



COUNTRYSIDE

Places People Love



QUEEN MARY
PLACE

Introducing



The perfect location for your perfect home

Located right in the heart of Walton sits Queen Mary Place, the latest in a line of highly desirable developments from Countryside.

Designed to fit right in to this exciting setting and to keep pace with Walton's rapid and ongoing development, Queen Mary Place boasts a wide range of beautifully designed and superbly appointed homes in a choice of styles and sizes, so there's bound to be one that suits your lifestyle perfectly.

Everything you need for modern living is right here too, including local and high street shops and stores, lively pubs and restaurants, doctors' surgeries, great schools, leisure facilities and even an £18 million sports college. It all adds up to create a thriving

neighbourhood that's an established community in its own right. Liverpool, one of the world's most exciting cities, is just minutes away, so whatever you're looking for when choosing your new home, you're sure to find it right here.

With its perfect location and choice of homes, Queen Mary Place is set to be hugely popular with young professionals, growing families, in fact with everyone who wants to make their home in a prestigious development in an area that has so much to give.

So make sure you don't get left behind, come and visit us soon.



The ideal
open-plan
living
space





Love Our Specification xxx

Homes designed for you, for families, for life

When it comes to selecting a home at Queen Mary Place, we like to think that you'll be spoilt for choice. That's because we've created a range of houses that each have their own identity but all bear the hallmarks of Countryside quality.

Where to start?

We've taken enormous care to plan and build houses that aren't just beautiful to look at but are designed for modern living, all created to fit in with your life and your family.

The kitchens are fitted with all the appliances and units you could possibly need and are designed to become the real heart of your home, while the living areas leading off them are the perfect places to sit back and enjoy your own space.

Upstairs, you'll find beautifully finished bathrooms, complete with dazzling Porcelanosa tiling, chrome fixtures and vanity units alongside bedrooms that

are perfectly proportioned to suit every member of the family. What's more, they're spacious enough to make one into your own office and really make your home work for you.

Outside, we've provided carefully landscaped and generously sized gardens so you can enjoy the great outdoors whenever the weather allows, without needing to stray far from your home.

As you can see, inside and out, a Countryside home really is the perfect place for you, your family and your lifestyle.



Stunning interiors with skylights & French doors





Legendary Liverpool. World-class city living, just minutes from your door.

Of course there's much more to today's Walton than access to excellent medical facilities. This vibrant area is expanding all the time and there are now three primary schools rated from good to outstanding, plenty of local shops, a library, excellent leisure facilities and great green spaces to enjoy. To get a real taste of history though, you should pay a visit to the famous Croxteth Hall and Country Park, an impressive Edwardian country house, garden and estate, it's well worth the trip.

If the local shops aren't quite enough for you there's a Sainsbury's just down the road and an Asda superstore in Aintree. Then again, if it's shopping that's really on your mind, then the place for you is Liverpool One - it's one of the largest, most exciting retail destinations in the country and by car or public transport it's just a matter of minutes away.

In fact, no matter where you want to get to, Walton makes it simple, with terrific transport links to Wigan and Liverpool by both road and rail and easy access to the rest of the country via the excellent motorway and rail connections.

All things considered, it makes Walton a very attractive place to call home.



Walton

Make your home where a rich history leads to a bright future

Like all of Countryside's developments, Queen Mary Place is set in a community with a rich heritage. In days gone by, Walton was home to the Liverpool Inner City Zoological Park, opened in 1884. Walton was also once the location of Walton Hospital, which started life in the 19th century as the West Derby Union Workhouse. Nowadays, medical care can be found at nearby Aintree University Hospital and six medical centres located throughout the area.

queenmaryplace.co.uk



Close to the city...

A dynamic world-renowned city on your doorstep

Liverpool has always been known as a city full of music, entertainment and life, but recent investment and development has seen the city really take off for shoppers and tourists alike.

A real masterpiece of design that artfully marries the old with the new, Liverpool One is a world-class shopping complex that's the perfect place for a little retail therapy, with more than 140 stores to visit, including Harvey Nichols, John Lewis, Apple and Hollister to name but a few. Don't forget City Central, a superb retail and leisure destination. With 5 shopping centres, 2 department stores and over 400 shops, there's something to suit everyone's style and budget, whatever your taste.

Speaking of taste, if you're looking for designer labels and the decidedly chic, pay a visit to the Metquarter. Here's where you'll find Armani rubbing shoulders with Timberland and Hugo Boss and you can sip a cappuccino in Carluccio's or Patisserie Valerie. Of course if that's not eclectic enough for you, pop into Wayfarers Shopping Arcade and browse through over 30 independent shops - you're sure to discover the perfect buy.

Wherever you choose to wander though, you're never too far from some really memorable wining and dining experiences, be it in the famous restaurants of Hope Street or the host of award-winning cafés, stylish wine bars and traditional pubs that Liverpool is known for.

