



THE SEASONS

WORSLEY MESNES

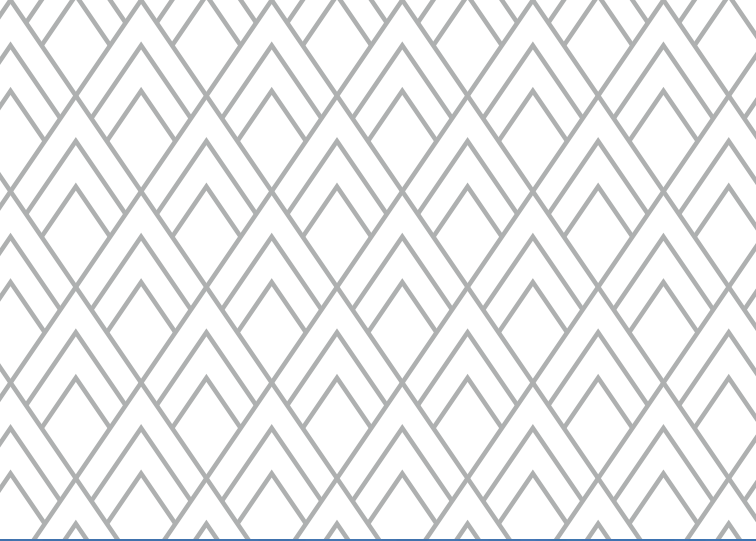
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





