

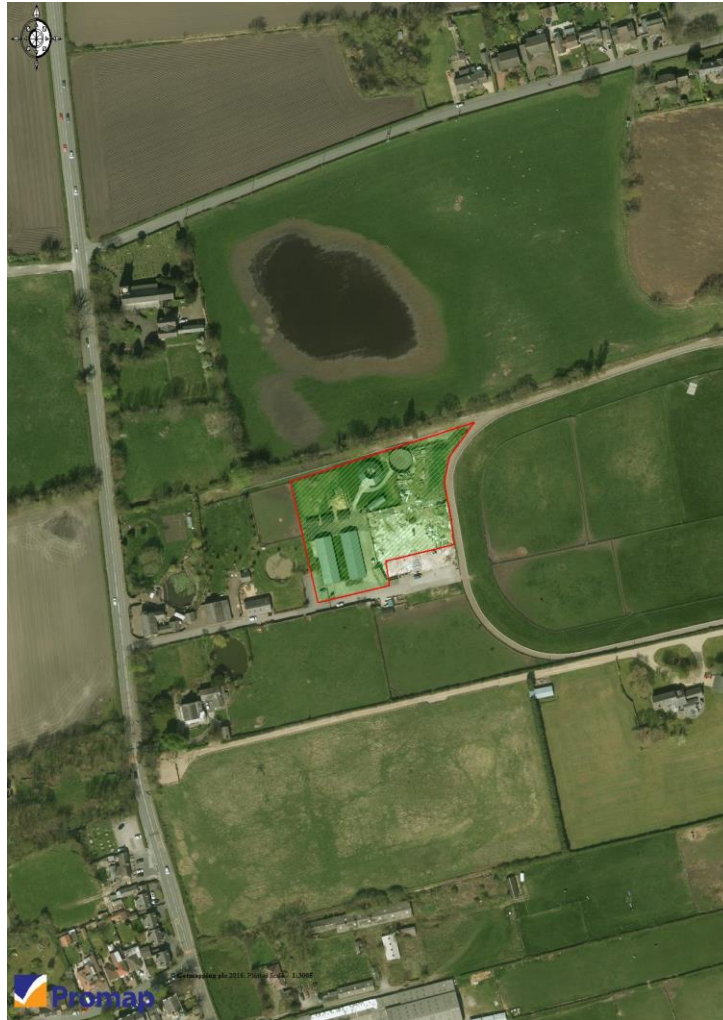
Residential Development Site

# For Sale

1.48 Acres Approx

(0.6 Hectares)

**Matthews  
& Goodman**  
.....  
Property Advisers



Southport Road, Lydiate, Merseyside, L31 4HH

- 1.48 Acres Approx
- Freehold
- Full planning permission for 5 high quality detached houses
- Attractive & popular location

# Residential Development Site For Sale

1.48 Acres Approx  
(0.6 Hectares)



## Location:

The land is situated adjacent to Oaklea Stables off Southport Road, Lydiate. Southport Road provides excellent access to Merseyside and the West Lancashire area and connects with Switch Island (M57/M58/A5036) interchange, approximately 3 miles (4.8 km) to the south west of the site.

The immediate area is an attractive and popular residential location, which benefits from good transport links to Liverpool and Southport.

## Description:

The site is situated to the rear of existing residential accommodation, forming part of the Oaklea Stables Complex.

It forms a rectangular shaped site and benefits from extensive attractive views over the surrounding countryside.

## Tenure:

Freehold.

## Planning:

The site currently has full planning permission for 5 high quality detached houses with extensive external garden areas. Planning Application Number: DC/2015/02079.

Further information can be obtained from Sefton borough Council Planning Department T: 0151 922 4040. The property is situated in a conservation area.

## Terms:

The property is available For Sale with the benefit of the current planning permission, details on application.

## VAT:

Any prices quoted are exclusive of VAT.

## Legal Costs:

Each party will be responsible for their own legal costs incurred in connection with the sale.

## Contact and Viewing Arrangements:

Viewing strictly by appointment.

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