

St Mary's Park The Cawsey Penwortham Preston PR1 9SP

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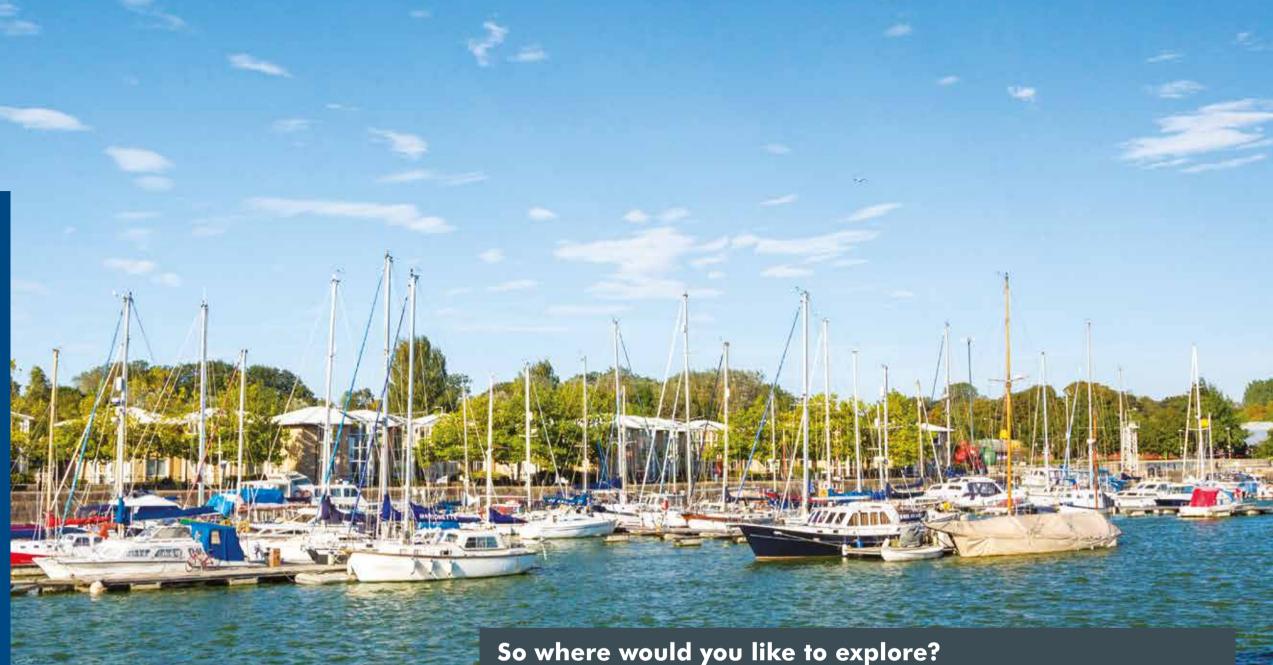






Right where you want to be.

Penwortham is a popular residential town with a vibrant community surrounded by open countryside. Thanks to its excellent commuter links to the M6, St Mary's Park offers easy commuting to Manchester and Liverpool in around an hour. The Lostock Hall train station is just a five-minute drive. If you're considering going further afield, both Manchester Airport and Liverpool's John Lennon Airport are about 42 miles away.



Charm and convenience.

Penwortham's amenities include banks, a great selection of restaurants and pubs, Sainsbury's, Booths, a Post Office, pharmacy, bakery and hairdressers. It's also home to Hurst Grange Park, the former estate of Hurst Grange Mansion, and it's here you'll find one of South Ribble's finest landscapes. Popular with walkers, joggers, dog-owners and families, it takes centre stage for events like the popular Penwortham Town Gala.

A home for high achievers.

Penwortham has four excellent high schools with Penwortham Girls' High School and All Hallow Catholic High School both rated Outstanding. They're all supported by a number of Good to Outstanding primary schools in the area, including Kingsfold and Lostock Hall Community Primary School.

A winning combination.

Penwortham has plenty to keep you and all the family active and entertained with its leisure centre, golf club and cricket club. A short drive away is Capitol Centre with its cinema complex and shops. Fancy a breath of fresh air?

The beginning of the 72-mile Ribble Way starts a few kilometres away in Longton. Nearby, there are also attractions like Turbary Woods Owl and Bird Sanctuary, the Ribble Steam Railway and Lancashire Infantry Museum.

Forest of Bowland.

An area of outstanding natural beauty, the Forest of Bowland covers 312 sq miles of rural Lancashire and is right on your doorstep.

It's the perfect place to get back to nature with vast expanses of sky, stunning open moorland and gentle lowlands – it's ideal if you fancy a not-so-quick walk.



