



Arrochar Prescott Road, Melling

In Excess of £750,000

ARNOLD
& PHILLIPS
ESTATE AGENTS



Arrochar Prescott Road

Melling, Liverpool

Exceptional Development Opportunity

Step into a rare and exciting opportunity on the edge of West Lancashire, within the borough of Sefton. With full planning permission already granted, this prime site offers the chance to build two substantial detached homes and to transform an existing bungalow into a remarkable two-storey residence. Set within a well-connected and desirable semi-rural setting, this is a unique opportunity to shape a lifestyle that combines contemporary design with countryside calm.

A Family Lifestyle Awaits

The area is known for its strong sense of community, open green spaces, and excellent nearby amenities. Residents are drawn here by the balance of peaceful living and day-to-day convenience. Excellent schools, local shops, and parks are all close at hand, while nearby towns such as Ormskirk and Maghull add to the area's appeal with their vibrant town centres, cafés, and transport connections. It's a place where children can thrive, neighbours become friends, and a high quality of life comes as standard.

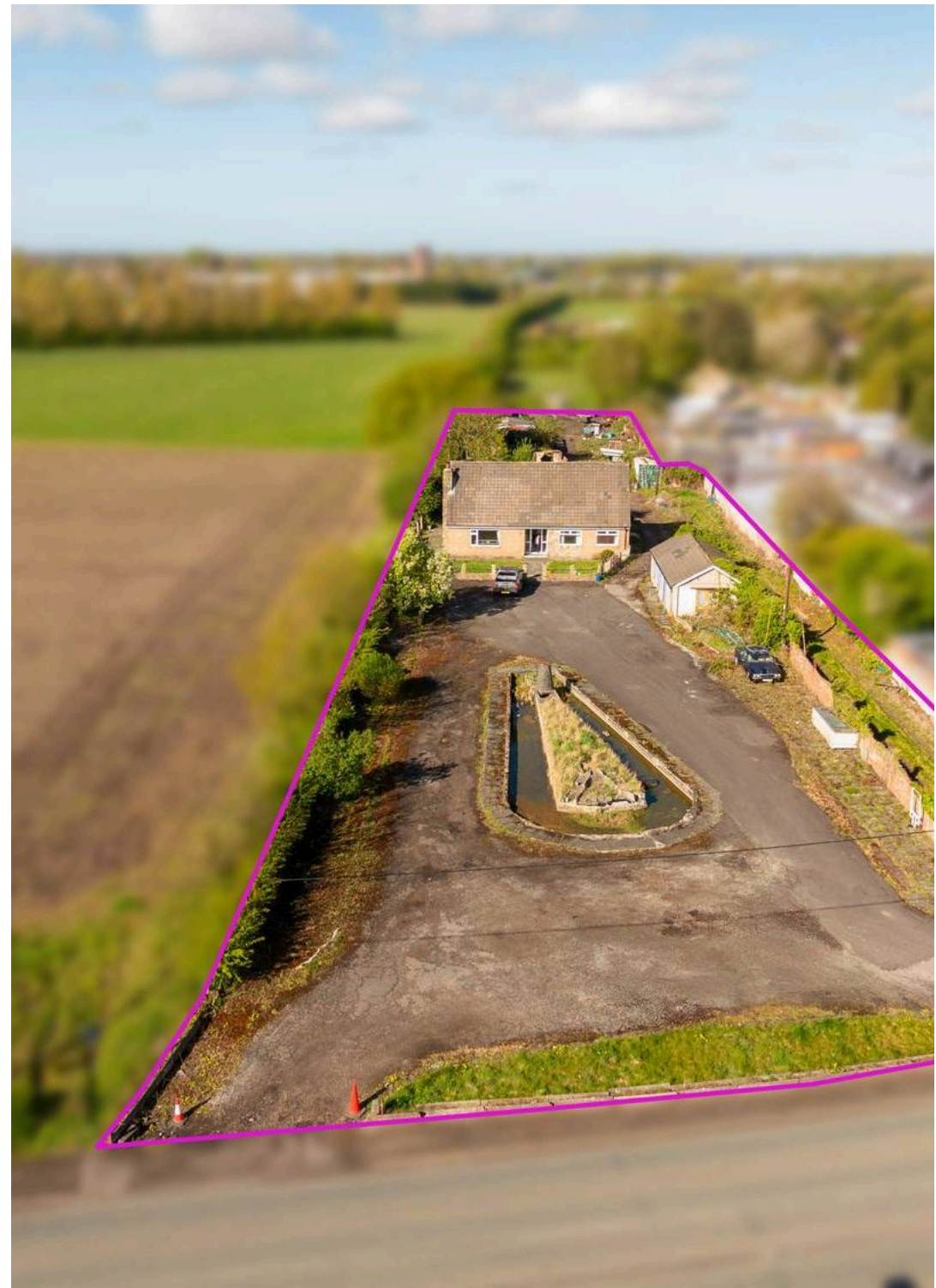
The Proposed Homes: Space, Style and Substance, Imagined for Tomorrow

Two thoughtfully designed detached family homes will soon stand proudly on this generous plot, bringing together contemporary architecture, practical design, and everyday comfort. Each property will offer approximately 2,300 square feet, carefully planned to meet the needs of modern living.

