



FARINGTON MEWS

LEYLAND

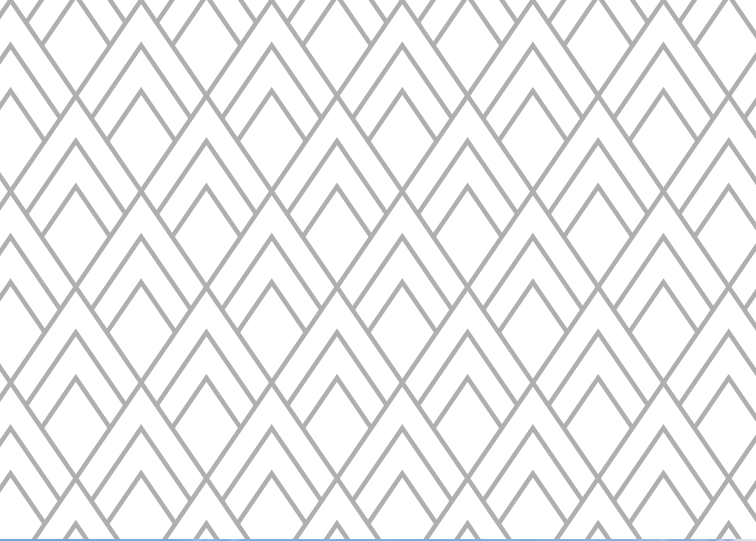
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





CROSTON ROAD, LEYLAND, LANCASHIRE, PR26 6PU

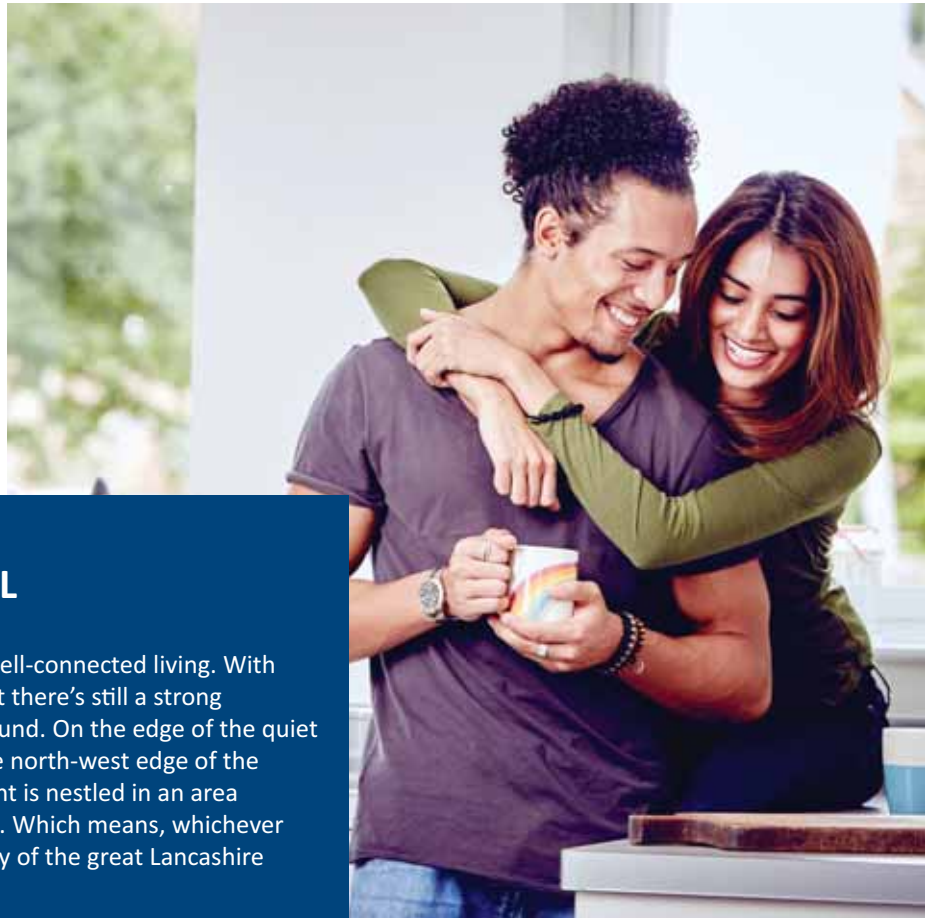


FARINGTON MEWS

▶ WELCOME TO
FARINGTON MEWS



- ▶ **WELCOME**
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



ENJOY LIFE TO THE FULL

Farington Mews is all about modern, well-connected living. With everything you need close to home. Yet there's still a strong connection with its more rural background. On the edge of the quiet and established Farington Moss, on the north-west edge of the small town of Leyland, this development is nestled in an area surrounded by green open countryside. Which means, whichever way you turn, the peace and tranquillity of the great Lancashire landscape is always part of daily life.

At Farington Mews you'll find a range of 2, 3 and 4 bedroom homes, each combine space, flexible living and high specification kitchens and bathrooms - all with our trademark affordability.

Plus, with great schemes like Help to Buy, moving could be more affordable than you think. Home to sell? Ask us about Easymove.



Easymove



▶ LIFE IN LEYLAND

There are lots of local nature reserves and parks to help you get the most out of this location. Cuerden Valley Park, Worden Park and the 250 acres of the much-acclaimed Brockholes Wild Nature Reserve are just a few. Plus, the nearby River Lostock is a short walk away and is a nature-packed oasis that's popular with walkers.

Farington Mews is designed for modern, daily life too. With great transport links and lots of amenities, including a huge selection of supermarkets big and small within a short drive time, everything you need is close to hand. And don't forget, the family-friendly city of Preston is on the doorstep.

There's always something to do here. Shopping, entertainment, history and culture, eating out or night's out. It's easy to see why Farington Mews is a great location for growing families. Made even better by the excellent choice of schools nearby. Farington Primary, Leyland St James's C of E Primary and Farington Moss St. Paul's C of E Primary are near to home. For older children, there's Wellfield High School and Lostock Hall Academy.



