



College Avenue,
Formby, L37 3JL

**OFFERS OVER
£800,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

What a proposition! One of the very few building plots available, located in one of the most desirable spots in Formby. We are talking “hen's teeth”, particularly when you consider this lovely plot has a WEST facing rear garden.

The FREEHOLD plot itself is approximately 21m x 82m totalling 0.40 of an acre, and we have PLANNING PERMISSION for a magnificent 5,800 sq ft family home, including a double garage and gym.

The impressive design is centred around the circular reception hall with a graceful, sweeping staircase. There are three reception rooms, and the heart of the home is the magnificent open-plan kitchen/living space with bi-folds doors leading into the garden.

There are four double bedrooms on the first floor, each with en-suites.

The master suite occupies the second floor, with a balcony overlooking the rear garden, which is the perfect place to enjoy a Gin & Tonic whilst getting ready for an evening.

At the far end of the garden, there is planning permission for a gym or a home office.

For those outside the area, Formby itself is a very popular coastal town with a thriving local community, between Liverpool and Southport with excellent road and rail links to both. It benefits from fantastic local amenities, schools, restaurants and shops, as well as the National Trust nature reserve and beach.



