

FOR SALE

RESIDENTIAL DEVELOPMENT SITE



**Edward
Symmons**

**Rare opportunity to acquire a prime residential development site
61 Victoria Road, Freshfield, Formby, Merseyside L37 1LN**

SUMMARY

- 0.63 hectares (1.56 acres)
- Lapsed planning permission for 6 detached houses
- Freehold

LOCATION

The property is located to the south side of Victoria Road, almost opposite the entrance to Golf Road.

Victoria Road leads via Green Lane and Southport Road (B5424) to the Formby By-pass (A565) which leads north to Southport and south to Crosby and Liverpool.

DESCRIPTION

The property comprises a large “L” shaped plot being the site of the former 61 Victoria Road (now demolished) and also 61a Victoria Road which comprises a 5 bed detached house extending to approximately 342.36 sq m (3,685 sq ft).

The site is relatively level and benefits from mature trees to the perimeter which provides privacy to Victoria Road to the north, from where the site is accessed, and south facing rear borders adjoining rear gardens of properties off Firs Avenue.

Victoria Road consists of a number of prominent large detached residential properties the majority of which have fenced, wrought iron or boundary walls and gates to the Victoria Road frontage.



PLANNING

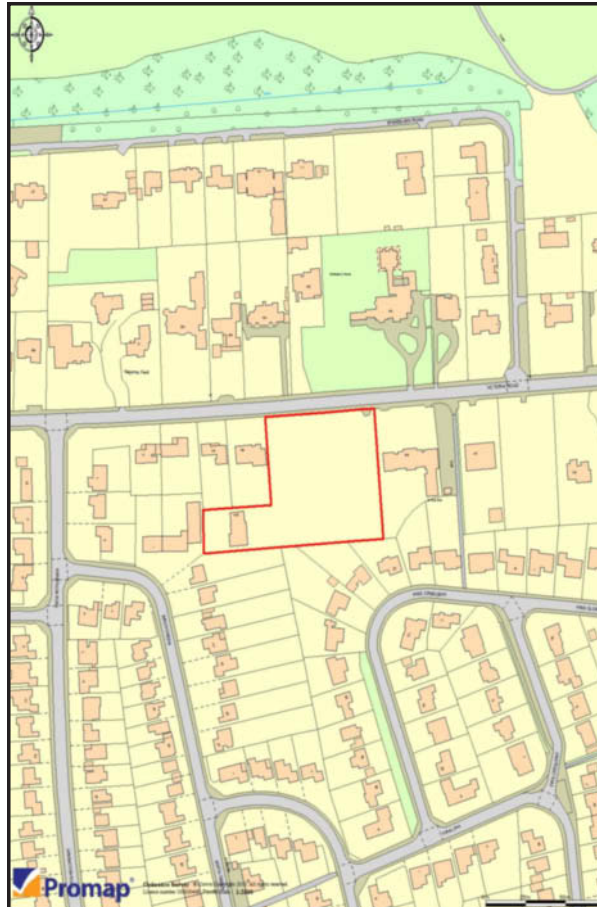
61 Victoria Road had planning permission (Application No. M/2007/0657) for the demolition of the existing buildings and construction of 6 contemporary detached houses in the format of a private gated community. This consent expired on 15 March 2009.

The size of the houses ranged between 4,900 sq ft and 6,000 sq ft each and with substantial basements incorporating below ground level swimming pools and underground car parking.

The vendor has instructed architects to undertake due diligence with the intention of making a revised planning application for 6 no. 2 storey houses.

Further information will be available to interested parties in due course.

Sefton Council UDP indicates that the site is in a predominately residential area, not within a Conservation Area but in close proximity to Green Belt.



TENURE

We understand the property is held freehold.

GUIDE PRICE

Offers are invited for the site on a subject to planning basis based on the proposed revised scheme.

Price on application to retained the agents.

COSTS

Each party will be responsible for their own legal and other professional costs incurred in the transaction.

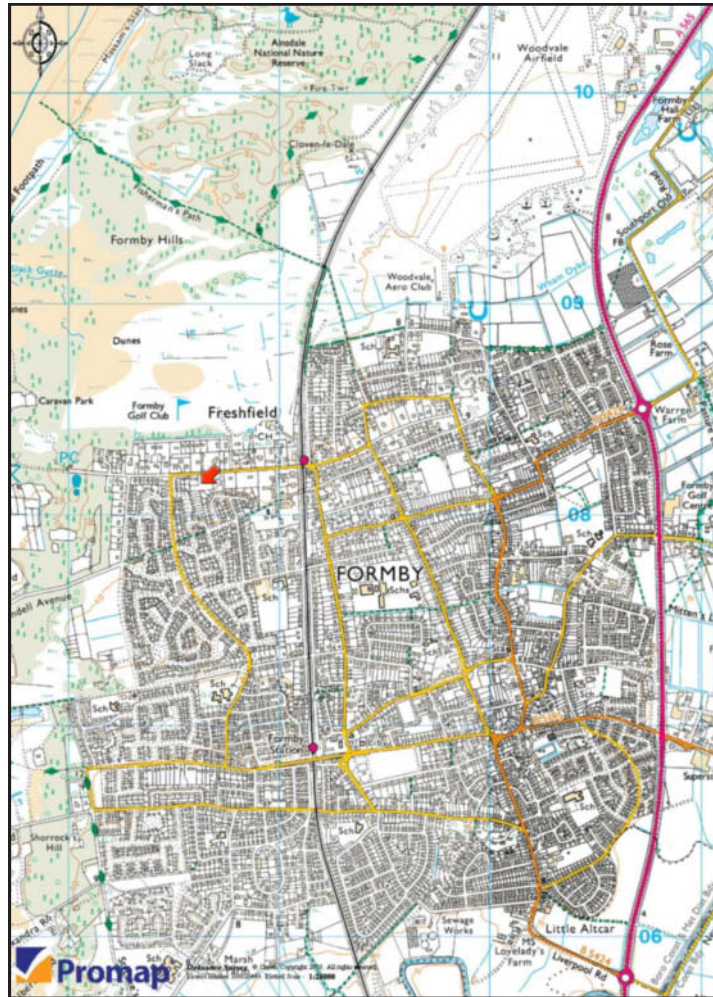
VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.



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FURTHER INFORMATION

For further information or to view please contact Robert Diggle or Paul Parker.

Tel. 0151 236 8454

Fax. 0151 236 6679

Email. robert.diggle@edwardsymmons.com

paul.parker@edwardsymmons.com

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**Edward
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0151 236 8454
www.edwardsymmons.com