Worden Park ▲

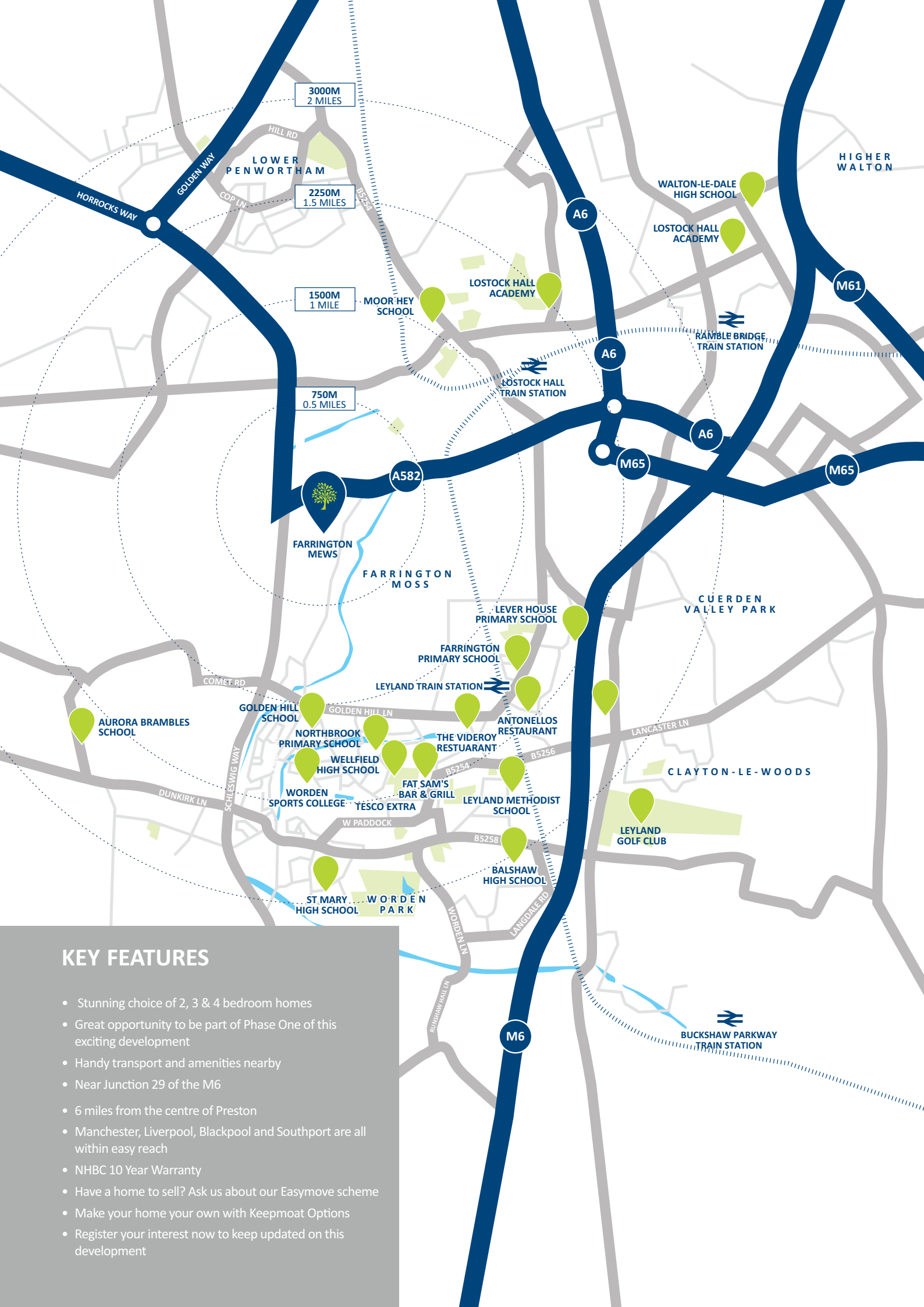


Brockholes Nature Reserve ▲



Avenham and Miller Park ▲

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KEY FEATURES

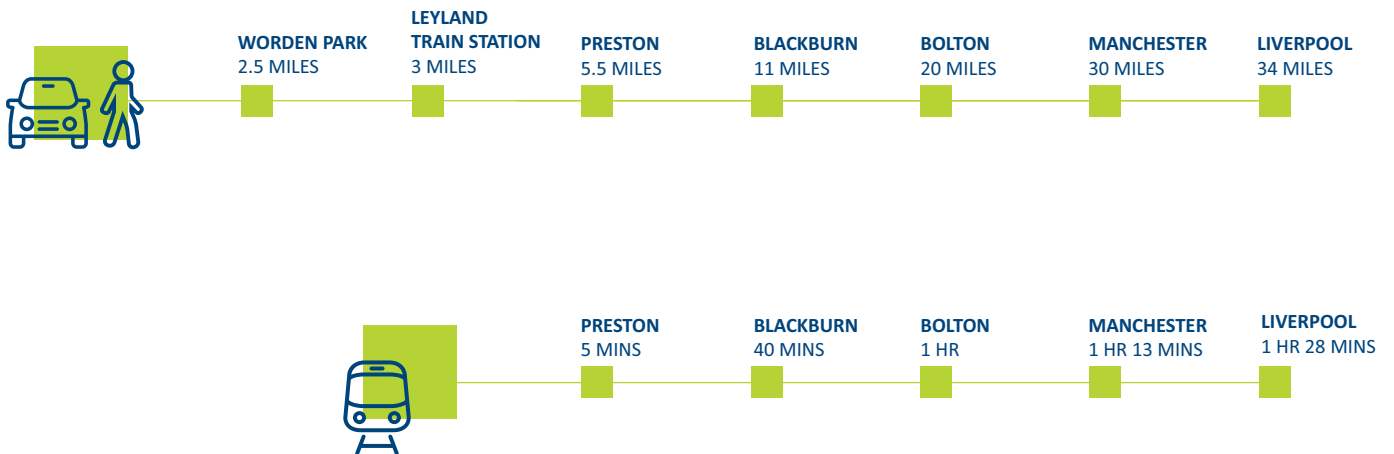
- Stunning choice of 2, 3 & 4 bedroom homes
- Great opportunity to be part of Phase One of this exciting development
- Handy transport and amenities nearby
- Near Junction 29 of the M6
- 6 miles from the centre of Preston
- Manchester, Liverpool, Blackpool and Southport are all within easy reach
- NHBC 10 Year Warranty
- Have a home to sell? Ask us about our Easymove scheme
- Make your home your own with Keepmoat Options
- Register your interest now to keep updated on this development

▶ TRAVEL LINKS

FROM A TO B WITH EASE

This part of Lancashire has lots to offer. City life, seaside or stunning countryside, the choice is yours. And thanks to great road and rail links, it's all easy to get to. If you fancy a little sea air, the timeless and typically English seaside resorts of Blackpool, Southport, Lytham St Annes and Formby are just a short drive away.

Whether you want to walk along the wide sandy beaches, take in a show or enjoy the world-famous illuminations, you can take your pick. Or if a trek out into the wilderness is your thing, Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales are waiting to be explored. Alternatively, if your idea of a great day out involves shopping, lunch and maybe a few drinks, the bright lights of Manchester and Liverpool aren't far away.



