



FOR SALE

Residential Development
Site, Timms Lane, Formby,
Liverpool, L37 7DW

- 1.78 acres (0.72 hectares) approx.
- Freehold.
- Situated in a much sought after residential area.
- Suitable for residential redevelopment, subject to planning.

Location

The site is situated on the northerly side of Timms Lane, close to its junction with Green Lane. The northerly boundary of the site is formed by Victoria Road.

The site is situated in a popular and much sought after residential area, approximately 1 mile (1.6 km) north of Formby Town Centre.

The immediate area comprises of a wide range of high value detached and semi detached new and 1930s housing.

The Property

The site is occupied by St Anne's Church and Presbytery.

The rear part of the site forms established landscaping and trees, which is subject to a Tree Preservation Order.

The existing buildings on the site may be demolished subject to planning.

Accommodation

Site area: 1.78 acres (0.72 hectares) approximately.

Tenure

The site is Freehold and is free of all previous restrictions, which limited the site to Religious use only. Further details are available on application.

Planning

Pre-planning application information prepared by Sefton Borough Council is available upon request.

Sefton Council will allow residential redevelopment, and have a preference for retaining the existing Church building, which can be refurbished for residential use.

The Council have indicated that demolition of the Church is possible, however this would have to be

"justified" in accordance with existing Planning Policies.

The remaining section of the site fronting Timms Lane is suitable for redevelopment for high quality detached or semi detached housing.

Overage Clause

The site will be sold subject to an overage clause, based upon 30% of the uplift in value for any development of the area presently covered by the TPO, plus redevelopment of new houses on the site of the existing Church building.

Offers and Timescale

Offers on a Subject to Planning basis, together with the identity of the purchaser, track record and proof of funding, are invited by 5pm on 15th December 2023.

VAT

All prices quoted are exclusive of VAT.

Viewings

Strictly by appointment only via SK Real Estate (Liverpool) Ltd : 0151 207 9339

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