



Morris Homes Northern Ltd, Morland House, Altrincham Road, Wilmslow, SK9 5NW

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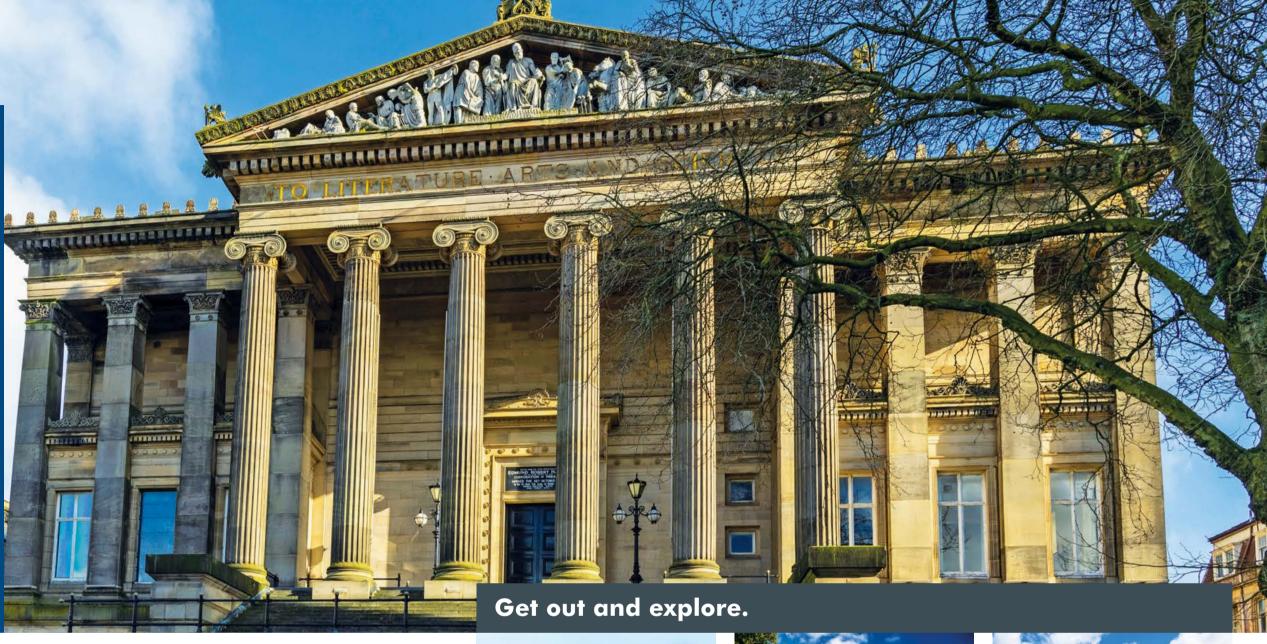
Sales enquiry line:

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Charm and history combined.

Kirkham was once a thriving textile centre, known for sailcloth weaving at its cottages and later the Flax Mill, built by industrialist John Birley in 1861. Today, Kirkham is a charming market town with a friendly, close-knit community and excellent amenities. It's also the perfect base for reaching an abundance of local attractions, from splendid countryside to the bright lights of Blackpool.



Spoilt for choice.

On your doorstep you'll find some lovely parks in Kirkham and Wesham, or for a local workout and swim there's YMCA Kirkham Rural Splash. A short stroll down the road takes you to Ribby Hall Village, where you'll discover cafés, eateries and the luxury of The Spa Hotel. There are plenty of options for outdoor pursuits too, including four fantastic golf courses close by, or walks at local beauty spots like Marton Mere Nature Reserve and Fairhaven Lake.

For a great day out, you can travel further to Lytham St Annes, with its beachfront huts and famous windmill. See a show at The Lowther Pavilion, or soak up the gorgeous gardens. Blackpool and Preston are also within easy reach of Kirkham for more restaurants, entertainment and nightlife.

Life in Kirkham.

There's an excellent choice of schools within walking distance of your home. Kirkham & Wesham Primary School and The Willows Catholic Primary School have good and outstanding ratings by Ofsted, respectively. For older children, Carr Hill High School is just down the road, and the private Kirkham Grammar is also within walking distance.

For transport links, Kirkham & Wesham Railway Station is a 3-minute walk away, connecting you

to Preston, Manchester and beyond. By road it's just an 18-minute drive to Preston, 17-minutes to Blackpool, and less than an hour to Manchester. It's also a short drive to Blackpool Airport for flights to popular European destinations like Spain and Portugal.

Urban and rural.

From Prince's Meadows, it's easy to get out and discover beautiful rolling countryside. Whether taking a hike on the Lancashire Way, or paying a visit to the Ribble and Alt Estuaries, there's no shortage of scenic attractions. You don't have to compromise on urban life either, with nearby cinemas, shopping and restaurants to be enjoyed too.



Blackpool

The zoo, Pleasure Beach and Tower Ballroom of Blackpool are just a short drive away. Spend a nostalgic day by the sea, walking along the pier, fish and chips in hand. Say hello to the stingrays at Sea Life. Or grab your goggles and head for the UK's biggest indoor waterpark.



The Forest of Bowland

An area of outstanding natural beauty, the Forest of Bowland covers 312 sq. miles of rural Lancashire. 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.



Manchester

The capital of the North, with everything you could want in the way of shopping, entertainment and nightlife. Manchester's revival over the last few years has seen it quickly become a national go-to destination.



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.

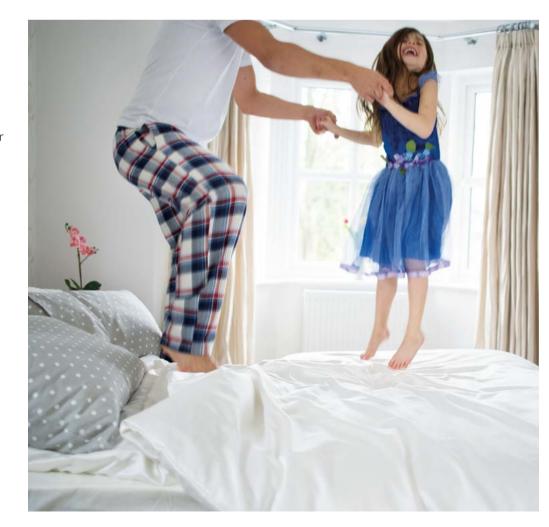
We create places where people love to spend time, quality homes that are characterful, individual and "just feel right".

"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.

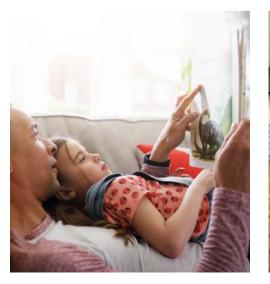
Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

At Prince's Meadows we've ensured that our homes remain interesting, diverse and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

In landscaping, we've protected as many trees as possible, and even introduced a few of our own.

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.





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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.





Visit the site

To really get a feel for the vibrancy of the local area and the countryside beyond, pay a visit to Prince's Meadows. 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.

Look around show home

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.

Choose your home

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

Make financial provision

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.

Reserve your home

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%).

Select fixtures & fittings

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.[†]

Sign paperwork

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.

Collect keys

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.

Move in

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.

[†]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.



The buying

process at

a glance.

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.

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 the moment you move in. Our Customer 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.



Less time renovating more time living

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.



NHBC Warranty

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



Reduce water usage by 30%*

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.



Less stressful move & peace of mind

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.



Energy efficient homes

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.

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Our houses, your home.