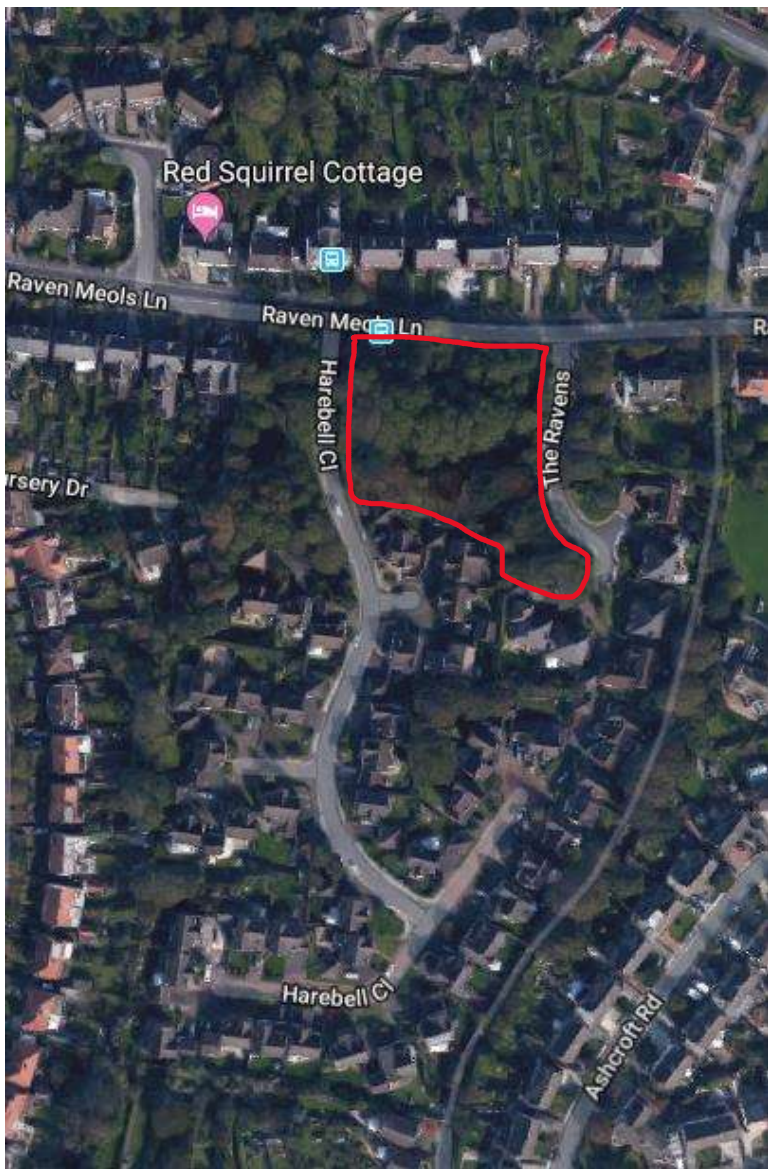


For Sale

DEVELOPMENT OPPORTUNITY

Land at Raven Meols Lane, Formby, Merseyside L37 4DD



Aprox Site Area 0.9 acres

Plans for identification purposes only

- Popular residential area.
- Potential to create residential development opportunity, subject to planning.
- Fronting onto The Ravens and Harebell Close.
- May be sold on an unconditional or conditional basis.





LOCATION

The land is situated within a desirable and popular residential area. The site benefits from a number of local amenities closeby, including Formby Golf Club, Formby Cricket and Hockey Club, National Trust land leading towards Formby beach and the coast of the Irish Sea.

The site is also close to excellent local schooling for primary and high schools and a range of local and multiple neighbourhood shops including Waitrose, Marks and Spencers, JD Wetherspoon, Costa Coffee and various others.

The site provides good transport links connecting with Southport (A565) and local train stations within Formby and Freshfields within walking distance.

Formby is within the Borough of Sefton, approximately 11 miles north of Liverpool and approximately 9 miles from Southport.

DESCRIPTION

The land provides a irregular shaped site with established tree-lined boundaries and hedgerows with a number of specimen trees and shrubs fronting onto Raven Meols Lane, The Ravens and Harebell Close.

The site is currently accessed off Harebell Close with potential for further access points off Raven Meols Lane or The Ravens, subject to Highways approval.

There is a potential to create a single or two dwellings subject to obtaining the necessary planning consents, or alternative uses in keeping with the local residential area, subject to planning permission.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following approximate areas and dimensions:

Approximate Site Area	0.9 acres
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TENURE

We understand the land is held freehold.

TERMS

The site is for sale freehold on an unconditional or conditional basis.

PRICE

Offers invited on an unconditional / conditional basis.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

The purchaser is responsible for the seller's reasonable legal and surveyors costs.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

Tel: 0151 319 2424

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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