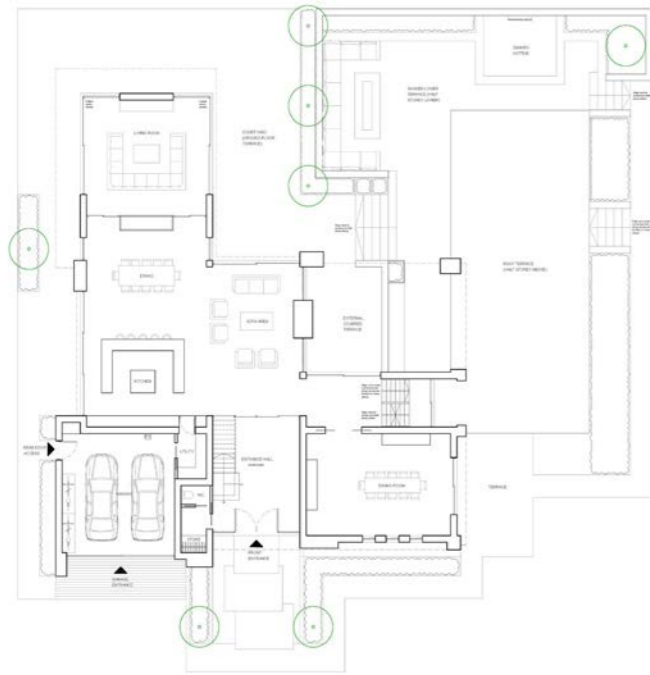




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



Ground Floor Plan



First Floor Plan



Basement Floor Plan



Tenure: We are advised by our client that the property is Freehold

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Expressions of interest are invited for this serviced self-build plot with full planning permission for an awe-inspiring, eco-friendly, contemporary grand designs house. Spanning an extraordinary 10,000 square feet amongst approximately 2 acres of grounds, the plot rests settled within the picture postcard historical parish of Lathom in an idyllic rural location yet only minutes away from the bustling market town of Ormskirk. Rarely does an opportunity come along at such a sought-after address in West Lancashire, with potential to build a 'super-prime' home on an epic scale. The home will sit centrally with the plot and will offer ultimate privacy and command magnificent open views over the surrounding greenbelt farmland.

The design of the property embodies our clients concept of a 'Holistic Home' borne from a desire to create a residence that seamlessly blends with its natural surroundings and drawing inspiration from Vastu and Feng Shui principles. An extensive 24-month design process was undertaken, guided by experts in the field and the result is a bespoke solution that places holistic principles at the core of its architecture. The striking open and flowing floor plan and strategically placed windows will combine to allow for an abundance of natural light to flood the interiors, while providing breath-taking views of the surrounding landscape. The seamless integration of indoor and outdoor spaces has been conceived to invite nature inside to creating a truly immersive living experience.

The interior spaces have also been designed to promote a sense of balance and harmony. Every room has been carefully arranged according to these Vastu and Feng Shui guidelines, allowing for optimal energy flow throughout the home. The choice of materials and textures will further enhance this connection to nature, with sustainable and eco-friendly elements incorporated wherever possible. The latest innovations in energy efficiency, green technology, and sustainable materials have been considered, ensuring a harmonious coexistence between modern luxury and environmental consciousness. Furthermore, the holistic elements of the design incorporate a range of wellness amenities to support a balanced lifestyle. From a state-of-the-art fitness centre to a spa-inspired relaxation area, every aspect of this property has been conceptualized with the occupiers well-being in mind.

Beyond the exquisite architectural design, this property offers endless possibilities for luxurious living. With 10,000 square feet at your disposal, you have the freedom to create your dream home. From grand en-suite bedrooms and multiple living areas to a private study and expansive entertainment spaces, the layout allows for the realisation of your most ambitious design aspirations. The floor plan is arranged over three levels and displays highlights including a grand reception hallway, living room, dining room, a huge open plan family dining kitchen and living area, utility, a world class leisure complex with swimming pool, gym, steam room, sauna, a sports massage/treatment room, changing facilities, shower room and a breakout area. There's also a large entertainment space with a bar area and room for recreational games.

The homes private spaces are on the first floor and will be just as impressive as the rest of the home with four bedrooms all offering luxurious en-suite facilities and dressing areas as well as all having access to their own private roof terraces. Also on the first floor is a mezzanine sitting area, a laundry room and a home office. The outdoor areas are equally as impressive, with its 2-acre plot, landscaped gardens, tranquil water features, and meditation spaces carefully incorporated. These elements serve as extensions of the living space, inviting residents to fully immerse themselves in the natural beauty that surrounds them and promises to be a sublime haven for entertainment and relaxation with the grounds ensuring that every aspect of outdoor living is taken into consideration.

The exterior landscaping design with its manicured lawns, lush greenery, and vibrant flowers offer to create a picturesque backdrop that will perfectly compliment the entire property. There will be multiple patio areas with sunken terraces that will offer intimate spots perfect for quiet contemplation or al fresco dining. These carefully considered outdoor spaces include wrap-around sun terraces and sunken courtyards all cleverly accessible from most of the home's, accentuating the feeling of spaciousness and making entertaining effortless. To the front of the home there will be an expansive forecourt, providing ample parking for multiple vehicles. In addition, a double garage will offer convenient storage and secure parking for cars.

Sandy Lane is located just a short stroll away from Ormskirk Golf Club and just 1.7 miles from the heart of the picturesque town of Ormskirk which has an excellent range of pubs, restaurants, cafes, shops and of course its famous market. Access to Liverpool via the A59 is within easy reach and the nearby train stations are ideally for the commuter with easy access to Liverpool, Manchester & Preston. Liverpool International Airport is approximately a 35-minute drive and Manchester Airport is also just 45 minutes away. This is a remarkable opportunity to build and personalise the home of your dreams, surrounded by stunning vistas and immersed in the principles of natural balance and harmony. Don't miss your chance to be a part of this contemporary architectural masterpiece and start living your grand design.









