



Argarmeols Road,
Formby, Merseyside,
L37 7BX

£825,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Rare and Exciting are examples of often overused adjectives in the estate agency world, but this type of opportunity rarely comes to market. From homeowners to developers, there is potentially something for everyone.

We anticipate strong demand from buyers across the board for this great opportunity on one of Formby's most salubrious roads.

The current owners have started the transformation of the existing property, but they are now focused elsewhere, meaning the property is now being offered for sale with the benefit of the existing planning permission.

This much-loved family home is now ready for a new chapter and offers the owner-occupier an opportunity to create their dream home, limited only to their own imagination (and any additional planning permission, of course!).

For those looking to exploit the site for development, the site comes with Outline Planning for two detached houses - DC/2021/00069.

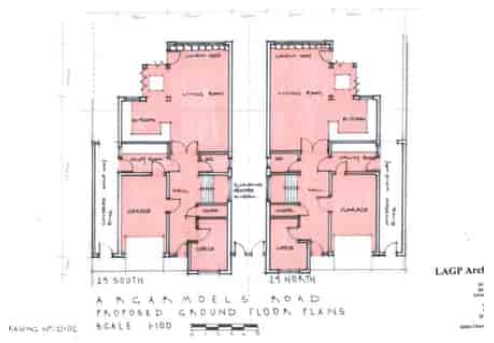
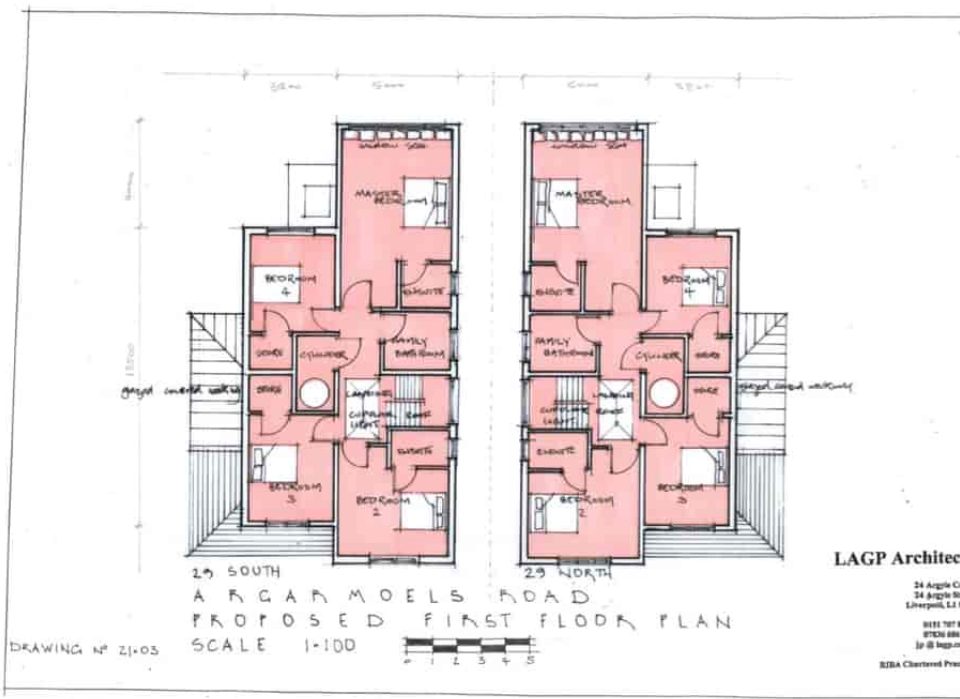
The existing house is currently 1,900 sq ft, comprising a dual aspect lounge, separate dining room, kitchen and utility room. Upstairs, there are four bedrooms and a family bathroom. The main bedroom has an en-suite shower room.

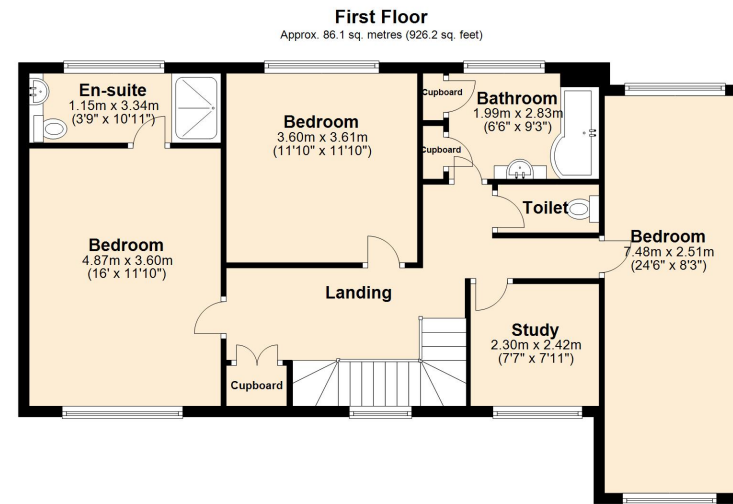
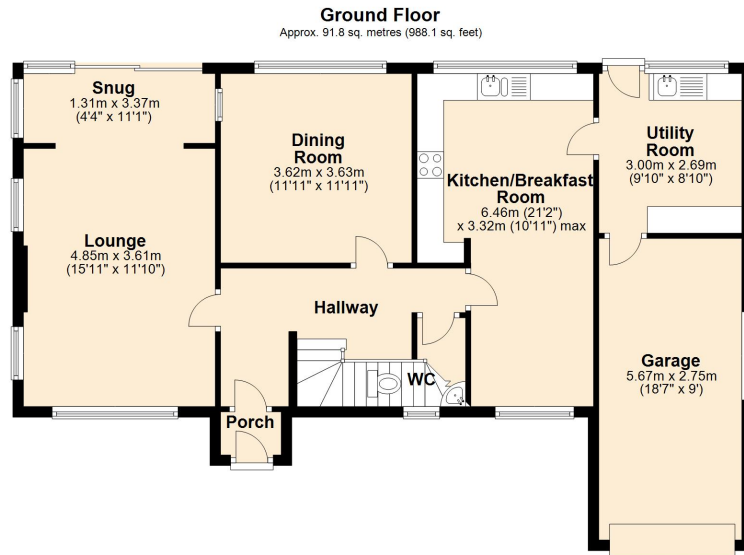
The space could be transformed into an amazing modern living space, maximising the sizeable 1/4 acre plot, with its WEST facing rear aspect.

The OUTLINE PLANNING APPROVAL is for two detached dwellings with approximate floor areas of some 2,800 sq ft. The approved plans offer contemporary style homes embracing OPEN/PLAN living, HOME OFFICE and an integral garage, with FOUR BEDROOMS, two EN-SUITES and a family BATHROOM to the first floor.

There is NO ONWARD CHAIN. To view call 01704 516 626 - Follow us on Facebook and Instagram.







Total area: approx. 177.8 sq. metres (1914.3 sq. feet)

Plan produced using PlanUp.

