

4 Tower End, Victoria Road, Formby. L37 1LP

£1,500,000 Freehold

FOR SALE



D Front Elevation View

PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION....Colette Gunter Estate Agents are delighted to present this excellent opportunity to acquire a prime FREEHOLD BUILDING PLOT nestled within this serene and highly sought after location off Victoria Road. Full architect plans by NJSR Architects have been submitted and PLANNING PERMISSION HAS BEEN GRANTED for a SIX bedroom mansion house which extends to approximately 7,500 square feet of living space over three floors including an innovative underground garage.

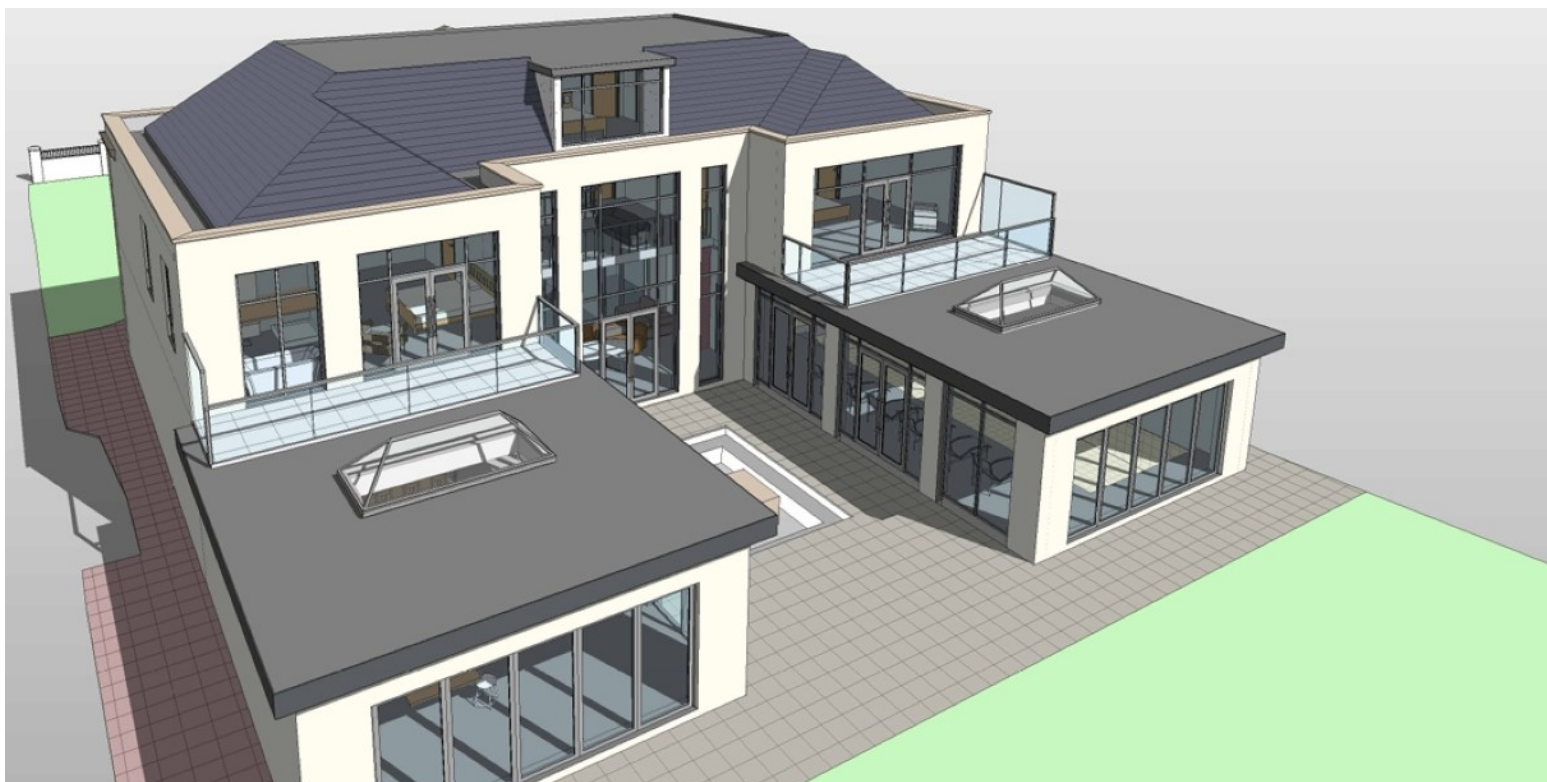
Subject to demolition of the existing property the plot itself extends to approximately 0.28 of an acre and offers ample space for this elegant residence with expansive living areas, multiple en-suite bedrooms and exquisite architectural details. The pre approved plans include a meticulously designed layout that seamlessly integrates indoor and outdoor living with potential for beautifully landscaped gardens and entertaining spaces and state of the art swimming pool and gym complex ensuring a lifestyle of unparalleled luxury and convenience.

