric railway. The M57/M58 motorway connection via the A5758 through Thornton is 8 miles from this office. There are lovely walks to the shore through the nature conservancy and National Trust pinewoods where there is a red squirrel reserve. The shore is about 1 mile from the railway stations



### ***Tenure***

The freehold title is subject to restrictive covenants contained within a Transfer of the freehold title, dated 2 June 2003. A copy of the Transfer is available upon request.

### ***Viewing***

By appointment only, arranged through this Office.



MISREPRESENTATION ACT 1967. Colette Gunter for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are given only as a guide to intending purchasers and they do not constitute any part of an offer or Contract. (2) None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact. (3) Any intending purchaser or lessor must satisfy himself or herself by inspecting or otherwise as to the correctness of each of the statements contained in these particulars.