Lytham St Annes

If you like to be beside the seaside, it's worth dipping your toe in at Lytham St Annes. With its beach, promenade and green, spectacular gardens, stylish restaurants, and a unique collection of boutique shops, there's something for everyone.



Liverpool

Home to the Albert Docks, Beatles and fantastic shopping, Liverpool needs little introduction. Other than to say it's only an hour away by car.



Manchester

Whether it's a big football fixture, a quirky bar or a great gig you're looking for, Manchester has it all.

With a growing economy and established business community, it offers a wealth of opportunity in the world of work too.



Think differently and the result is something spectacular.

We know that a house doesn't make a home. A home requires love, care and that little bit of magic that you can sometimes see, and always feel.

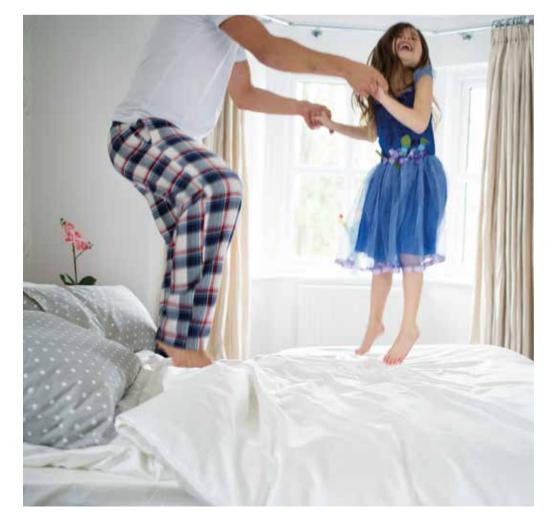
That's why we don't just build houses for our customers, we give them places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out. Spaces equipped for modern lifestyles; comfortable, easy to live in, and considerate of life's practical demands. But we look beyond the home too, and consider the whole environment, creating natural landscapes and wonderful surroundings that you'll savour coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual and "just feel right".

"The attention to detail on the outside and the layout of the house inside is by far the best that we have seen." – Jenny, Oakwood View

"The streets are so very spacious and are full of attractive features such as lovely blocked paving." - Simon, Crompton Place





From the architect.

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

And at St Mary's Park, we've done exactly that. The architecture oozes contemporary style and individuality, whilst crafted detailing such as brick eaves give this development a sophisticated feel.

Varied house design and a mixture of brick and rendered

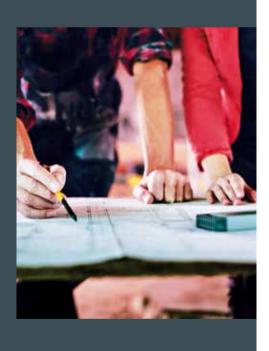




exteriors create interesting street scenes.

Inside, the variety continues. Some homes have been designed to feature beautifully vaulted ceilings, which give a light and airy feel to a room as well as the elusive wow factor every customer desires.

As with all Morris homes, every single square metre of space has been considered so we make the best use of it.