This plot represents a rare chance to build your dream home, tailored to your exacting standards, in a tranquil setting with views to the rear over woodland and Formby Golf links.

Located in a highly sought after location literally on the doorstep of The National Trust Pinewoods Nature Reserve and also conveniently situated for numerous local amenities including Formby Village where there is a wide variety of trendy wine bars, coffee bars, restaurants and independent shops. There is an excellent choice of schools both at primary and secondary level and private schools in the area include Merchant Taylors girls and boys schools and St.Marys in Crosby.

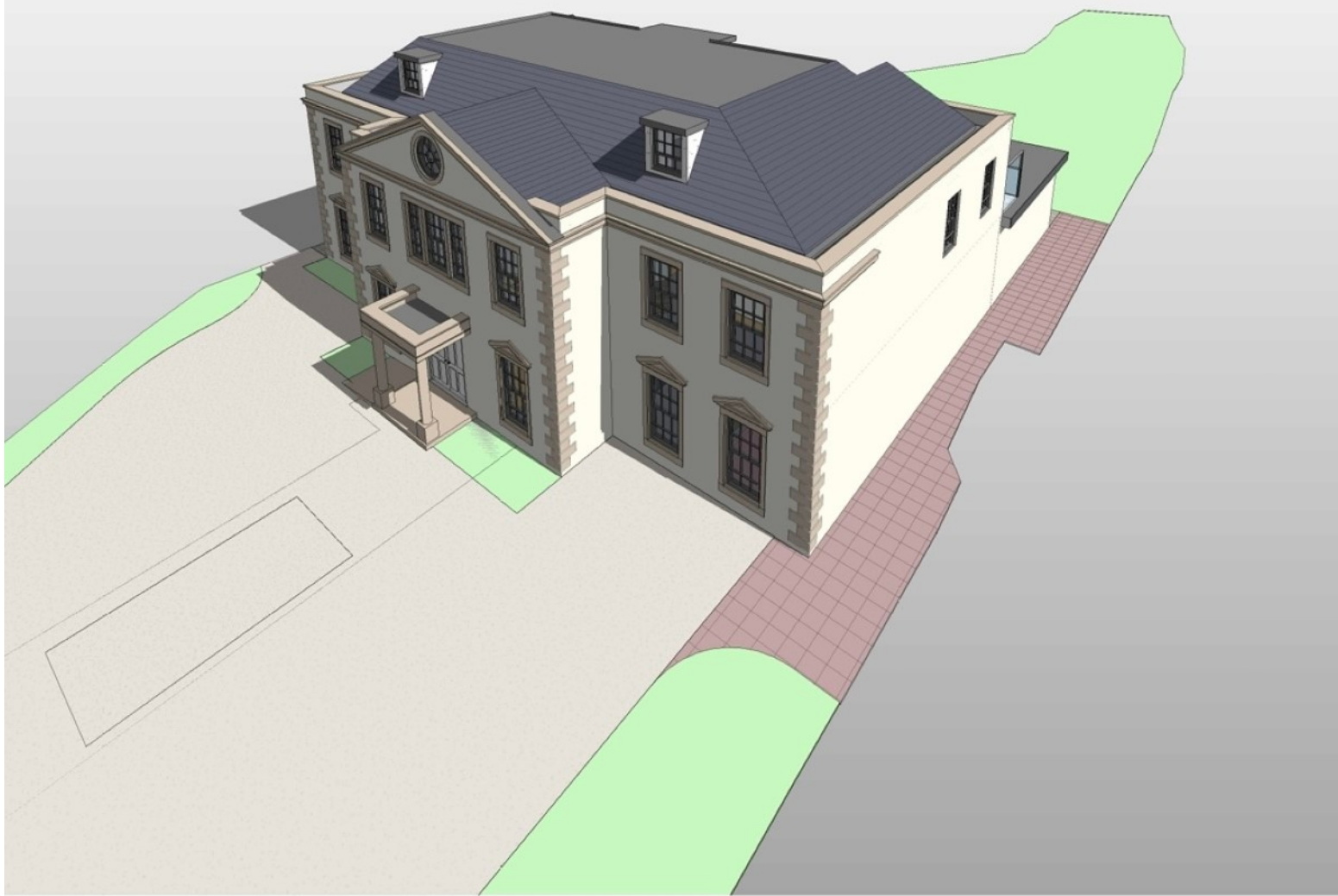
Transport links include Formby and Freshfield railway stations with direct links to Liverpool and Southport and RAF Woodvale is accessible for private flying.

