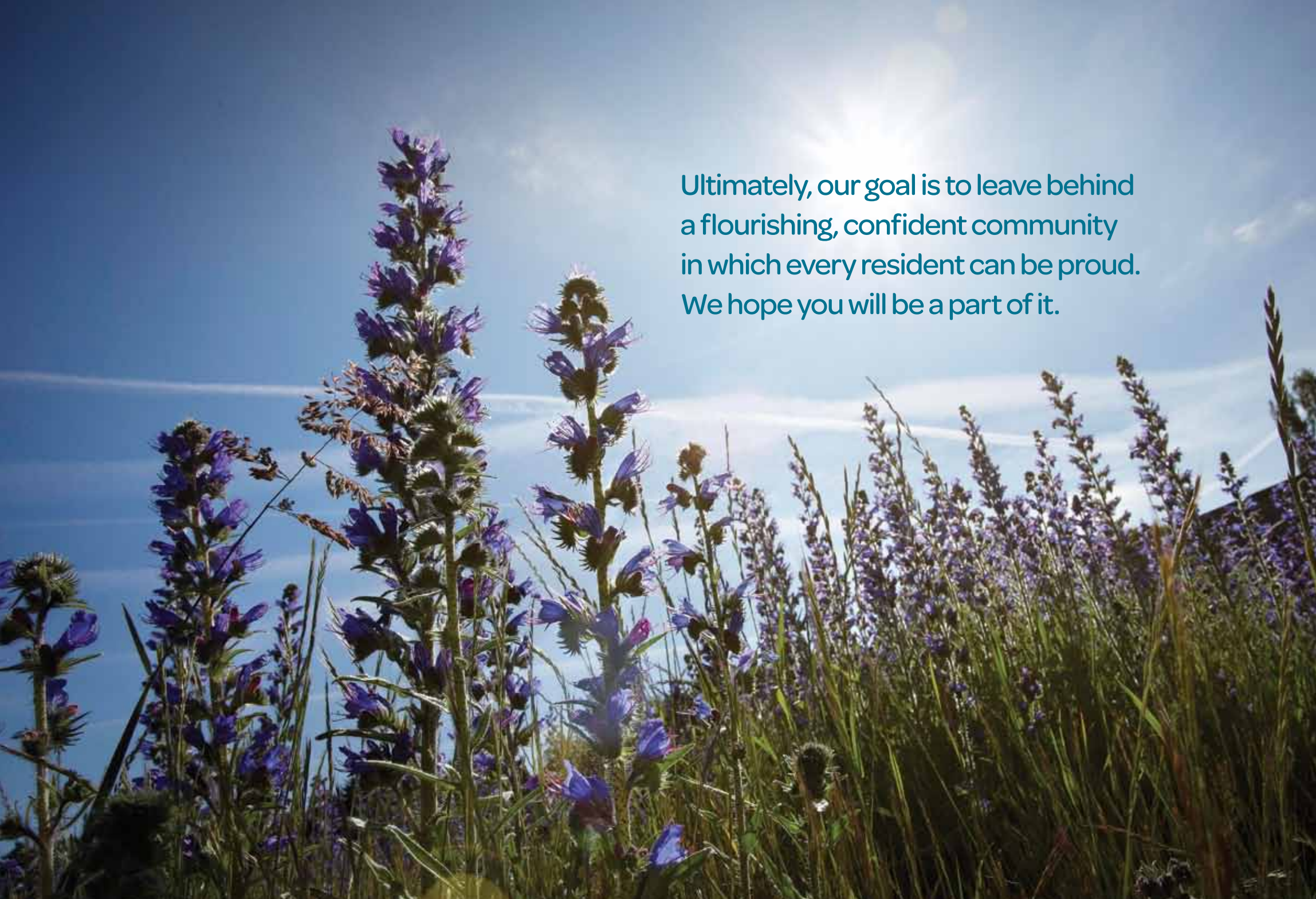


Welcome to
Mill Brook





Ultimately, our goal is to leave behind a flourishing, confident community in which every resident can be proud. We hope you will be a part of it.

Welcome to Mill Brook

Mill Brook is just a few miles from Liverpool City Centre and sits at the heart of a thriving local community, which combines all the local facilities you need with the rural outlook that you want.

Major investment in the area has made this a popular location that is not only surrounded by farmland and countryside, but also has the region's road and rail network on its doorstep, meaning travel is straightforward, whether into the city, around the country or further afield.

