



Victoria Road, Formby,
L37 1LP

PER PLOT £995,000

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Discover the pinnacle of bespoke living at 86 Victoria Road in Formby, where an extraordinary self-build opportunity awaits. This rare gem is nestled in the heart of one of the most coveted and affluent neighbourhoods in the North West, surrounded by opulent residences housing successful business owners, entrepreneurs, and local sporting heroes.

For those with a passion for golf, the prestigious Formby Golf Club and several other quality courses beckon in close proximity, making this location a haven for enthusiasts who appreciate the artistry of the perfect swing.

Convenience meets exclusivity as Freshfield Station, a mere stroll away, connects you to local and national rail networks, enhancing accessibility to transport services. The allure of this location extends beyond sophisticated properties, offering proximity to the famed National Trust Formby Pinewoods and Beach—a sanctuary for iconic Red Squirrels.

This unique opportunity unfolds with outline planning permission for two highly desirable properties at 86 Victoria Road. Plot 1, gracefully fronting the road, invites you to make a grand statement in this prestigious locale. Meanwhile, Plot 2, positioned at the rear and accessed via a shared drive, provides a secluded setting for those seeking a tranquil retreat.

Elevate your living experience with the epitome of bespoke design on Plot 2 – an exquisite self-build project that promises a private oasis amidst nature's embrace. Approach this distinctive residence along a tree-lined drive, setting the tone for a tranquil and secluded haven that awaits beyond.

Plot 2 unveils a stunning 5-bedroom property, meticulously crafted for those who seek a perfect fusion of elegance and seclusion. As you arrive, the charm of this residence unfolds with ample gardens and a detached two-car garage, offering a touch of exclusivity to your everyday retreat.

The entrance lobby, graced with a cloakroom, leads to a central hallway, establishing a seamless flow through the heart of the home. A utility room/boot room and a separate WC add a practical touch, catering to the demands of modern living. The front lounge, adorned with a square bay, welcomes an abundance of natural light, creating a comfortable and inviting space for relaxation.

The open plan kitchen dining room serves as the epicentre of this residence, seamlessly blending culinary sophistication with the warmth of communal dining. A snug overlooking the rear garden adds a touch of cosiness, creating a perfect spot to unwind and enjoy the tranquillity of the outdoors.

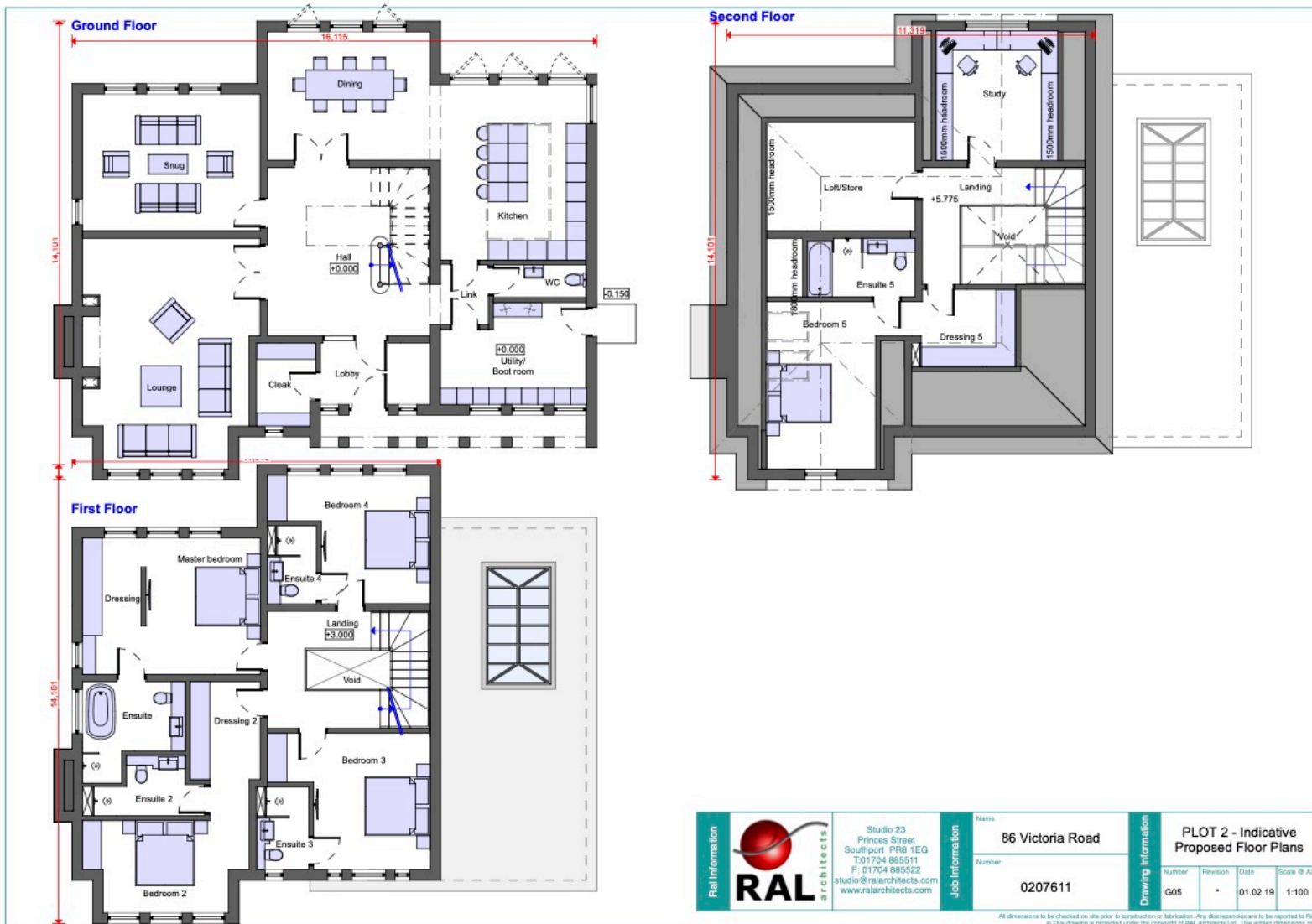
Ascending to the first floor, discover the master bedroom to the rear, a sanctuary of luxury complete with a dressing room and ensuite bathroom. Three additional bedrooms on this level, each with ensuite shower rooms, ensure that every member of the household enjoys their own private retreat.

Venture to the second floor, where another bedroom, featuring an ensuite shower room and dressing room, awaits. This level also offers a dedicated office/study space, perfect for those who seek a quiet haven for work or creative pursuits.

Plot 2 is more than a self-build project; it is an invitation to craft a lifestyle where privacy meets sophistication. Embrace the opportunity to turn these plans into reality, creating a home that harmonizes seamlessly with its natural surroundings. Your sanctuary, your style – let the journey to your dream home unfold here at 86 Victoria Road.

This Freehold plot, available without any chain, is your ticket to a lifestyle of luxury and exclusivity. Call us now on 01704 516 626 to commence your journey and turn your dreams into reality





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