WORSLEY MESNES DRIVE, WORSLEY MESNES, WIGAN, WN3 5TE

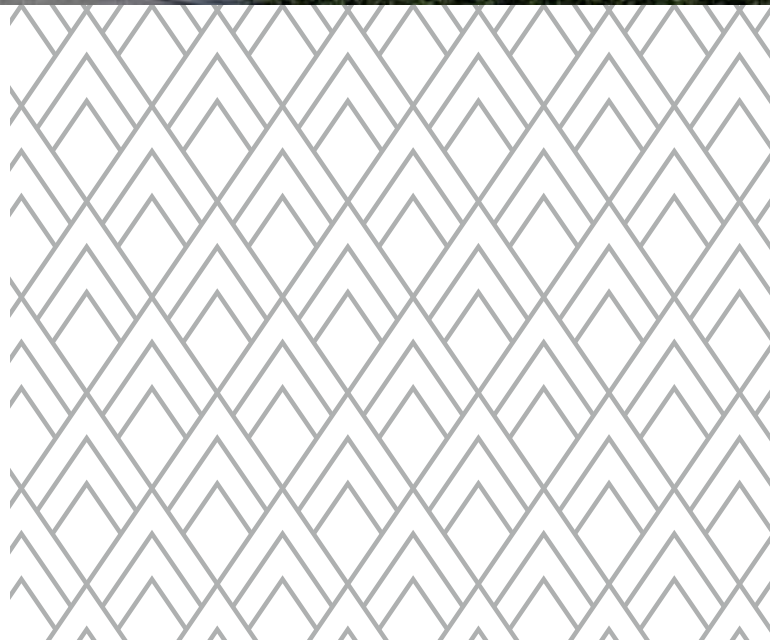


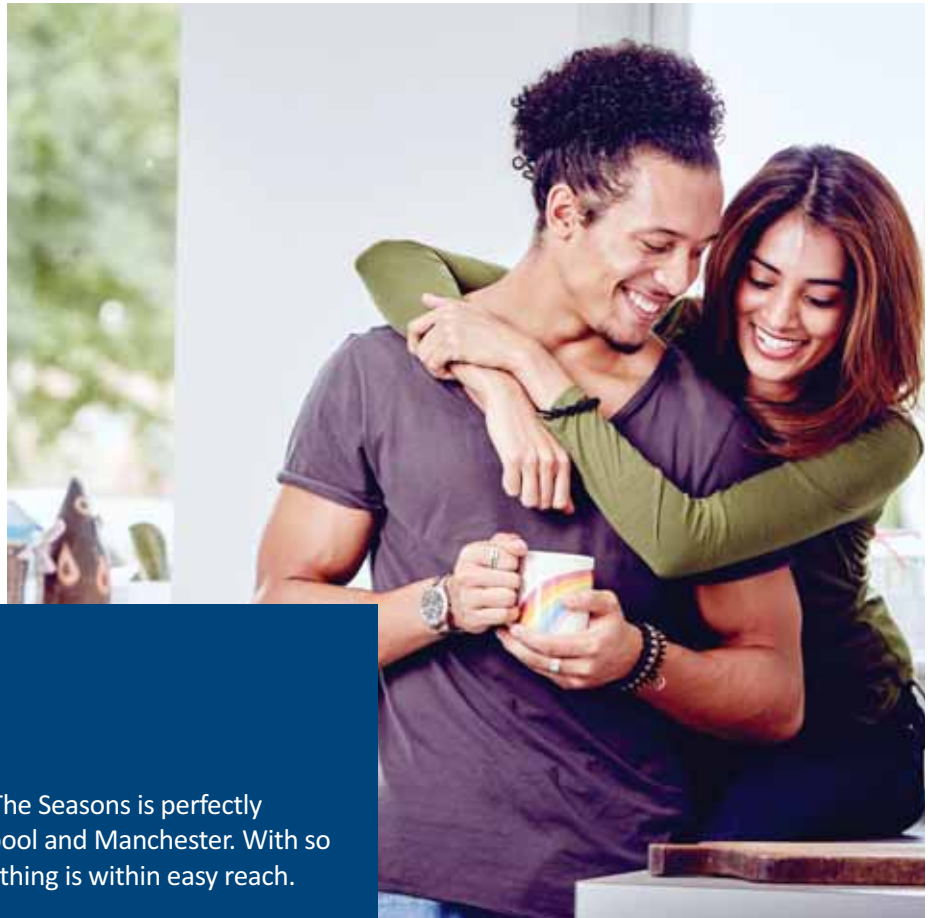
THE
SEASONS

▶ WELCOME TO
THE SEASONS



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





ENJOY LIFE TO THE FULL

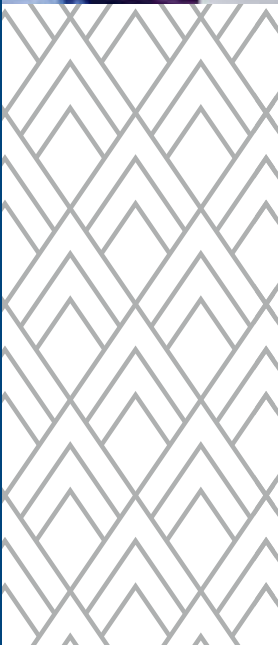
Located only a few miles from Wigan, The Seasons is perfectly placed for commuting to Bolton, Liverpool and Manchester. With so many cities & towns around you, everything is within easy reach.

Showcasing a stylish range of 169 energy efficient, modern 2, 3 and 4 bedroom homes to suit every homeowner, The Seasons is idyllic for first-time buyers, growing families & downsizers. While each house style is unique, every home has been built with the same care & attention to detail with thoughtful layouts, light, airy living areas and the flexibility to live life your way.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN WIGAN

This colourful corner of the North West is home to historic market towns, thriving cities, world-famous sport and music, breath-taking scenery, delicious food and friendly, local charm. With a home in The Seasons, you'll be free to explore everything this eclectic region has to offer.

As part of the wider Worsley Mesnes regeneration scheme, The Seasons will soon be home to a host of new shops and retailers. But you needn't wait until then. With Wigan town centre close by, you never have to go far to find what you're looking for. Schools, supermarkets, gyms, shopping centres, doctors, dentists, and takeaways are only minutes away. And it's the same story when it comes to bars, cafes, theatres & restaurants.