*All times are take from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ TRAVEL LINKS

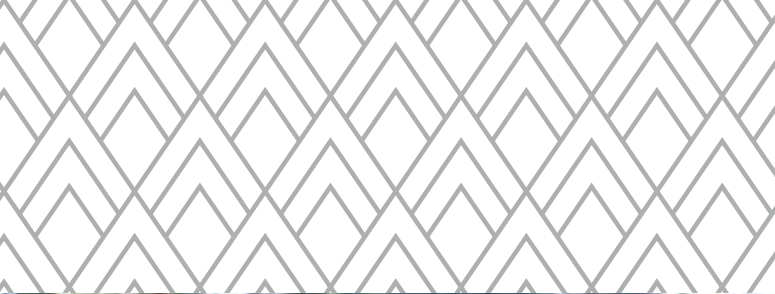
SITE PLAN

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► SITE PLAN - PHASE 01

- THE HALSTEAD
2 bedroom home
- THE DANBURY
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE STRATTON
3 bedroom home
- THE FOXHILL
3 bedroom home
- THE KNIGHTSBRIDGE
3 bedroom home
- THE HADLEY
3 bedroom home
- THE ROTHWAY
4 bedroom home
- THE NESTON
4 bedroom home
- THE MILFORD
4 bedroom home
- THE NEWTON
4 bedroom home
- THE CLUMBER
4 bedroom home
- THE SOMERHILL
4 bedroom home
- ONWARD HOMES

SALES CENTRE
Plot 4

SHOW HOMES
Plots 1, 2 & 3



WELCOME
LOCATION
TRAVEL LINKS

► **SITE PLAN**

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



WELCOME

LOCATION

TRAVEL LINKS

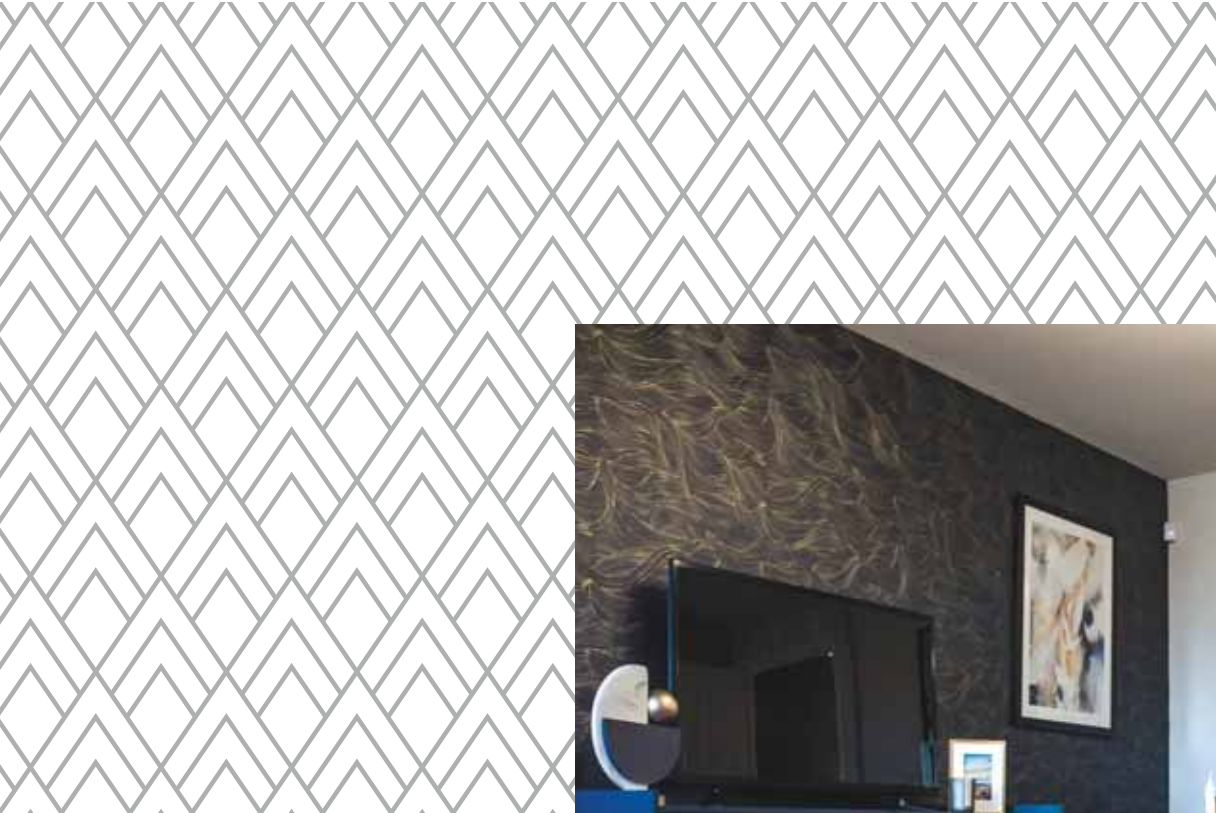
SITE PLAN

▶ **MAKE IT YOUR OWN**

SPECIFICATION

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our high specification includes quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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KITCHEN / UTILITY*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Matching plinths, end panels and posts
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated extractor hood
- ✓ Gas hob with glass splashback
- ✓ Stainless steel bowl and a half sink with mixer tap
- ✓ Integrated Fridge Freezer & Dishwasher (4 bed properties only)

BATHROOM / EN SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting
- ✓ Chrome ladder towel rail in lieu of radiator to bathroom (all detached properties)

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ Chrome sockets/switches to the ground floor (all detached properties)
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge and store
- ✓ 2 zone programmable central heating system

DECOR

- ✓ Almond white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ 4 panel internal doors with satin chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and / or landscaped front garden
- ✓ Turf to rear garden
- ✓ Outside tap
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home

Make it your own with our range of optional extras



Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.



▶ YOUR BUYING GUIDE



STEP 01 Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02 The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03 Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts*.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

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*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee. If the exchange does not take place on the agreed date, we are within our rights to place the property back on the open market.



STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you can tell us the most convenient date for this to take place during the two week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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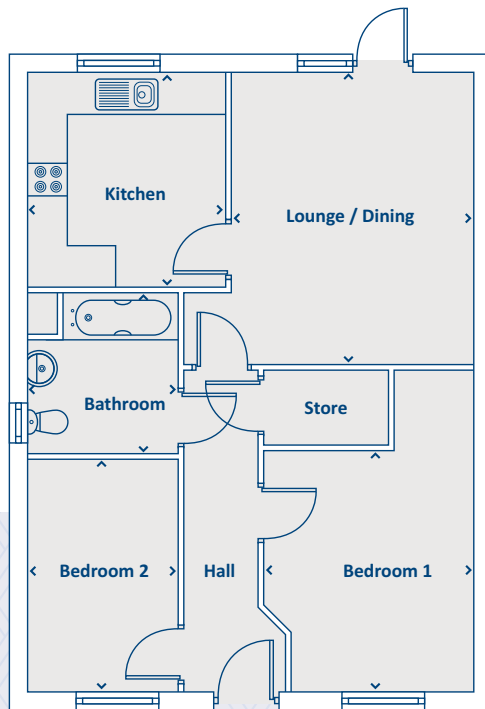
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*Start the next
exciting chapter
in your life at
Farington Mews*



