

£1,500,000
Freehold

1	100% glazing
2	100% glazing
3	100% glazing
4	100% glazing
5	100% glazing
6	100% glazing
7	100% glazing
8	100% glazing
9	100% glazing
10	100% glazing
11	100% glazing



Elevation



3 Proposed East Side Elevation
1:100



2 Proposed Rear Elevation
1:100

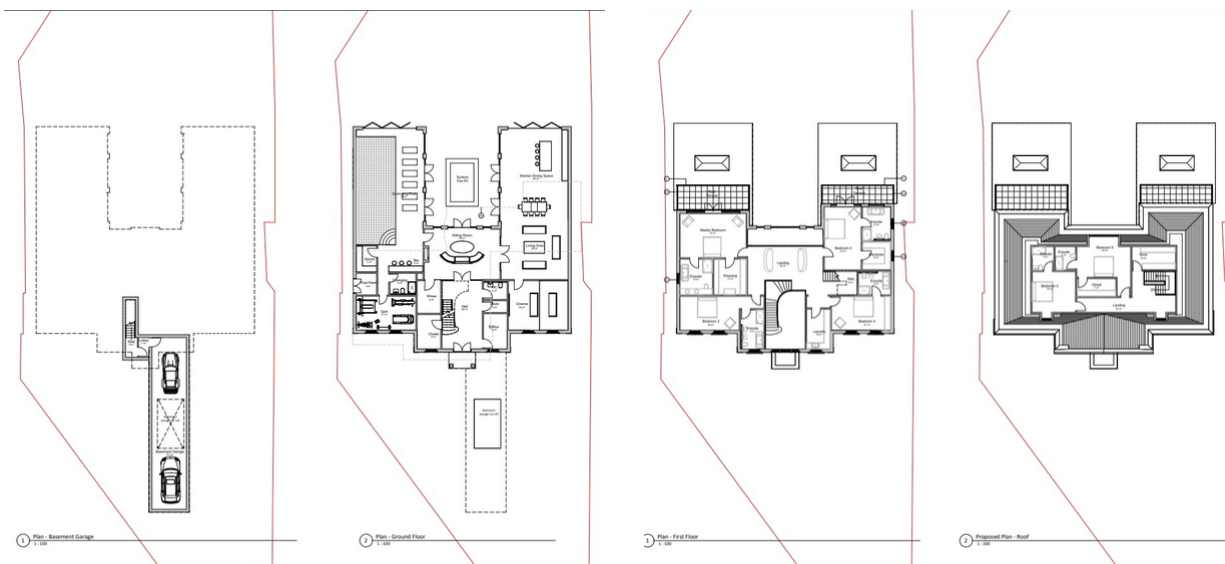


4 Proposed West Side Elevation
1:100



5 Visualisation

COLETTE
GUNTER
Estate Agents



Features

- FREEHOLD PLOT EXTENDING TO APPROX 0.28 OF AN ACRE (Pre-planning application submitted and approved)
- ARCHITECTURALLY DESIGNED PLANS TO BUILD MANSION HOUSE (7,500 sq ft)
- PRIME SOUGHT AFTER LOCATION OFF VICTORIA ROAD
- SUPERB OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM
- CINEMA ROOM
- SIX BEDROOMS ALL WITH EN-SUITE FACILITIES
- SWIMMING POOL AND GYM COMPLEX
- UNDERGROUND GARAGE

Summary of Property

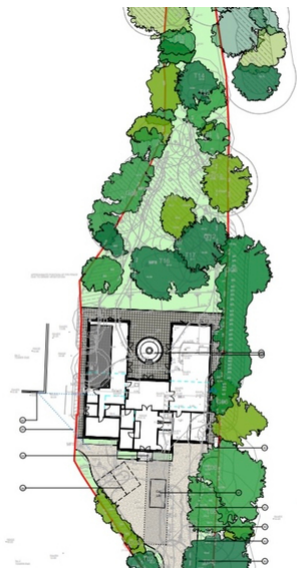
LOCATION LOCATION LOCATION....Colette Gunter Estate Agents are delighted to present this excellent opportunity to acquire a prime FREEHOLD BUILDING PLOT nestled within this serene and highly sought after location off Victoria Road. A pre planning application has been submitted and the current plans by NJSR Architects are 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 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.

Room Descriptions



Floorplan