School runs you can walk

With four primary schools within one mile of home: St James Church of England, St Judes Catholic Primary, Worsley Mesnes Primary School and St Marks C of E Junior and Infant School weekday, school runs for younger children are refreshingly hassle-free. Hop behind the wheel and you can be outside the gates of Hope School and College and Deanery High School, in just over five-minutes, too.

Near to nature

From the tree-lined streets outside your home, to nearby Alexandra Park and the larger Mesnes Park (with its beautiful bandstand, waterfall, play area, pavilion and ice cream parlour), it's easy to get back to nature. When you're ready to head off the beaten track, take a trip to Wigan Flashes Local Nature Reserve, Three Sisters, Amberswood or the magical Fairy Glen - for picturesque waterfalls, lakes, and woodlands brimming with life. Prefer to be beside the seaside? Formby Beach is only 30 minutes in the car.

Bags of places to shop

With a handy Tesco Express only a short walk away and ASDA and Sainsbury's superstores just down the road, stocking up on weekly groceries is simple. For bargains, make a beeline to Wigan's daily indoor and outdoor markets. Or, for big name brands and independent shops, swing by the Grand Arcade or the Victorian splendour of The Galleries. Don't forget, Manchester and Liverpool are only 40 mins away - when you're ready for a major shopping spree.