Artists impression, features may vary

THE ELTON 2 bedroom home



GROUND FLOOR

Kitchen	2880 x 3191	9'5" x 10'6"
Lounge / Dining	3655 x 4366	12'0" x 14'4"
Bedroom 1	3190 x 4763	10'6" x 15'8"
Bedroom 2	2231 x 3427	7'4" x 11'3"
Bathroom	2195 x 2400	7'2" x 7'10"

> Longest measurement taken

PLEASE NOTE:

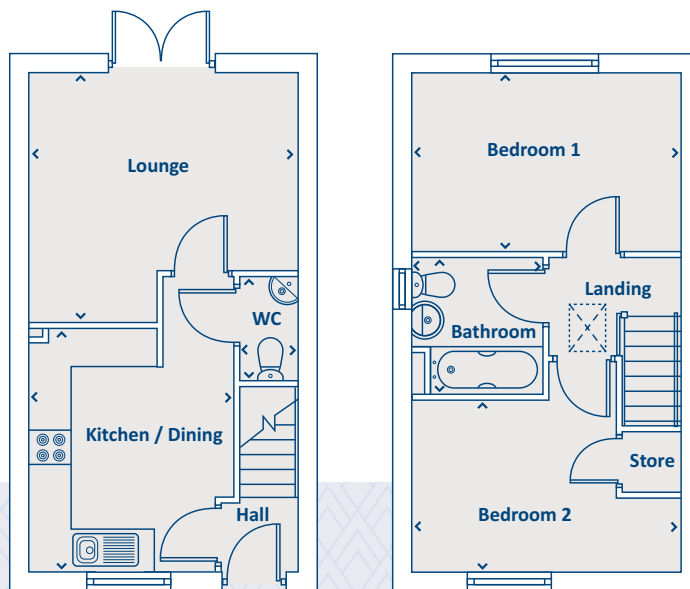
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Artists impression, features may vary

THE HALSTEAD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3625 x 3045	11'11" x 10'0"
Lounge	3717 x 3993	12'2" x 13'1"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bedroom 1	2673 x 3993	8'9" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"
Bathroom	2016 x 1941	6'7" x 6'4"

› Longest measurement taken

PLEASE NOTE:

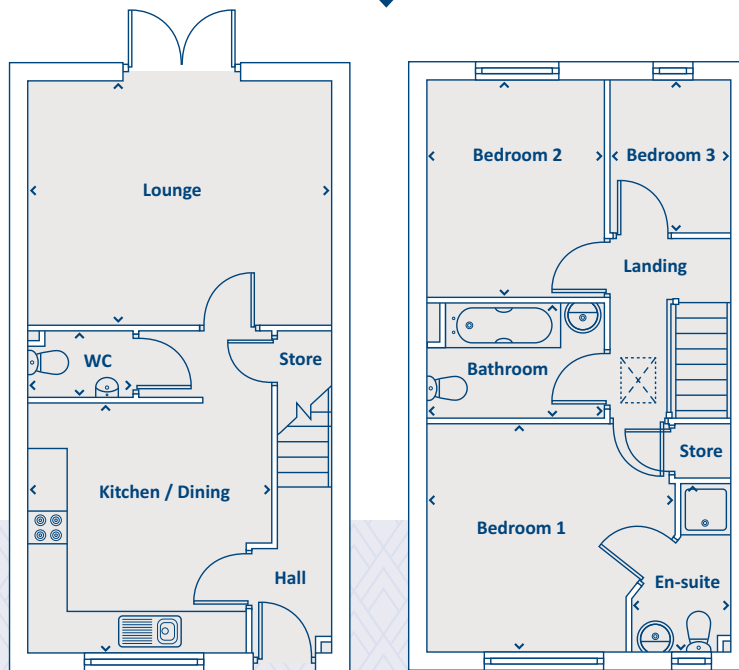
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THE DANBURY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

PLEASE NOTE:

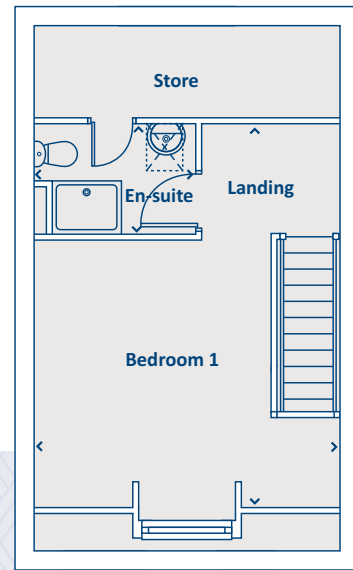
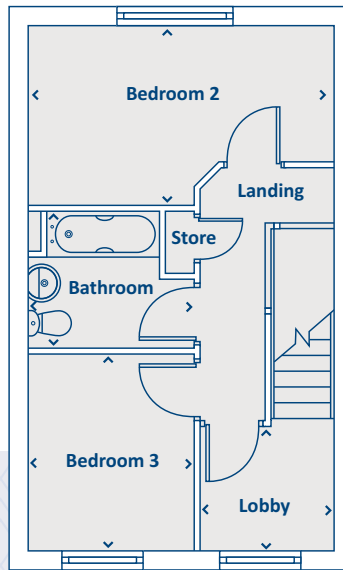
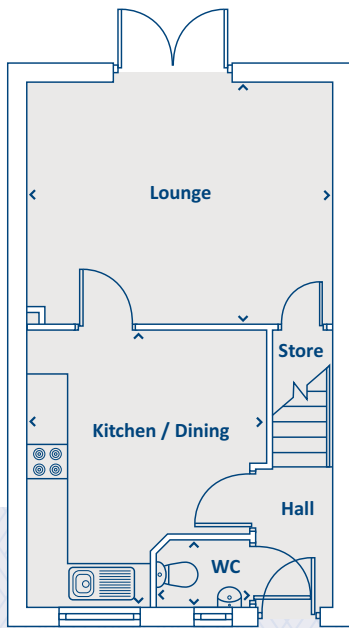
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THE BAMBURGH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"

FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

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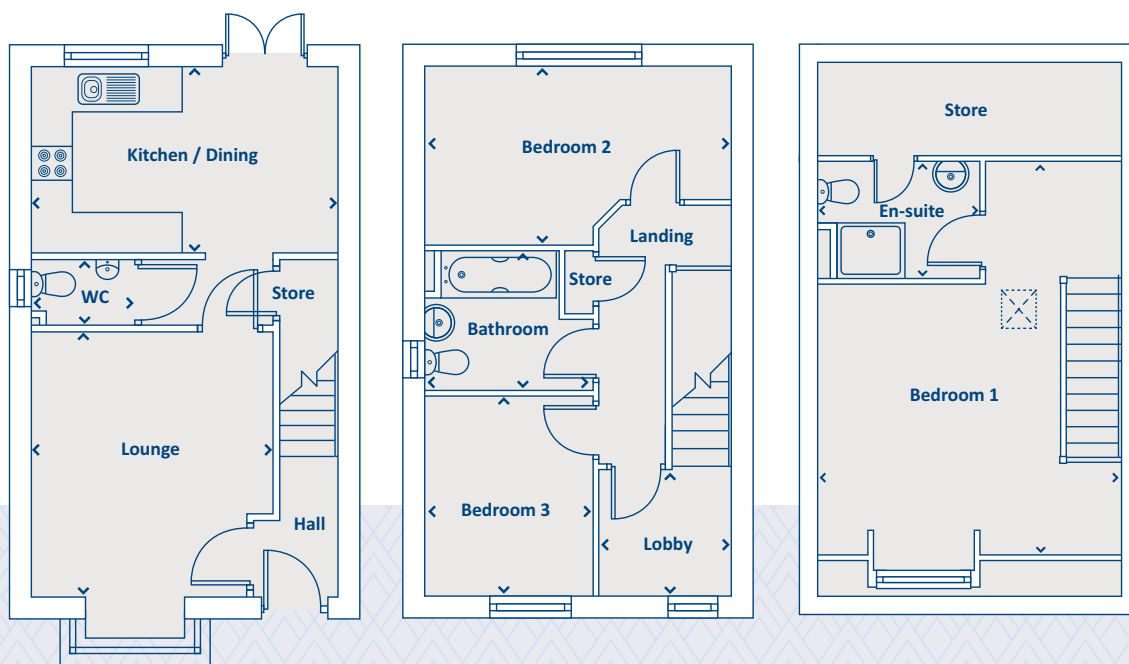
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Artists impression, features may vary

THE STRATTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

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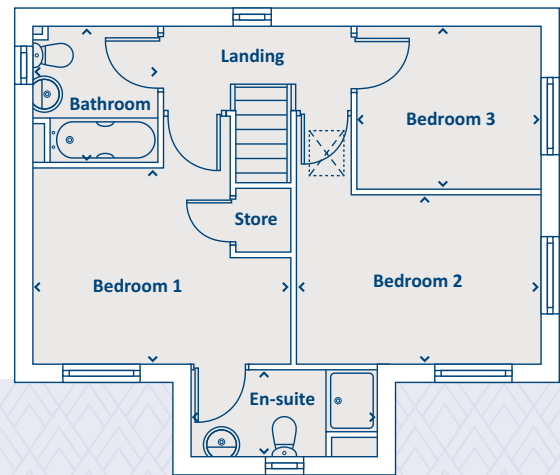
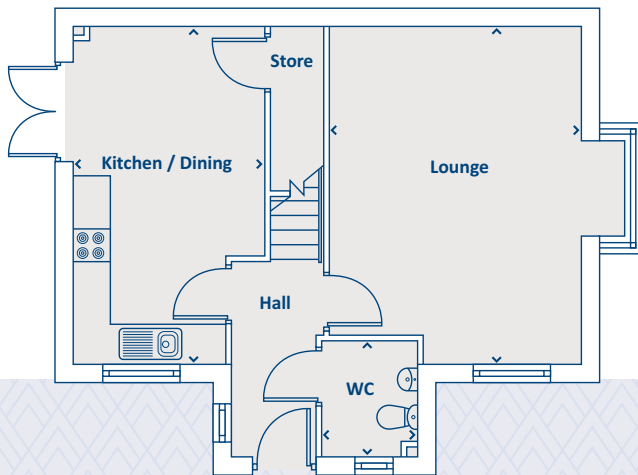
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Artists impression, features may vary

THE FOXHILL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3008 x 5298	9'10" x 17'5"
Lounge	3949 x 5298	12'11" x 17'5"
WC	1445 x 1800	4'9" x 5'11"

FIRST FLOOR

Bedroom 1	3958 x 3058	13'0" x 10'0"
En-suite	2927 x 1370	9'7" x 4'6"
Bedroom 2	3947 x 2620	12'11" x 8'7"
Bedroom 3	2904 x 2585	9'6" x 8'6"
Bathroom	1945 x 2150	6'5" x 7'1"

› Longest measurement taken

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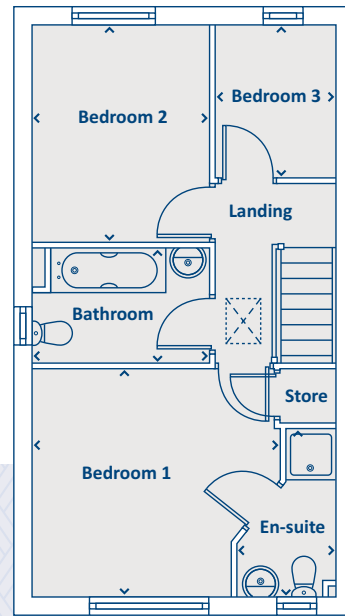
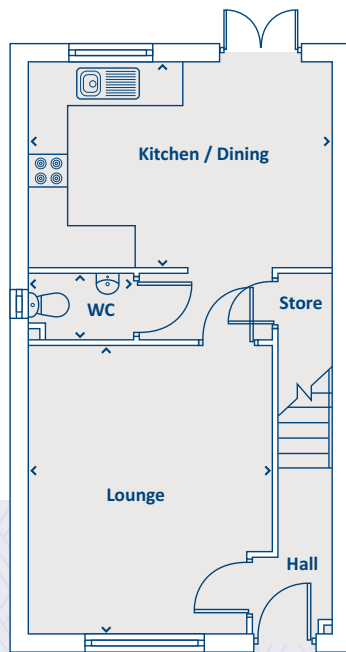
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THE KNIGHTSBRIDGE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3035 x 4499	9'11" x 14'9"
Lounge	4266 x 3551	14'0" x 11'8"
WC	961 x 1510	3'2" x 4'11"

FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

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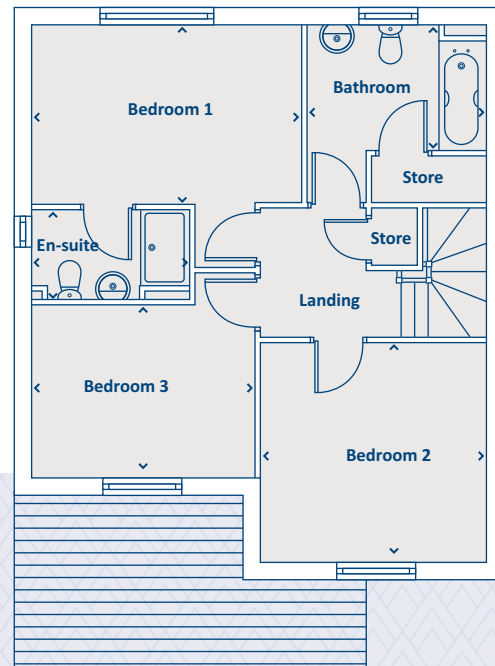
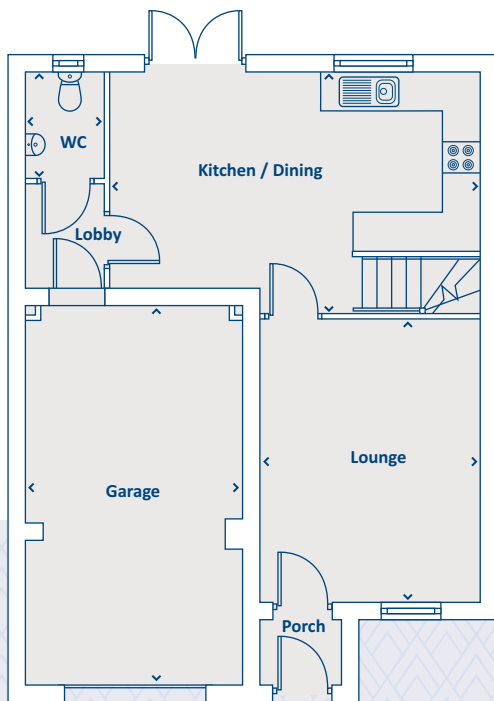
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THE HADLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3328 x 5722	10'11" x 18'9"
Lounge	4394 x 3385	14'5" x 11'1"
WC	1650 x 1150	5'5" x 3'9"

FIRST FLOOR

Bedroom 1	2775 x 4132	9'1" x 13'7"
En-suite	1410 x 2377	4'7" x 7'10"
Bedroom 2	3302 x 3385	10'10" x 11'1"
Bedroom 3	2614 x 3507	8'7" x 11'6"
Bathroom	1960 x 2760	6'5" x 9'1"

› Longest measurement taken

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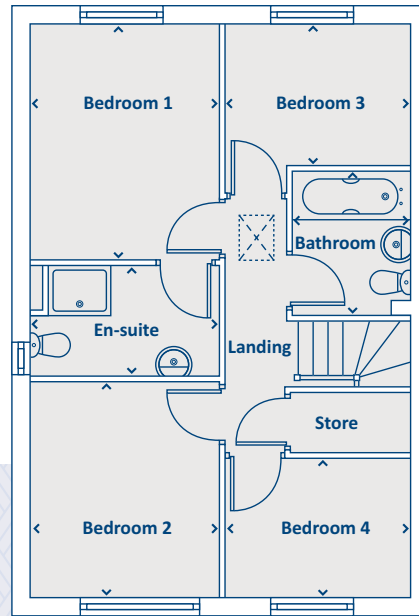
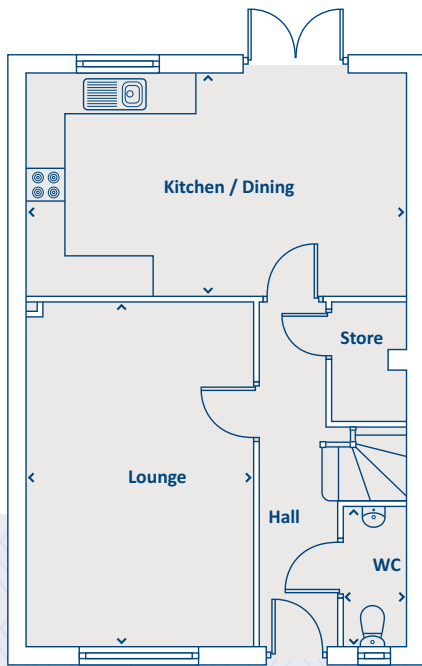
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THE ROTHWAY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

FIRST FLOOR

Bedroom 1	3469 x 2761	11'5" x 9'1"
En-suite	1644 x 2761	5'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
Bathroom	2093 x 1700	6'10" x 5'7"

› Longest measurement taken

PLEASE NOTE:

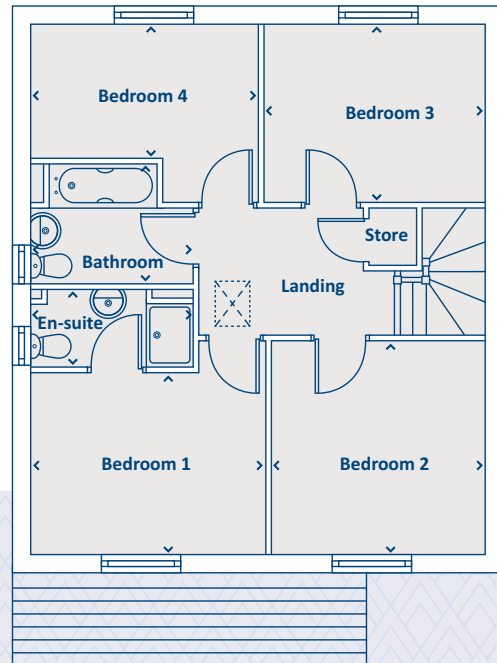
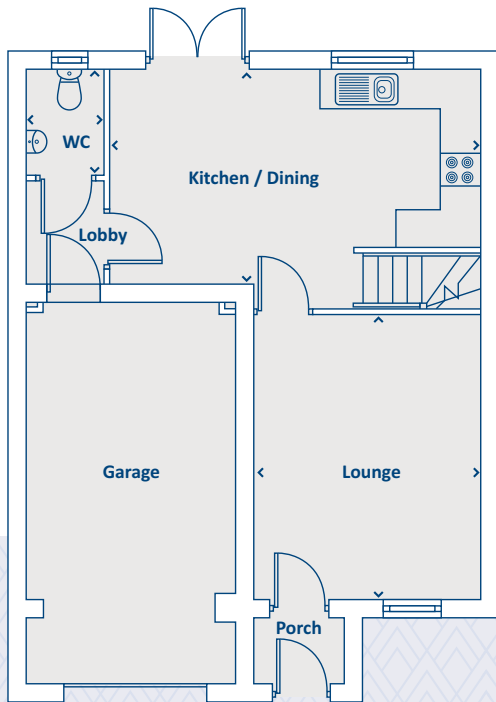
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Artists impression, features may vary

THE NESTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3328 x 5722	10'11" x 18'9"
Lounge	4394 x 3548	14'5" x 11'8"
WC	1650 x 1170	5'5" x 3'10"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	2800 x 3642	9'2" x 11'11"
En-suite	1202 x 2500	3'11" x 8'2"
Bedroom 2	3303 x 3250	10'10" x 10'8"
Bedroom 3	2763 x 3385	9'1" x 11'1"
Bedroom 4	2075 x 3507	6'10" x 11'6"
Bathroom	1867 x 2500	6'2" x 8'2"