With 2, 3 and 4 bedroom homes available – and assistance to help you buy – there is a home here for you, whatever you are looking for.



Whichever home you choose, you can be sure it will be of the highest quality, comfortable, secure and energy-efficient.

Step outside though and enjoy breathing in the air of the open, green spaces nearby, or go a little further afield to discover facilities and entertainment to suit everyone.

See lions, tigers and elephants at the kids' favourite Knowsley Safari Park, or enjoy the more refined pleasures of Speke Hall and its gardens. Closer to home is Halewood Triangle Country Park, an oasis of calm with its oak and birch woodland, a pond, picnic area and visitor centre - perfect for a weekend walk.

You can get active at the two golf courses that border Netherley, and there are two leisure centres within a couple of miles where you'll find the full range of sports, fitness and swimming facilities. There's both a large multi-screen cinema and also a smaller traditional cinema in nearby Woolton.

All the practicalities are covered too: less than a mile away is Belle Vale Shopping Centre, and a Morrisons superstore; and there are two health centres close by. The development is just two miles from the intersection of the M57 and M62 motorways, making Liverpool, Warrington and St Helens within easy reach. Halewood railway station is just 2 miles away, with several other stations within a 4-mile radius, and John Lennon International Airport is four miles away. There are two primary schools in the area.

Don't forget you're only a few miles from the middle of Liverpool too, complete with its great culture and sporting traditions, as well as amazing shopping and leisure opportunities.

We think this is an ideal location and we know we build quality homes – it all adds up to Mill Brook being a perfect place to call home.



We are Compendium Living



Compendium Living is the company behind the Mill Brook development. We have a very particular way of working - we like to completely immerse ourselves in the community we're developing so we can fully understand how it should be developed into a place where people are proud to live.

At Mill Brook, we have consulted people who live and work in the area and produced a design that will be suitable for first time buyers and growing families who are keen to live in modern, energy efficient housing in a convenient location. What sets Compendium Living apart from other developers is that we take on long-term projects so once building work has finished here at Mill Brook, we won't just disappear - we intend to be working in this area of Liverpool for years to come. We will continue to have an interest in the local community, so you can be reassured that we're with you for the long-term. This community's continued success is as important to us as it is to you. The truth is, we like to stay involved in communities like this because we enjoy seeing them grow and blossom into something special.

When we designed Mill Brook, we worked with excellent local designers, planners and architects. Every aspect of your environment, your home, every room in your home, even the fixtures and fittings have been designed that way for a reason.

One of the considerations running through every decision we make is the environment. We actively look for ways to reduce our impact on the environment during the construction process. We also believe it is our duty to make homes as energy-efficient as possible in the long term. This is not only the more environmentally-friendly way to operate but it also leads to lower running costs for residents, making daily life more affordable.

As a company involved in regeneration, we've always taken our social responsibility seriously. We understand that a community needs many different types of people from many walks of life and across the age spectrum. That's why we are flexible when it comes to which homes you can buy or how you can buy them - our aim is to find a solution that works for you, whether that's outright purchase, shared ownership or some other purchasing option. This unique flexibility in finding a way for you to buy your home has helped many people who would otherwise have found it impossible.



Purchasing Your Home

Buying a new home can sometimes seem quite complicated. However, at Compendium we like to keep it as simple and straightforward as possible, as the following purchase guide shows.

Choosing and Reserving

Once you have chosen your new Compendium home from those available, you may reserve it with an initial reservation deposit which forms part of the total purchase price.

Keeping Things Moving

Your initial deposit will hold the property in your name at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities.

Immediately after reserving your new home, you should do two things. Firstly, advise your solicitor and let us have his/her name and address so we can forward contract documents. Secondly, make arrangements to obtain a mortgage if required - you may wish to deal with this yourself or make use of our facilities. We are able to put you in contact with independent mortgage advisors who will be pleased to help you.

Exchanging Contracts

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of his/her

enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new Compendium home.

Moving In

When your property is complete, you will be invited to a 'demonstration' where we will point out your homes key features and explain how they operate. We will also notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout this final period to make sure all goes smoothly.

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. This is to give time for you and your building society to carry out a final inspection and for your solicitor to gather the balance of purchase money and documents together. Your mortgage repayments normally start one month after your purchase is completed.

One or Two Additional Points

We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

This Brochure

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.

The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot.

The dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Dimensions quoted are maximum in all cases.

CREATING A REAL SENSE OF PLACE