The Pavilion, Menses Park ▲

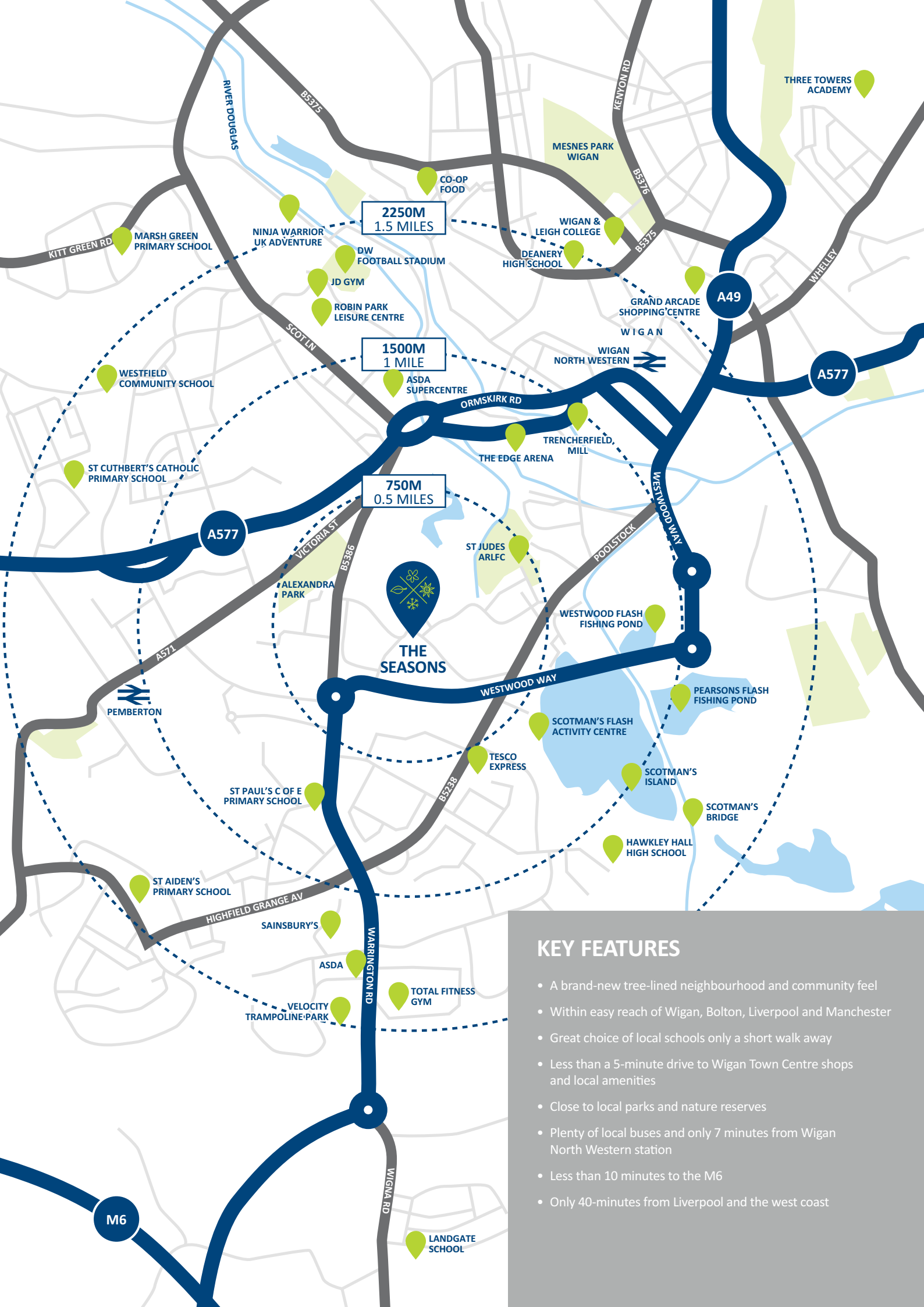


Wigan Pier ▲



Formby Beach ▲

WELCOME
 ▶ LOCATION
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2250M
1.5 MILES

1500M
1 MILE

750M
0.5 MILES

THE SEASONS

KEY FEATURES

- A brand-new tree-lined neighbourhood and community feel
- Within easy reach of Wigan, Bolton, Liverpool and Manchester
- Great choice of local schools only a short walk away
- Less than a 5-minute drive to Wigan Town Centre shops and local amenities
- Close to local parks and nature reserves
- Plenty of local buses and only 7 minutes from Wigan North Western station
- Less than 10 minutes to the M6
- Only 40-minutes from Liverpool and the west coast