PLEASE NOTE:

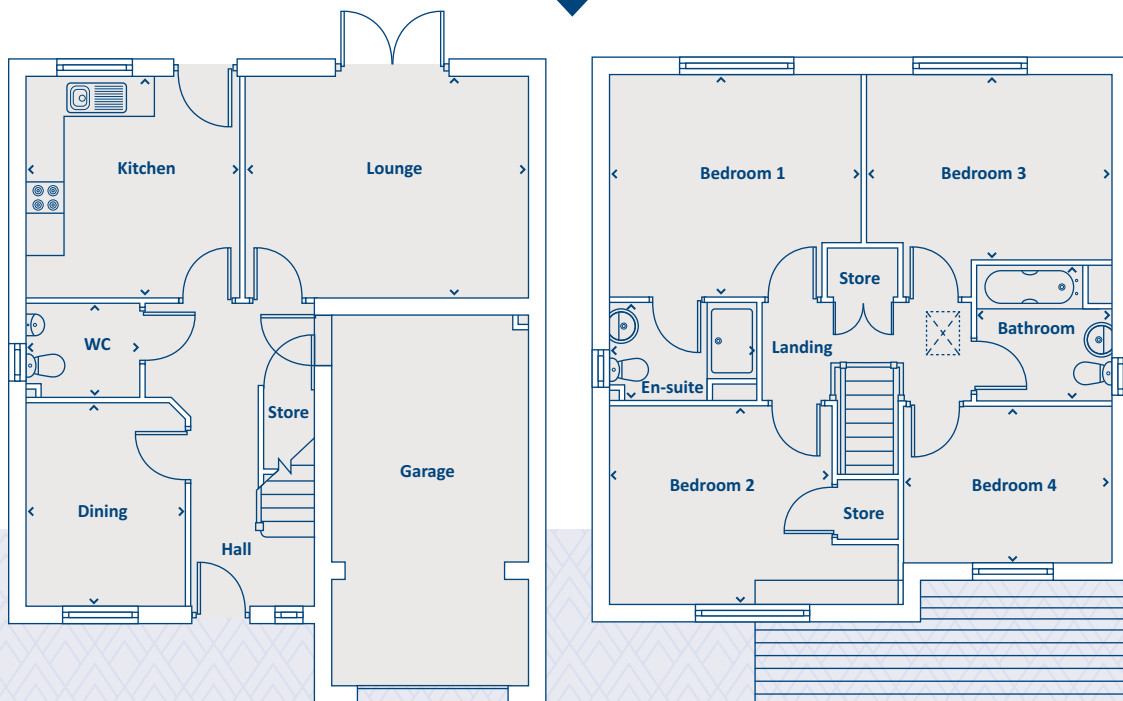
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Artists impression, features may vary

THE MILFORD 4 bedroom home



GROUND FLOOR

Kitchen	3540 x 3404	11'7" x 11'2"
Dining	3229 x 2527	10'7" x 8'3"
Lounge	3540 x 4500	11'7" x 14'9"
WC	1456 x 1800	4'9" x 5'11"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3540 x 4005	11'7" x 13'2"
En-suite	1519 x 2318	5'0" x 7'7"
Bedroom 2	3527 x 3178	11'7" x 10'5"
Bedroom 3	2898 x 3900	9'6" x 12'10"
Bedroom 4	2503 x 3335	8'3" x 10'11"
Bathroom	2100 x 2150	6'11" x 7'1"

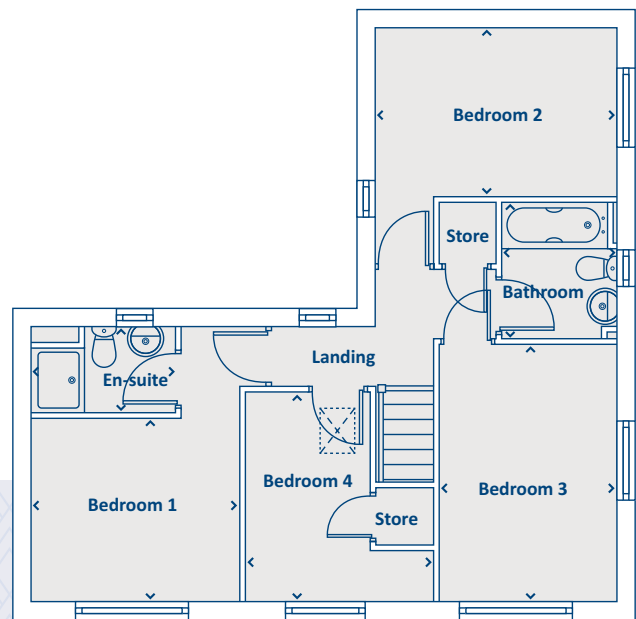
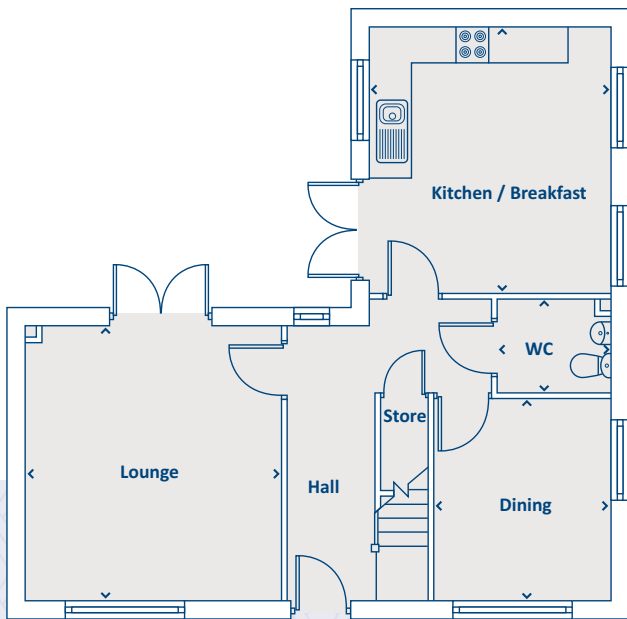
PLEASE NOTE:
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THE NEWTON 4 bedroom home



GROUND FLOOR

Kitchen / Breakfast	3835 x 4279	12'7" x 14'0"
Dining	2820 x 3255	9'3" x 10'8"
Lounge	4038 x 4398	13'3" x 14'5"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3300 x 2960	10'10" x 9'9"
En-suite	2266 x 1345	7'5" x 4'5"
Bedroom 2	3835 x 2747	12'7" x 9'0"
Bedroom 3	2820 x 4110	9'3" x 13'6"
Bedroom 4	1984 x 3355	6'6" x 11'0"
Bathroom	1800 x 2153	5'11" x 7'1"