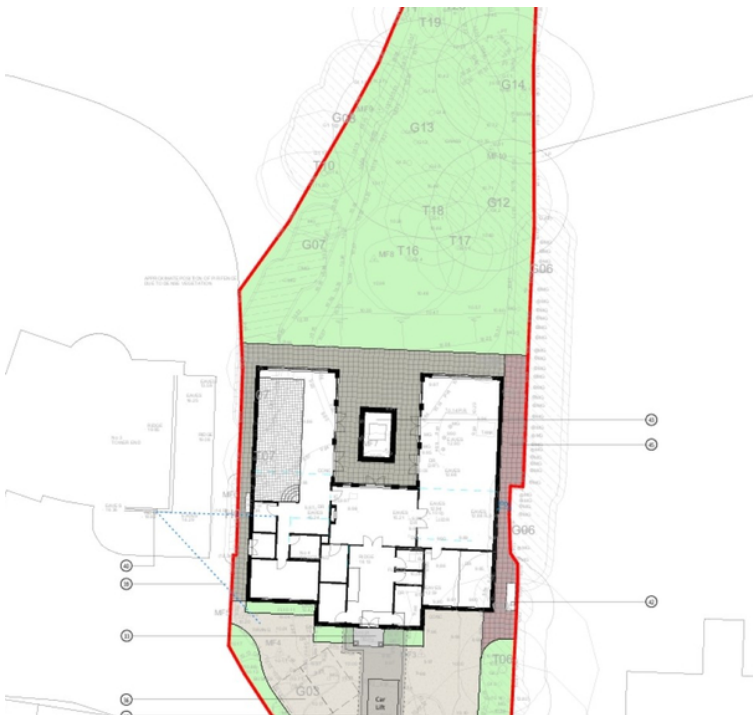
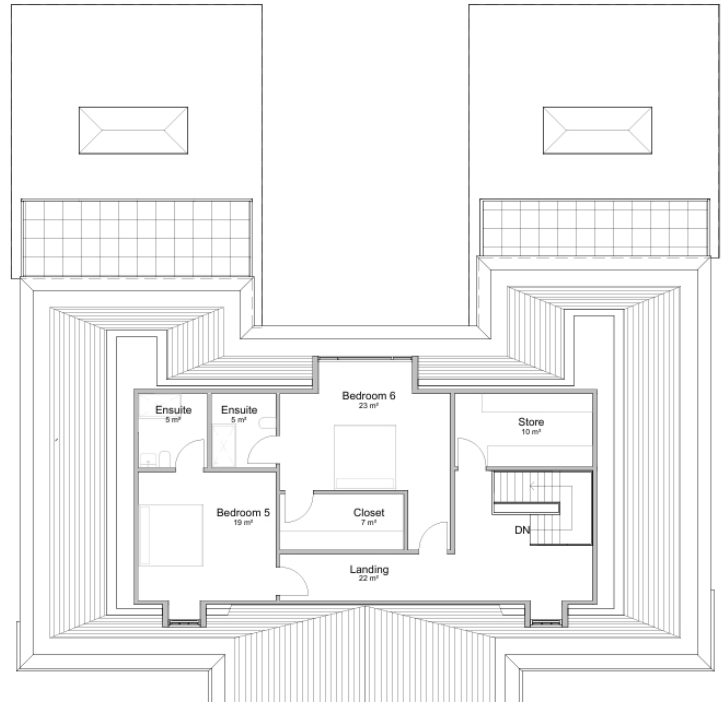
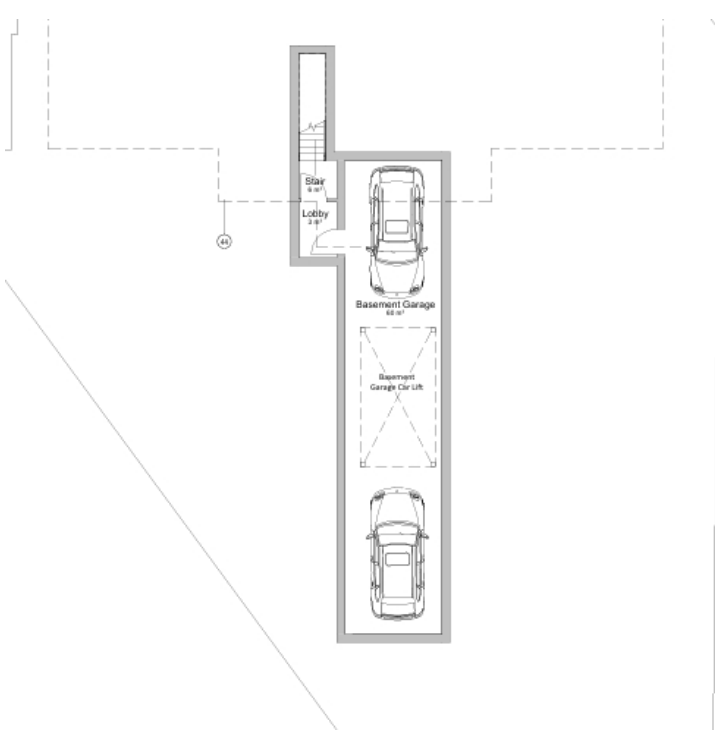
FEATURES



