

A Private Formby Setting with Planning Permission Approved
for an Exceptional New Build Home



Set just off Victoria Road at the end of a quiet and secluded cul-de-sac, Tower End occupies a private plot of approximately 0.53 acre with its rear boundary directly backing onto Formby Golf Course and framed by mature pine trees.

Georgian Themed Three-Storey Design



Artists Impression - ai generated
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This is an opportunity defined by setting, scale and outlook. Planning permission is approved for a substantial three-level 'Georgian themed' contemporary home, designed to make the most of the privacy, views and generous plot size.

Plans Include Approx. 8640 ft² of Accommodation Over Three Levels

- Open-plan kitchen, living and dining spaces
- Six bedrooms, all with ensuite facilities
- Primary suite with dedicated dressing room

Floors

- Indoor swimming pool with spa facilities
- Dedicated gymnasium and cinema room
- Lower ground floor parking with car lift



3D Front Elevation View



3D Rear Elevations Aerial View



3D Rear Elevations View

While planning consent is secured, there remains scope to tailor the interior layout and finishes, offering the ability to personalise the home without revisiting the fundamentals. The design provides a strong platform for a home with lasting appeal, in terms of lifestyle and future value.

Spaces designed to be used, lived in and appreciated



SWIMMING POOL & SPA *



GYMNASIUM *

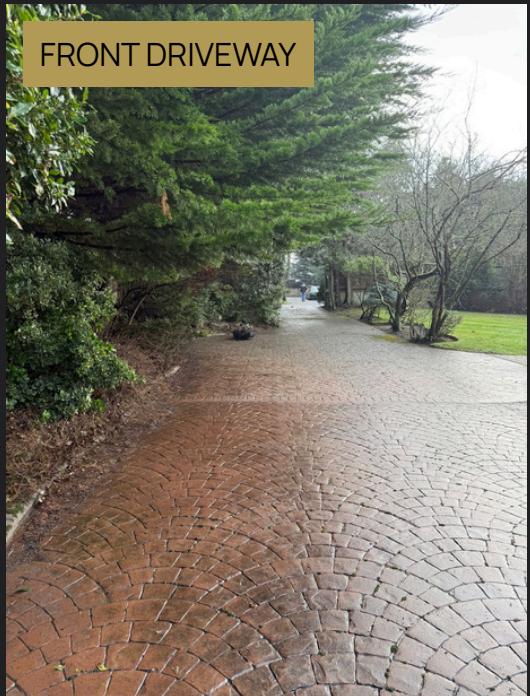


CINEMA ROOM *

This is A Setting Defined by Privacy and Outlook

The strength of this site lies in what is already established. A private setting, an open outlook across the golf course and planning consent that allows a substantial contemporary home to be delivered with clarity and confidence. When these elements align so naturally, they create a foundation that is both distinctive and increasingly hard to match in Formby.

A Standout Position on a Highly Regarded Road



Within an already sought-after stretch of Formby, this particular plot sits in one of the most discreet positions along the road, tucked away at the end of an enclave and removed from passing traffic. It is the sort of address that draws long-term owners rather than short stays, valued for its calm atmosphere, established surroundings and quiet sense of exclusivity