The ground floors will feature expansive open-plan kitchen, dining, and living areas, where bi-fold doors open directly onto private landscaped gardens, allowing for a seamless connection between indoor and outdoor living. Whether hosting friends or spending quiet evenings with family, these sociable spaces will be ideal for every occasion.

A separate lounge will offer a cosy retreat, while a dedicated study, utility room, WC, and integrated garage (measuring 6m x 3m) will ensure all the practical essentials of daily life are effortlessly accommodated.

Upstairs, each home will include four double bedrooms, two of which will benefit from en suite bathrooms, while a sleek family bathroom and loft storage will





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- Exceptional Development Opportunity
- Full Planning Permission Granted for Two Detached Homes & Transformation of Existing Bungalow
- Desirable Semi-Rural Setting
- Generously Sized Plot
- Far-Reaching Views Across Greenbelt Farmland

Council Tax band: B

Tenure: Freehold



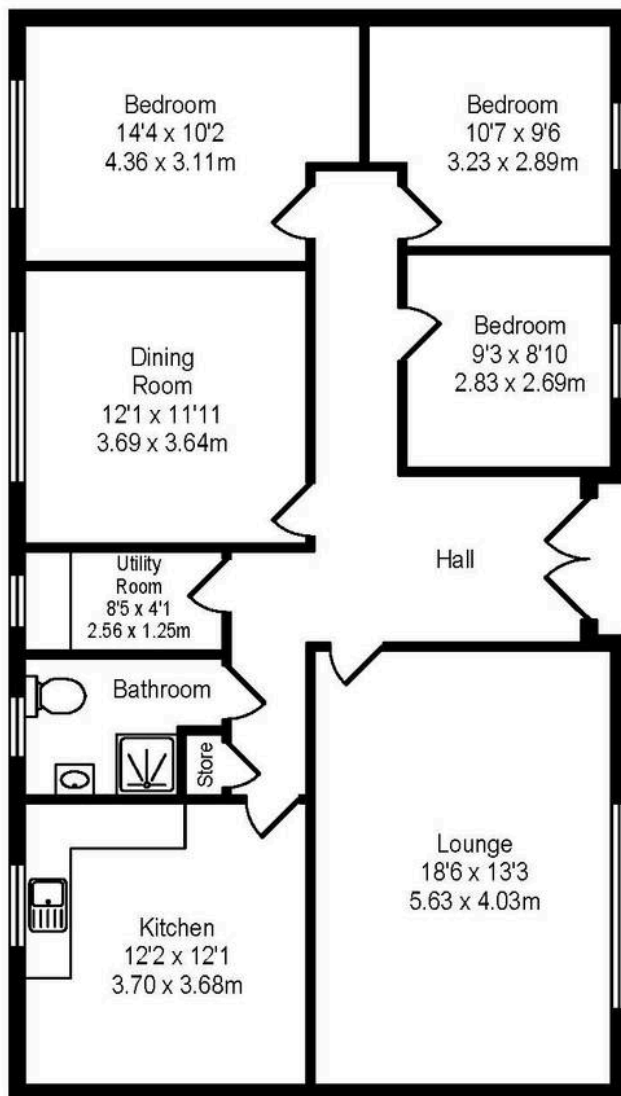




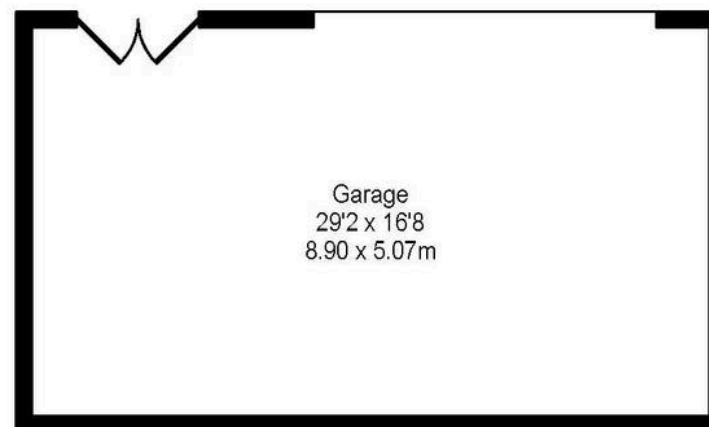
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Total Approx. Floor Area 1630 Sq.ft. (151.46 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 1142 Sq.Ft
(106.07 Sq.M.)



Approx. Floor
Area 489 Sq.Ft
(45.39 Sq.M.)