

For Sale

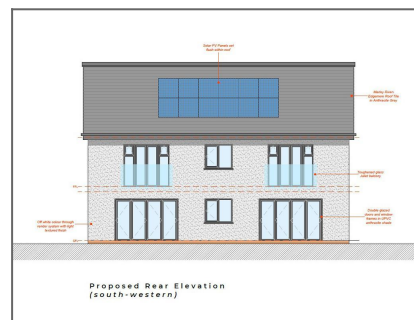
New Cut Lane, Birkdale, PR8 3DW



From £250,000 - Available

Land

- ✓ Land with Planning Permission
- ✓ Permission for '5' Bed Detached
- ✓ Bespoke Design Packages Offered
- ✓ Flexible Options Available
- ✓ Self Build or Developer Build
- ✓ Semi-Rural Location
- ✓ Large Semi-Rural Plot
- ✓ Call for Further Details



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Discover a rare opportunity to invest in a stunning plot of land set in a semi-rural location off New Cut Lane, Southport. This exceptional site comes with full planning permission (with all planning conditions discharged) for the erection of a magnificent 5-bedroom detached executive property, encompassing an impressive 275m². Whether you're looking to build your own dream home or a lucrative investment, this plot offers endless potential for those seeking to combine luxury living with a peaceful countryside ambiance.

The options available to the buyer, are (Option 1) To buy the land with full planning permission for a '5' Bed Detached, or (Option 2) to purchase the land and have the developer, who has now completed and sold 52A behind this plot, build it to your own specification.

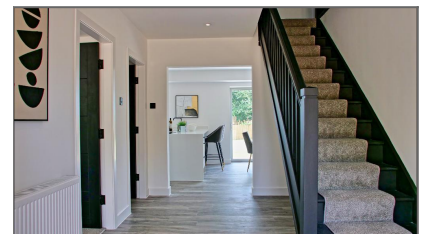
Situated just moments from the vibrant amenities of Southport, yet far enough to enjoy the tranquillity of rural life, this plot provides the perfect balance for families and professionals alike. With generous space for a beautifully designed home, you can take full advantage of the picturesque surroundings while benefiting from convenient access to local shops, schools, and recreational facilities.

The location promises a serene lifestyle without sacrificing connectivity, making it an ideal choice for your future residence or a high-demand rental property.

With planning permission already secured, you can start the building process without the usual delays associated with acquiring approvals. This is a unique chance to create a bespoke home tailored to your specifications in a desirable area. Don't miss out on the chance to secure this prime piece of land and turn your vision into reality. Contact us today to arrange a viewing and discuss this exciting investment opportunity!

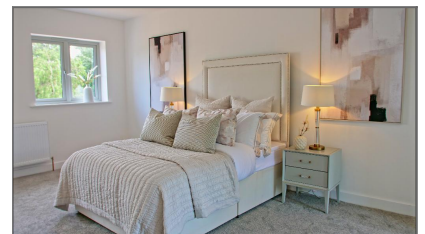
Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road for approximately 1.25 miles. When you arrive at the traffic light junction with Halsall Road/Arundel Road, take a left into Halsall Road and continue down and over the next traffic lights into New Cut Lane. This secluded property is situated on the right hand side, easily identified by a Bailey Estates 'FOR SALE' board.

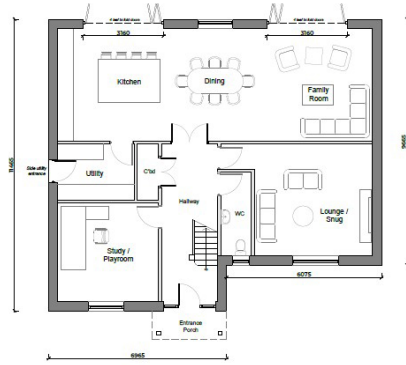


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Floorplans



Proposed Ground Floor Plan
(122m² GIA)



Proposed First Floor Plan
(122m² GIA)

Additional Information

Plot purchase price: £250,000 and £500,000 for the build contract. To be paid in increments.

Council Tax Banding TBC

Local Authority: Sefton

Tenure TBC

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.