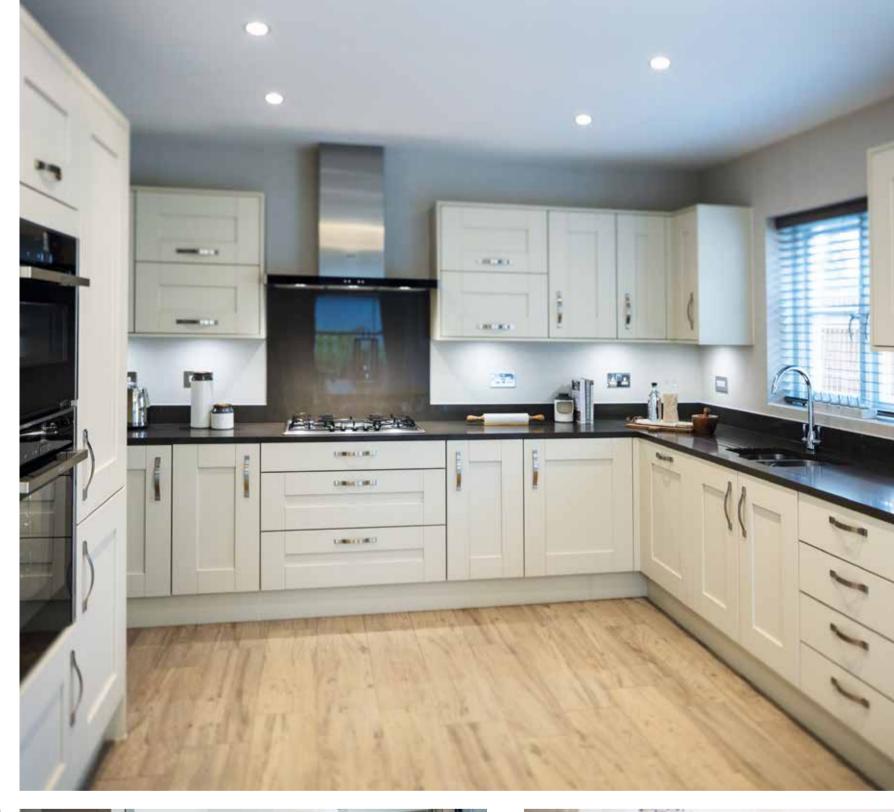


Experts in interiors.

With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.

Handpicking our fixtures and fittings from prestigious names such as Neff, Amtico and Villeroy and Boch, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.





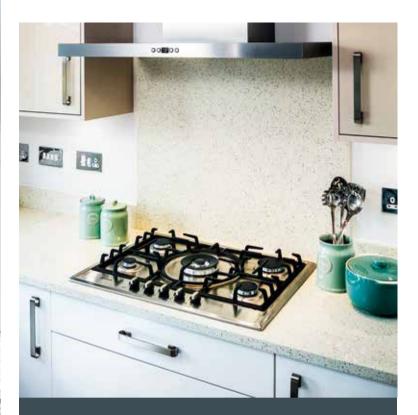




Roca

PORCELANOSA

Villeroy & Boch

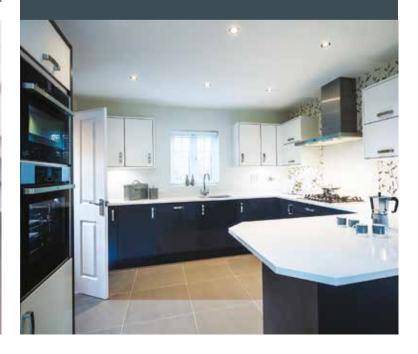


Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces and granite worktops, that can really bring your style to life.



With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.





The buying process at a glance.

To really get a feel for the vibrancy of the local area and the countryside beyond, pay a visit to St Mary's Park. As well as discovering more about the site, the layout and the styles of homes, you can get to grips with nearby places and their amenities.

We love to show off our show homes. They're here to inspire and surprise you. With beautiful interior decor and attention to detail it's your chance to see the quality that sets our homes apart. Look around, and start to imagine what it will look like with your furniture in it.

We have a variety of beautiful family homes to choose from at St Mary's Park. And only you can decide which best suits you. Consider the number of bedrooms, or whether you'd like a larger garden.

Speaking to an Independent Financial Advisor before you buy your new home can be really useful. If you haven't spoken to one already our Sales Advisors can put you in touch. They can advise you on the amount you can borrow and tell you more about the Government's buying scheme, Help to Buy.

The process is quite straightforward. First, you must have either sold your current home (subject to contract), opted for our Part Exchange or Smart Move scheme or, if you're a first time buyer, have a mortgage in principle. A small reservation fee will be required and then you'll have 28 days before you need to pay a deposit (between 5-10%).

Now's the time to personalise your home. Your Sales Advisor will run through the options available to you like kitchen worktops and cupboards and bathroom fixtures and fittings. Every Morris home comes with high specification appliances and fittings from partner brands such as Villeroy & Boch and Neff, but you can upgrade further with additional extras.[†]

[†]Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.



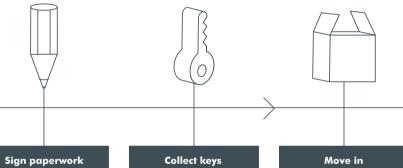
Here to support you

Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Independent Financial Advisor if you use one.

Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.



This is it, all that dreaming has led you to this exciting moment. Put pen to paper and your new Morris home is yours! All the paperwork will be with your solicitor; just arrange a time to sign.

When you collect the keys to your new home it all feels very real and so incredibly exciting! Your keys will be waiting for you in the Marketing Suite on the day you complete.

The big day! A day of utter excitement mixed with (we won't lie) a lot of physical work. It's true that moving all of your belongings into your new home can be tiring. But once you're in, you can unpack at your leisure and it's the start of an exciting future in your new Morris home.

Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

Customer Care Team

With Morris, our relationship doesn't end Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

Why buy NEW?



Here are just a few reasons why buying new could be right for you:





Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.



Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.



Every Morris home is covered by NHBC Buildmark warranty. This means that you're protected for ten years after legal completion.

NHBC Warranty



Serious about saving water? We are too. It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.



Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.



When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

Notes

*Research conducted by new-homes.co.uk, 2016. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.

Our houses, your home.