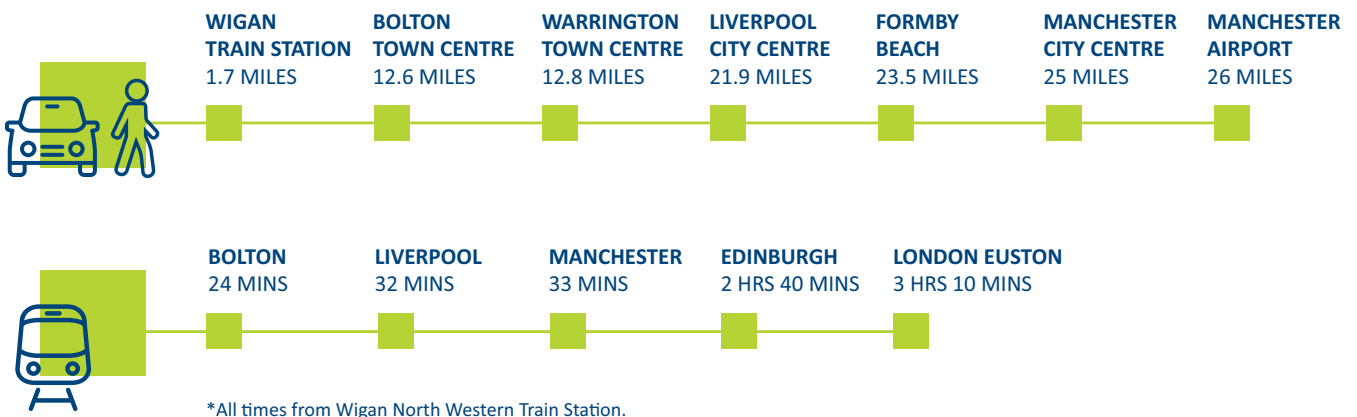
▶ TRAVEL LINKS

A HOME WITH ALL THE RIGHT CONNECTIONS

Looking to spend some quality time with the family? The region is full of good ideas for family days away. Dive into the Bolton Aquarium or get even closer to nature at Smithills Open Farm or Knowsley Safari Park. Go underground at The Lancashire Mining Museum. Take to the trees at Go Ape Rivington. Or enjoy a day of white-knuckle rides, dinosaurs and outdoor adventure at Gulliver's World Theme Park.

Being only a five-minute drive from town means you can make the most of your free time, too. From shopping and sports, to fine dining, birdwatching and even trampolining, there's something for everyone and all within a short drive. And with the best of the North West on your doorstep, you can easily travel to and from the big cities, the countryside and the coast.

Wherever you're headed, getting around is easy in Wigan. With the nearby Westwood Way, you can drive directly into town in just 5 minutes, or be on the M6 in under 10 minutes. Prefer to leave the car at home? Hop on one of the direct buses that run just outside your home. Once in Wigan, it's easy to catch a train from The North Western Station to Bolton, Manchester, Glasgow, Leeds or even London.



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

WELCOME

LOCATION

▶ TRAVEL LINKS

SITE PLAN

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SPECIFICATION

YOUR BUYING GUIDE

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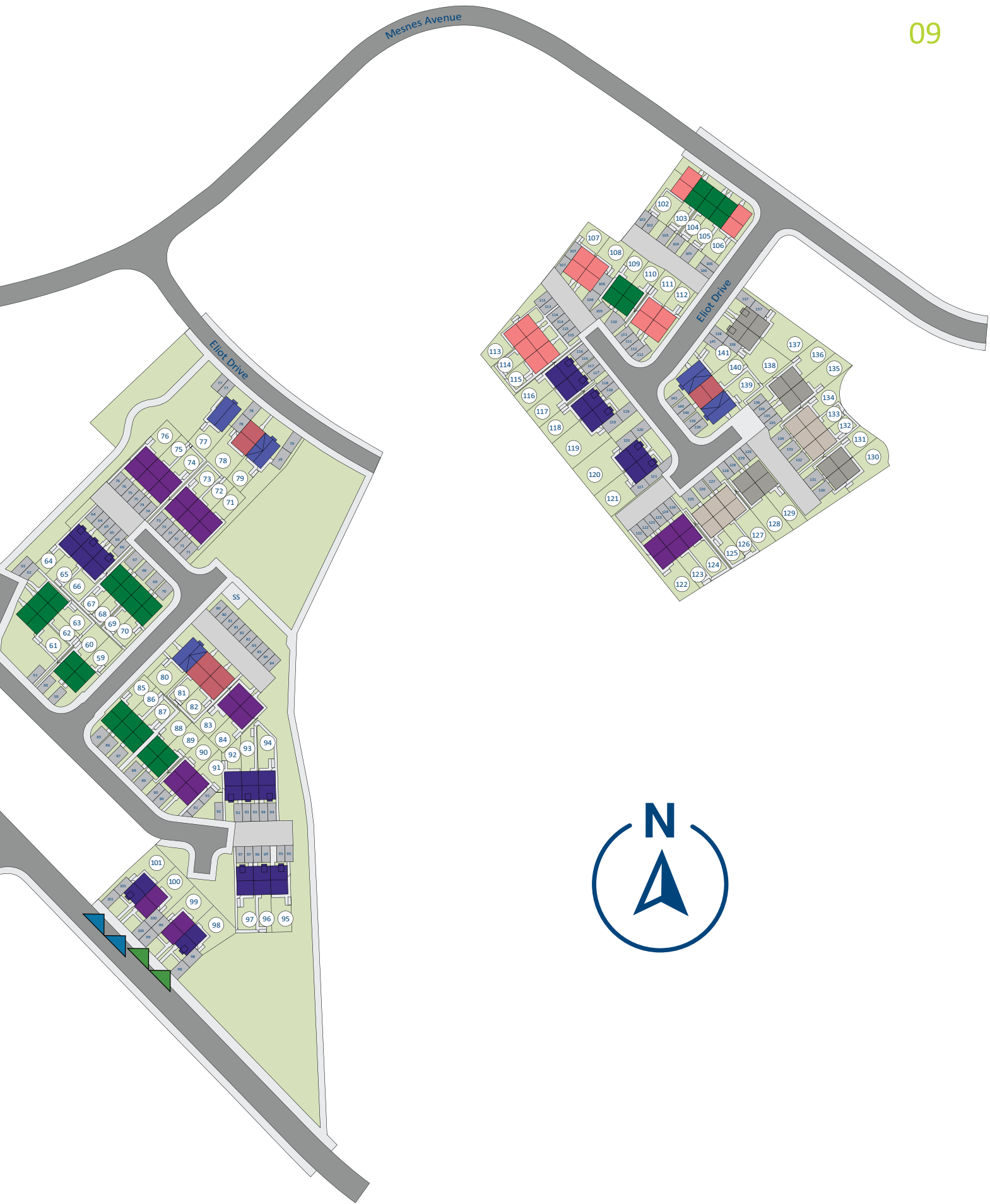
► SITE PLAN