PLEASE NOTE:

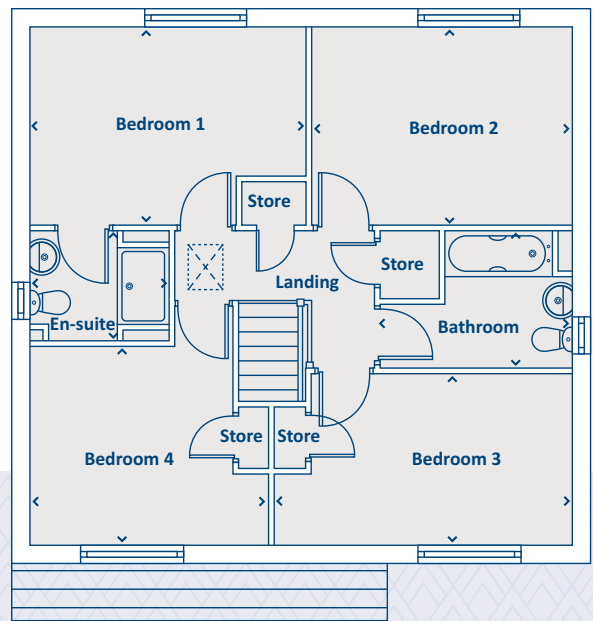
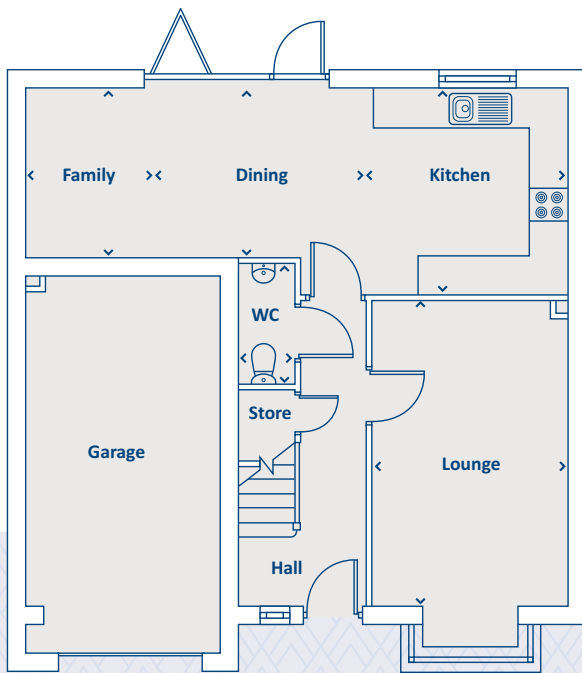
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THE CLUMBER 4 bedroom home



GROUND FLOOR

Kitchen	3200 x 3178	10'6" x 10'5"
Dining	2630 x 3259	8'8" x 10'8"
Family	2630 x 1996	8'8" x 6'7"
Lounge	4760 x 3038	15'7" x 10'0"
WC	1840 x 895	6'0" x 2'11"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3088 x 4310	10'2" x 14'2"
En-suite	1712 x 2138	5'7" x 7'0"
Bedroom 2	3088 x 4045	10'2" x 13'3"
Bedroom 3	2700 x 4635	8'10" x 15'2"
Bedroom 4	3100 x 3720	10'2" x 12'2"
Bathroom	2111 x 2958	6'11" x 9'8"

PLEASE NOTE:

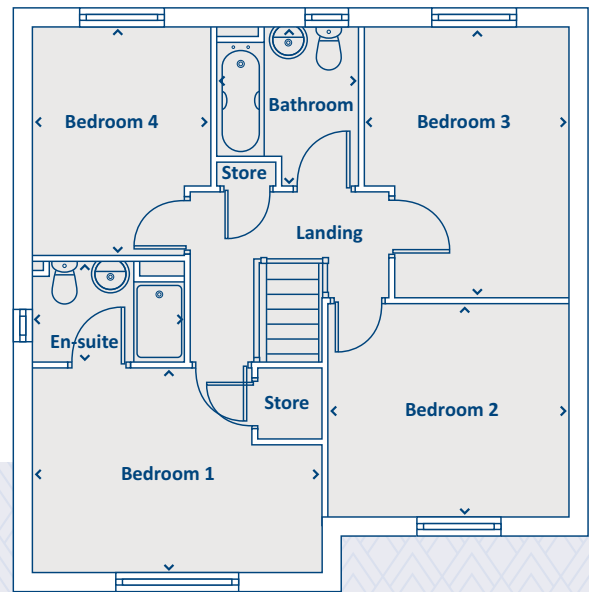
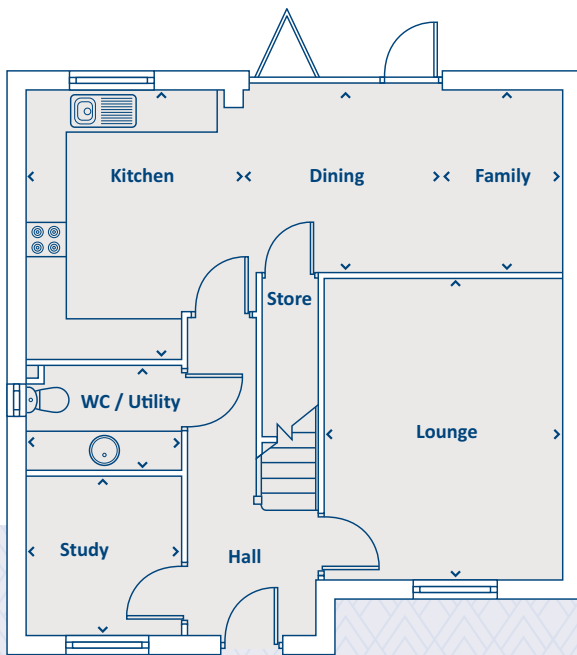
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THE SOMERHILL 4 bedroom home



GROUND FLOOR

Dining	3242 x 2676	10'8" x 8'9"
Family	1803 x 2676	5'11" x 8'9"
Kitchen	2953 x 4000	9'8" x 13'1"
Lounge	3563 x 4497	11'8" x 14'9"
Study	2280 x 2336	7'6" x 7'8"
WC / Utility	2280 x 1552	7'6" x 5'1"

> Longest measurement taken

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FIRST FLOOR

Bedroom 1	4285 x 3026	14'1" x 9'11"
En-suite	2250 x 1500	7'5" x 4'11"
Bedroom 2	3620 x 3200	11'11" x 10'6"
Bedroom 3	3051 x 4029	10'0" x 13'3"
Bedroom 4	2650 x 3398	8'8" x 11'2"
Bathroom	2112 x 2355	6'11" x 7'9"

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FARINGTON MEWS

LEYLAND

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