*Albert Dock
is a vibrant,
historic
waterfront*



If you still have the energy for more, the night is when Liverpool really comes alive. As you'd expect from a city that's been voted one of the UK's best for nightlife, clubs and clubbing are in Liverpool's DNA. An incredible rejuvenation scheme has made Seel Street a truly cosmopolitan experience with everything from Latin dancers to Hawaiian themed bars adding a burst of dazzling colour to the night, whilst all around are venues that cater for every taste in terms of both music and lifestyle. So whether you're in the first flush of clubbing or your tastes have become a little more sophisticated, there's a place for you in Liverpool.

It's impossible to talk about this stunning city without going a little deeper into its musical heritage. The birthplace of The Beatles and many, many more is also home to the Echo Arena, a venue of choice for the world's biggest performers. There is also the magnificent Royal Liverpool Philharmonic, which regularly hosts fantastic events, from classical recitals to performance poetry and rock performances.

Of course, just as historically important to Liverpool as music, is sport. It goes without saying that visits to Anfield, Goodison Park and the Royal Birkdale Golf Club, while not compulsory, should certainly be on your agenda!

As you can see, Liverpool is a city with many faces and even more delights waiting to be discovered - and it's just minutes away!





About Us

At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

*We create
Places
People
Love*

*All you
need to do
is put the
kettle on*

*At Countryside we know how important
it is when you buy your new home that
everything goes smoothly.*

Countryside Customer Care begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and who help by putting you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home carrying the National House Building Council Warranty (NHBC Buildmark Cover) against structural defects for a 10 year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner. Each new owner will be invited to meet the Countryside team prior to occupation to view a practical demonstration of their new home.

Countryside offers a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.

That's why we've established a programme that will guide you through every stage, from the moment you reserve your plot, to the day you receive your keys and beyond. A dedicated sales progressor will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter, ensuring we'll never let you down.

All of our homes are covered by our own comprehensive 2 year Customer Service Warranty as standard, giving you 24 hour emergency cover for your heating, plumbing and electrical items as well as a 10 year NHBC Buildmark Warranty as standard.

When you move into your new home, one of our Sales Consultants will be there to give you a full demonstration of all your new home's features and appliances and give some handy advice for taking care of your new home. To help make you feel at home we'll even welcome you with our very own New Home Hamper. All you need to do is put the kettle on!



*Customer
Care*



Besides being a haven of comfort and quality, Countryside homes come with sustainability built in.

Highly energy and water efficient, each and every property is constructed from materials specially chosen for their low environmental impact.

On top of that, our homes are bursting with eco-friendly features that are also kind on your bank balance. At a time when energy prices are rising, that's got to make more sense than ever before...

For instance, did you know that on average, £1 in every £3 spent on energy in older homes is instantly wasted? Or that around 25% of the UK's carbon emissions comes from housing? With over 100 awards for sustainability since 2000, you can trust a Countryside home to be 6.5 times more energy efficient than one built just 30 years ago.

So how do we do it? To start with, all of our properties are built using ultra-efficient materials, keeping you warm in the winter and cool in the summer. Our 100% energy-efficient lighting lasts up to 50 times longer than a traditional bulb, saving you money and energy. All of our boilers are gas condensing to minimise emissions, while a Smart Energy Display allows you to monitor just how much energy you're using and where.

What's more, all our homes are fitted with low water use appliances throughout, including taps and toilet flushes using less water per use. We even work with suppliers who source from forests certified to either the FSC, the PEFC or that are 'non-controversial' sources, meaning that products are sourced responsibly.

In addition, all our homes benefit from the inclusion of a sophisticated ventilation system. The discrete loft mounted unit gently circulates clean air around the home ensuring a fresh, healthy and condensation free environment.

Our commitment to your environment doesn't stop there. By building characterful homes set in open green spaces with transport links and amenities nearby, we strive to provide the best possible quality of life for anyone who buys a Countryside home.

SMART ENERGY DISPLAY



*Monitors electric energy only.

100% ENERGY EFFICIENT LIGHTING



ENERGY EFFICIENT BOILER



DOUBLE GLAZING



Sustainable Homes

Reducing your environmental footprint

queenmaryplace.co.uk

Countryside are proud of the fact we have happy customers in new homes across all our developments.

Customer Approved



Daniel & Kate

First time buyers Daniel and his partner Kate purchased their first home recently at NGV Liverpool, where they now live with three-year-old daughter Olivia, and their beautiful new arrival Sadie!

"Buying our first home was a nerve racking experience but Countryside couldn't have made it easier. As a growing family, the location was just as important to us as the house itself

and thankfully our home at NGV offers excellence in both."

"Finding a nursery that Olivia loves, which is right around the corner is brilliant. It's also close to public transport links, which is really handy for work so the location is ideal for the whole family. We couldn't have picked a better place for our girls to grow up."

"Countryside couldn't have made it easier."