- THE ABBEY
2 bedroom home
- THE KNIGHTSBRIDGE
3 bedroom home
- THE DANBURY
3 bedroom home
- THE RAVEN
3 bedroom home
- THE SHIPLEY
3 bedroom home
- THE STRATTON
3 bedroom home
- THE ROTHWAY
4 bedroom home
- RENT TO BUY
- SHARED OWNERSHIP

- SALES CENTRE
Plots 98 & 99
- SHOWHOMES
Plots 100 & 101



- WELCOME
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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



tWELCOME

LOCATION

TRAVEL LINKS

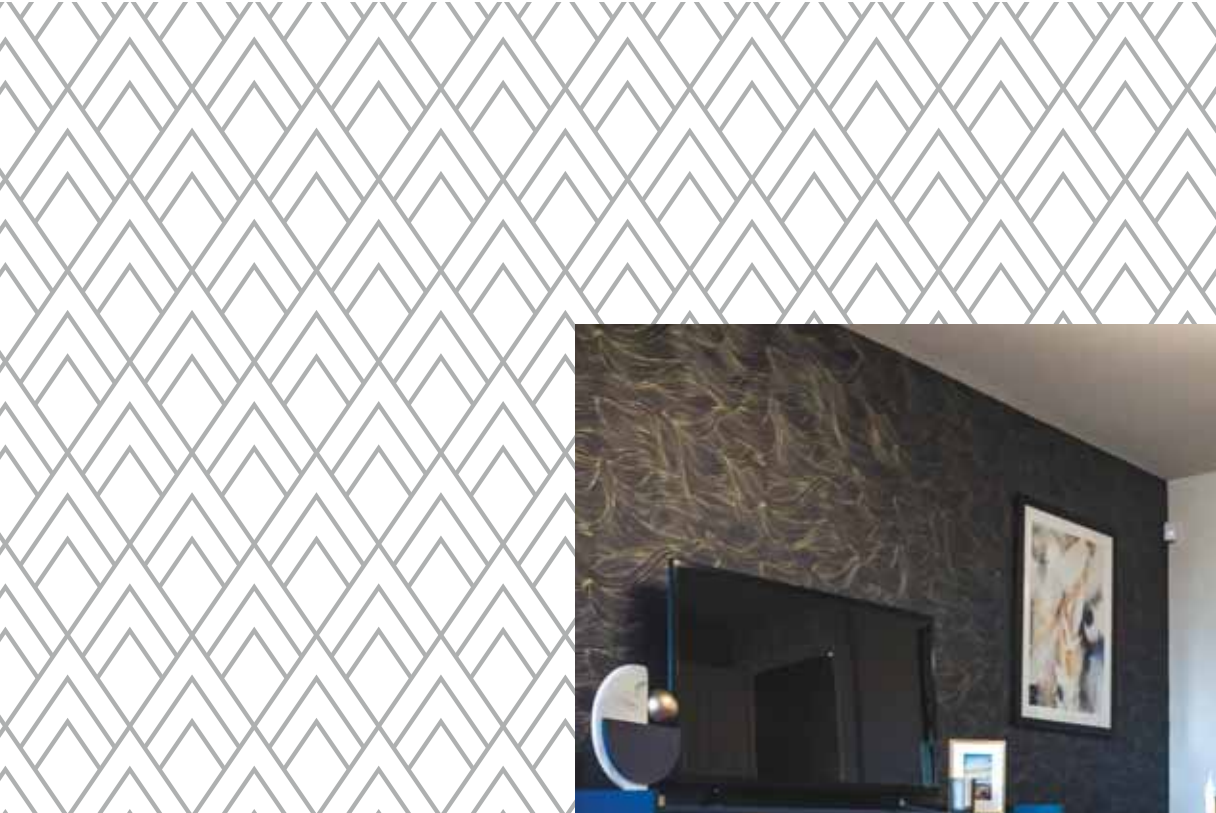
SITE PLAN

► **MAKE IT YOUR OWN**

SPECIFICATION

YOUR BUYING GUIDE

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, and with 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 by not one, but two warranties.

A 10-year NHBC warranty, that includes deposit protection, two years of warranty and a further eight years of insurance, covering major building defects, as well as our two-year Keepmoat warranty that includes fixtures and fittings*

*Terms and conditions apply, please speak to your Sales Executive for further information

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



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high 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
- ✓ Plinths, ends and posts in either ivory or white
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel single bowl sink with mixer tap

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

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ 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

Make it your own with our range of optional extras

DECOR

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ Cottage style internal doors with satin chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated 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 interlinked smoke detectors to hall and landing
- ✓ External light on front of home



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 financial 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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*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.



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 when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 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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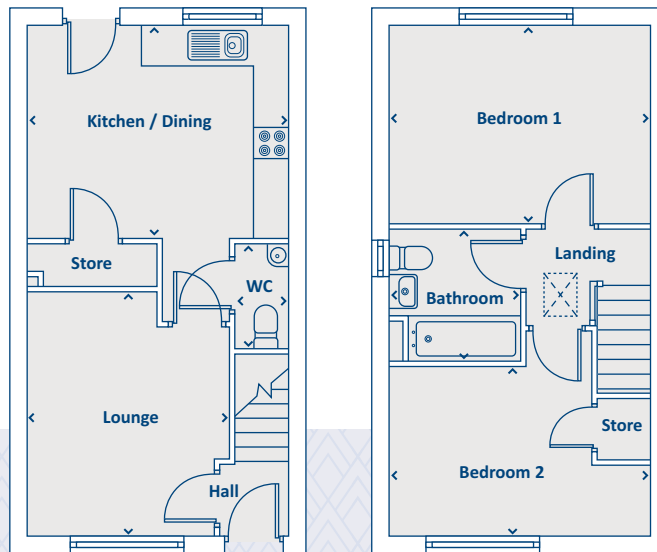


*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE ABBEY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3280 x 3993	10'9" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bedroom 1	3011 x 3993	9'11" 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:

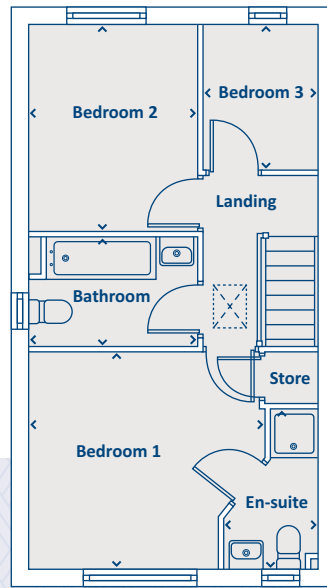
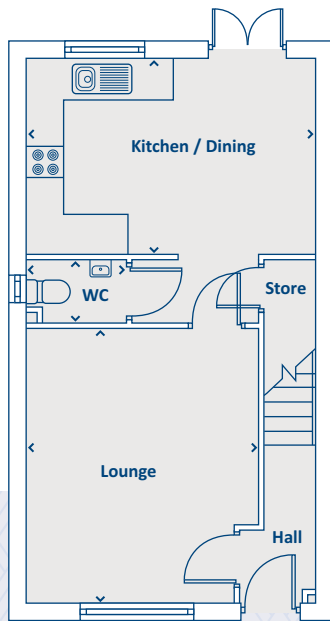
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Artists impression, features may vary

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

PLEASE NOTE:

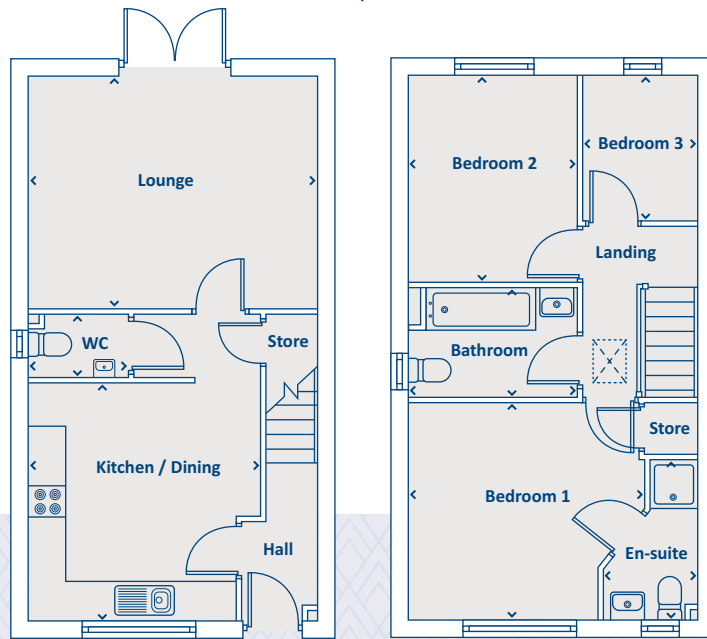
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THE DANBURY 3 bedroom home



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:

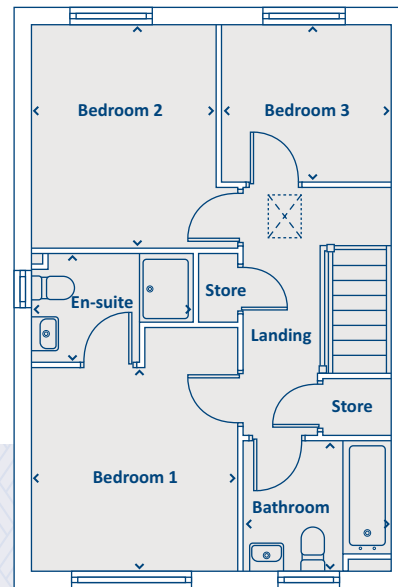
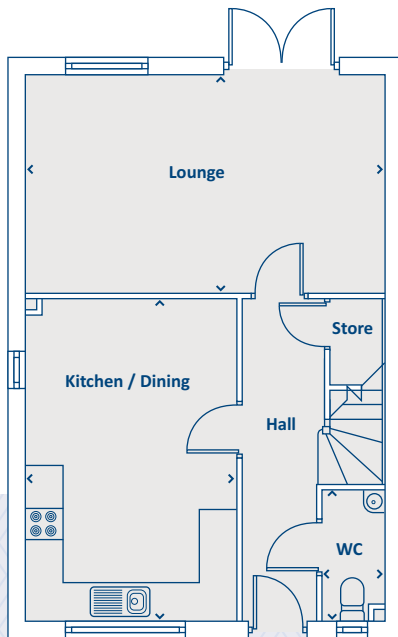
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THE RAVEN 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4855 x 3175	15'11" x 10'5"
Lounge	3275 x 5343	10'9" x 17'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3050 x 3100	10'0" x 10'2"
En-suite	1610 x 2399	5'3" x 7'10"
Bedroom 2	3377 x 2775	11'1" x 9'1"
Bedroom 3	2325 x 2475	7'8" x 8'1"
Bathroom	1940 x 2150	6'4" x 7'1"

› Longest measurement taken

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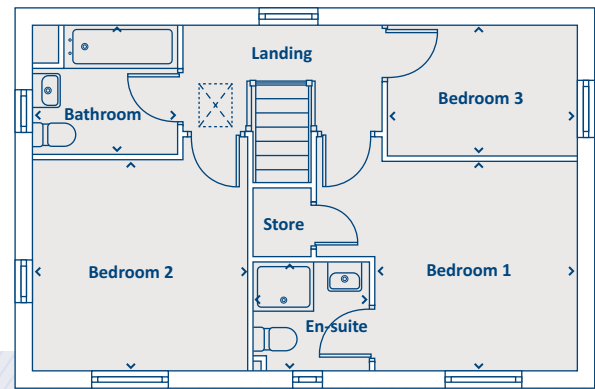
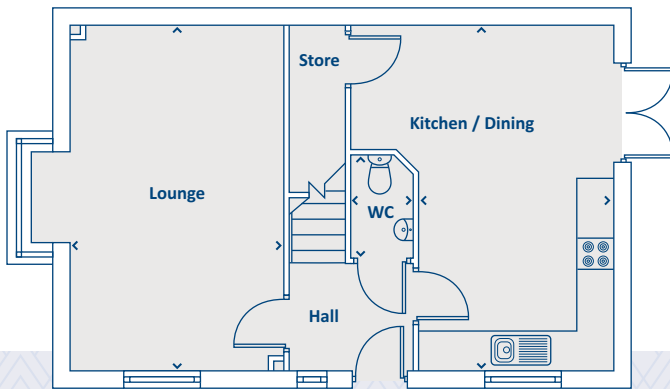
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THE SHIPLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2900 x 5298	9'6" x 17'5"
Lounge	3233 x 5298	10'7" x 17'5"
WC	956 x 1600	3'2" x 5'3"