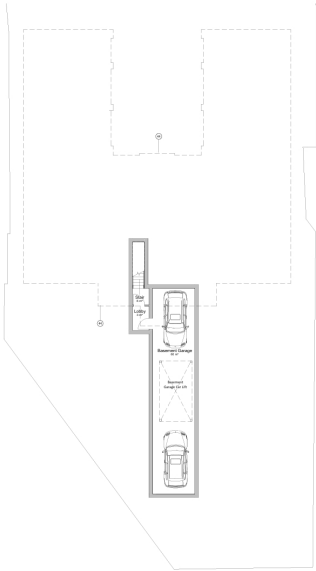
ROOM DESCRIPTIONS



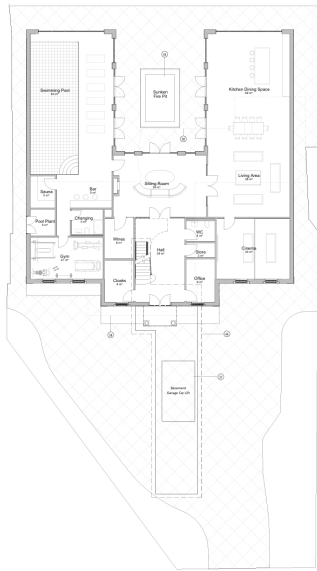




FLOORPLAN & EPC



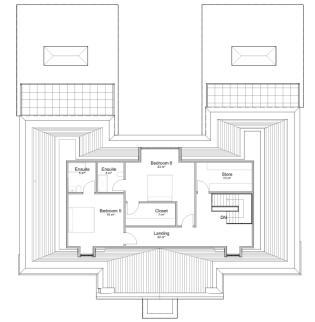
2 Plan - Basement Garage
1:100



1 Plan - Ground Floor
1:100



1 Proposed Plan - First Floor
1:100



2 Proposed Plan - Second Floor
1:100

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

