



Victoria Road, Formby,
L37 1LP

PER PLOT £995,000

SM

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ESTATE AGENT

Nestled in the heart of the illustrious Victoria Road in Formby, an extraordinary opportunity awaits those with a vision for bespoke living. This self-build plot stands as a rare gem in one of the most coveted and affluent neighbourhoods in the North West. Surrounded by opulent residences that house successful business owners, entrepreneurs, and local sporting heroes, 86 Victoria Road beckons to those seeking an exclusive lifestyle.

Boasting close proximity to the renowned Formby Golf Club as well as many other quality courses, the location calls to all those golf enthusiasts, maestros of the greens and connoisseurs of the perfect swing.

Freshfield Station, is a mere stroll away, opening up the gateway to both local and national rail networks, as well as local transport services. The allure of this location extends beyond the sophisticated properties, as it is also within walking distance to the famed National Trust Formby Pinewoods and Beach—a haven for the iconic Red Squirrels.

This unique opportunity presents itself with outline planning permission for two highly desirable properties at 86 Victoria Road. Plot 1, gracefully fronting Victoria Road, offers a chance to make a grand statement in this prestigious locale. Meanwhile, Plot 2, positioned at the rear and accessible via a shared drive, provides a more secluded setting for those seeking a tranquil and private retreat.

Plot 1 invites you to embark on an exceptional journey of crafting your bespoke residence and boasts a grand 6-bedroom home that exudes both sophistication and functionality, set within ample gardens fronting Victoria Road.

Upon entry, the current plans show a welcoming lobby, leading to an expansive hall adorned with a cloakroom and a separate WC – an impeccable introduction to the home's thoughtful design. The front lounge, bathed in natural light from its circular bay window, offers a comfortable haven for relaxation. The heart of the home unfolds with an open-plan kitchen and dining room, seamlessly blending style and practicality.

The ground floor further unfolds to reveal a rear snug, perfectly positioned to overlook the rear garden, creating a serene retreat. A two-car garage, integrated seamlessly, caters to your convenience and adds a touch of practical luxury to your everyday living experience.

Ascend to the first floor, where the master bedroom takes centre stage, accompanied by a dressing room and ensuite bathroom that should epitomize opulence. There are three additional bedrooms on this level, each served by an ensuite shower room, ensuring a private sanctuary for every member of the household.

The journey continues to the second floor, where two more bedrooms await, both adorned with ensuite shower rooms. These upper realms promise a sense of exclusivity, offering a private escape with panoramic views.

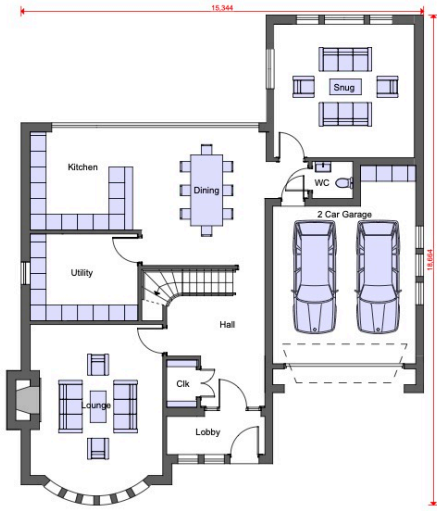
The canvas is set, and the vision is clear, as outlined by the esteemed local architect associated with this project. However, the beauty of this opportunity lies in the freedom to reimagine and tailor the final plans to suit the aspirations of the new owner. Whether aligning with the original vision or daring to dream bigger, this is your chance to craft the house of your dreams in a location that epitomizes luxury and exclusivity. Don't miss out on the chance to turn aspirations into reality at 86 Victoria Road, where your vision meets the epitome of refined living.

The plot is available Freehold and without any chain.

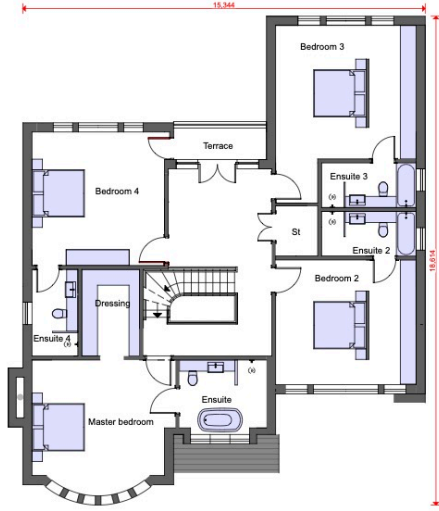
Call us now on 01704 516 626, to begin your journey and make your dreams a reality.



Ground Floor

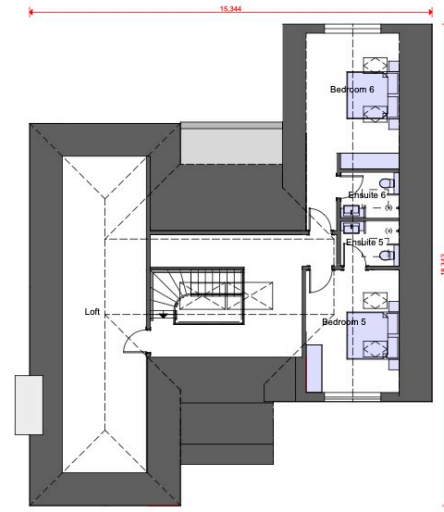


First Floor



	Studio 93 Prince Street Southampton, PO1 1EG T: 01704 885511 F: 01704 885522 studio@ralarchitects.com www.ralarchitects.com	Name 86 Victoria Road	Drawing Information PLOT 1 - Indicative Proposed Ground and First Floor Plan	
	Job Information Number 0207611	Drawing Information Number G01	Drawing Information Revision -	Drawing Information Date 05.02.19

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	Studio 93 Prince Street Southampton, PO1 1EG T: 01704 885511 F: 01704 885522 studio@ralarchitects.com www.ralarchitects.com	Name 86 Victoria Road	Drawing Information PLOT 1 - Indicative Proposed Second Floor Plan	
	Job Information Number 0207611	Drawing Information Number G02	Drawing Information Revision -	Drawing Information Date 05.02.19

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