FIRST FLOOR

Bedroom 1	3054 x 3145	10'0" x 10'4"
En-suite	1650 x 1600	5'5" x 5'3"
Bedroom 2	3233 x 3155	10'7" x 10'4"
Bedroom 3	2856 x 2060	9'4" x 6'9"
Bathroom	2170 x 2050	7'1" x 6'9"

› Longest measurement taken

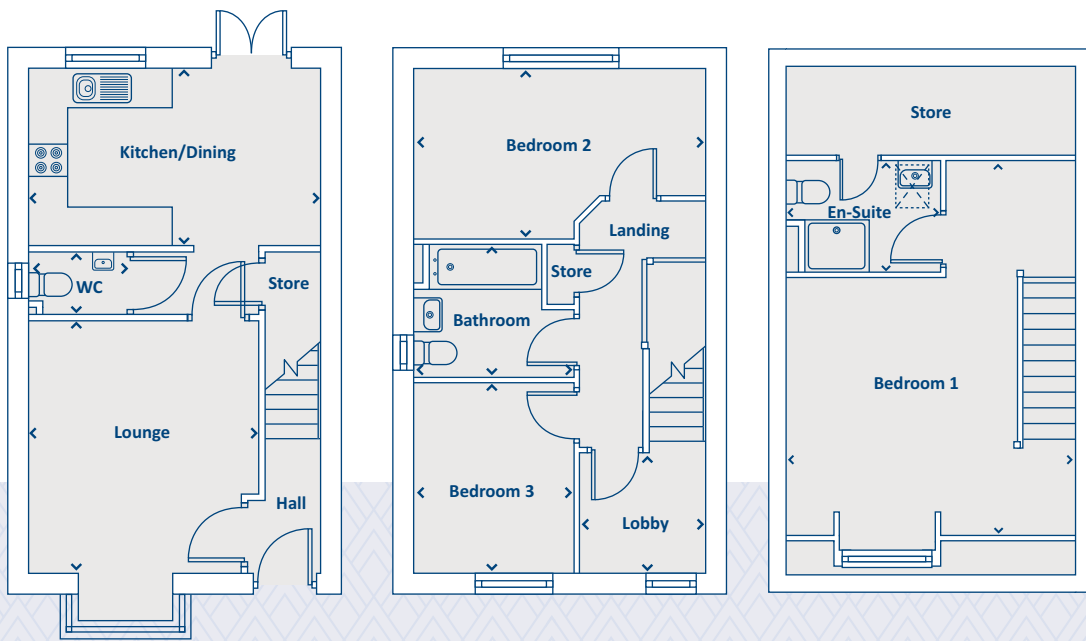
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THE STRATTON 3 bedroom home



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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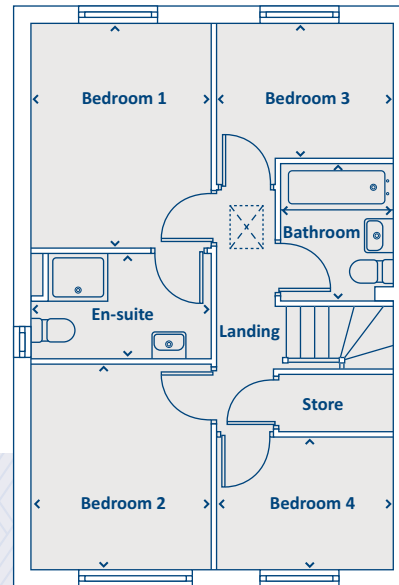
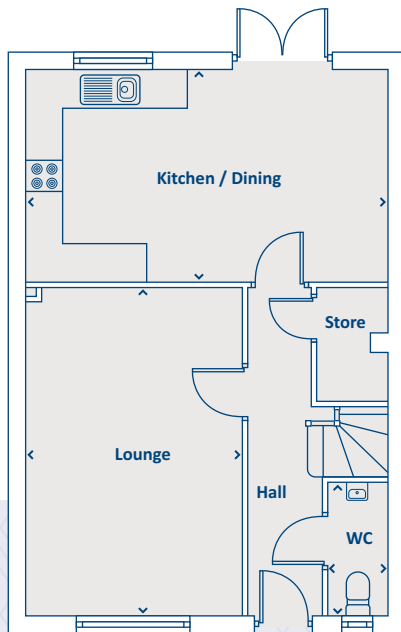
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THE ROTHWAY 4 bedroom home



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"

› Longest measurement taken

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"

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All enquiries:

01702 455 950

or email: The.Seasons@keepmoat.com



[keepmoat.com](https://www.keepmoat.com)

Keepmoat is the trading name of Keepmoat Homes Limited.

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.