David & Siobhan

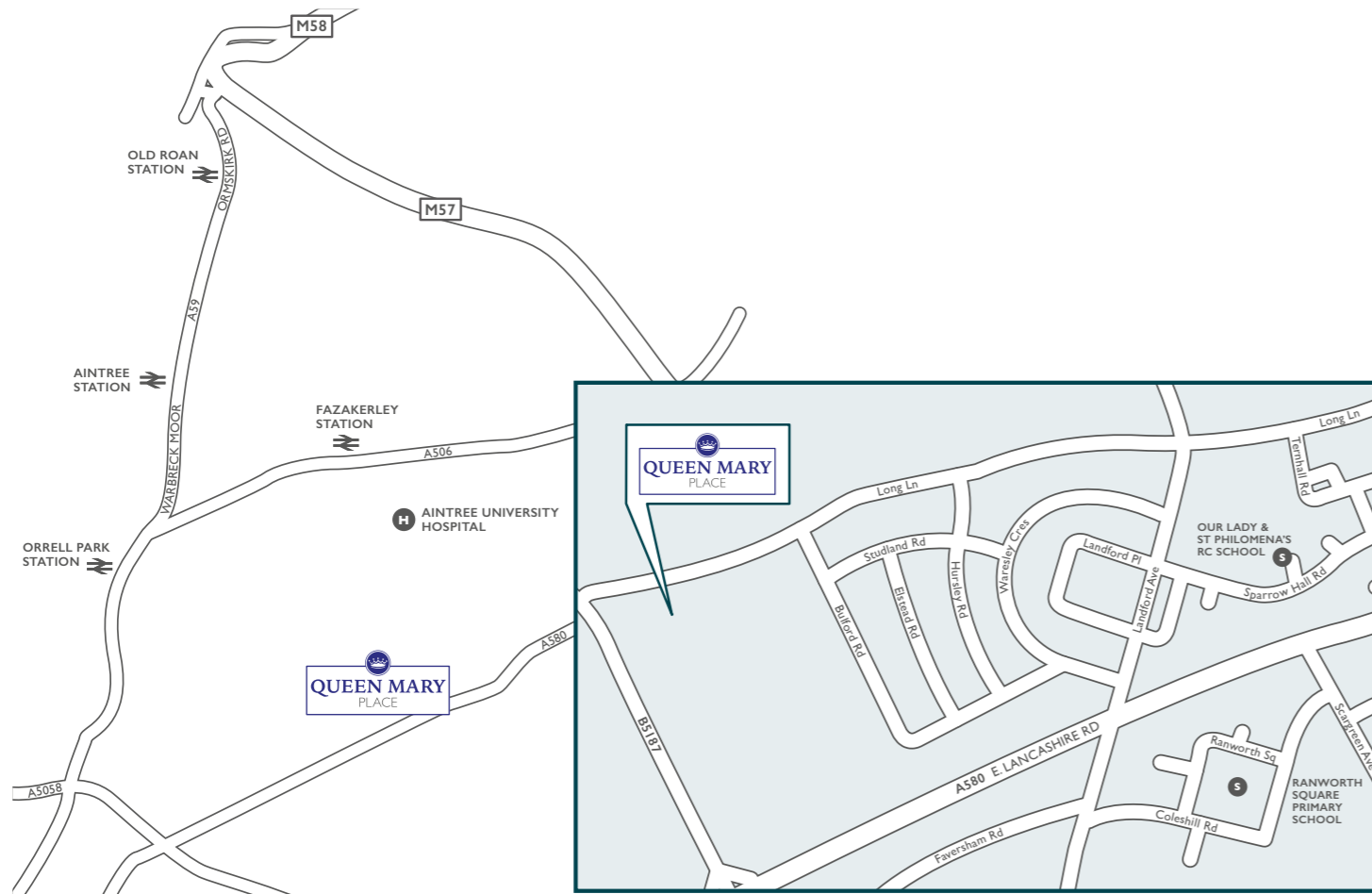
Siobhan and her partner David couldn't wait to leave their rented property and move into their very own, brand new three bedroom home at NGV.

"We really did our research when looking for our first home, and looked at a number of developments around Liverpool offering Help To Buy."

"We decided to go with Countryside because they are a bigger company with a good reputation, the development is really close to our family and friends and the house itself just sold it to us."

"We decided to go with Countryside as they have a good reputation..."





Location

From The North

Leave the M6 at junction 26, taking the M58 exit (signposted Skelmersdale, Southport). Upon reaching the roundabout, take the first exit onto the M58. At the next roundabout, take the second exit, staying on the M58 towards Liverpool. After 8 miles, bear left onto the A59 (Ormskirk Rd). After 2 miles branch left onto Hall Lane and continue onto B5187 (Long Lane) and after 1 mile, bear left onto Long Lane. You will then shortly arrive at the Queen Mary Place Show Village which is on the right.

From The South

Leave the M6 at junction 21A (signposted Liverpool, Warrington, Southport) and join the M62. At junction 6 of the M62, take the M57 (signposted Docks, Prescott, Southport). Follow the M57 until junction 4, then take the A580 exit to Bootle. Upon reaching the roundabout, take the first exit and merge with East Lancashire Road (A580) via the slip road to Liverpool. After 2.5 miles, turn right onto Stopgate Lane and take the second right onto Long Lane. You will then shortly arrive at the Queen Mary Place Show Village which is on the right.

Directions are taken from Google Maps and are intended as a guide.

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