

Pavilion Row Altcar Lane Formby L37 6AZ



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



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### Sand dunes and sports.

Formby is home to wonderful beaches, boardwalks and coastline adventures. On the west coast, bordering the Irish Sea, you'll discover spectacular scenery and pinewoods. These havens for endangered species are carefully managed by the National Trust.

Golfers are spoilt for choice with the stunning links course at Formby Golf Club, two challenging courses at Formby Hall Golf Resort & Spa, and the nearby championship course at Royal Birkdale, voted the number one golf club in England.

To the south lies Aintree Racecourse, home of the Grand National since 1839 and host to exhibitions and events.

Closer to home, Formby Village Sports Club offers bowls, tennis snooker and table tennis while football and rugby are well catered for locally, whether you're taking part or cheering from the sidelines.



#### Natural advantage.

Formby is well known for its stunning expanses of sandy beaches backed by rows of dunes and its variety of wonderful coastline walks.

It's also one of the special areas in Britain where the red squirrel is still found and a rare breeding ground for the natterjack toad, now a protected species. A visit to Freshfield Red Squirrel Reserve could have you spotting one of these beautiful creatures.

#### First in class.

Education plays an important role in family life. So it's reassuring to learn that many of the local schools have an excellent reputation. Primary schools are within walking distance from home, while a choice of secondary schools offers alternatives for older children.

Take your pick of high-quality education from both state and independent schools, such as Formby High School or Clarence House Independent School, all within easy reach. And after school, they can run off their energy at Father Ted's Adventure Farm.

#### **Good connections.**

There's so much to enjoy close by, but when you want to go further afield, access is easy. Head south to join the M57 and M58 at Sefton or continue south to connect to Junction 6 of the M62 within 17 miles.

Liverpool city centre is just 12 miles away or you can fly away from Liverpool John Lennon Airport which is 23 miles from Formby.

Rail services from Formby Station make journey planning easy, connecting you to London Euston in 3 hours 17 minutes, Wigan in just over an hour, or directly to Liverpool Central in just 29 minutes.

### Get out and explore.





Formby itself is a thriving town that's home to high street shops, boutique independents and a choice of supermarkets. Along with cycle and walking routes to make the most of the coast, countryside and wildlife, there's plenty to keep you busy. Choose from a wide choice of restaurants or take a seat at one of the productions staged at Formby Little Theatre. For a workout or some well-deserved R&R, head to Formby Hall Resort & Spa, only minutes away.

Formby.

Perhaps best known for music and football, Liverpool combines its heritage with modern and guirky style. The Royal Albert Dock now forms a vibrant centrepiece of Liverpool's UNESCO World Heritage status with art, music and museums including Tate Liverpool. You'll also be spoilt for independent shops, restaurants and nightlife. Take in the latest movie at the multiscreen cinema and media arts centre - and don't miss Anthony Gormley's art installation at Crosby beach of 100 iron men looking out to sea.



#### Liverpool.

#### Southport.

Just 8 miles up the coast is the neighbouring town of Southport on the Sefton coast. Watersports such as kite-surfing are great when you want to get active, picnic while you're building sandcastles with the children or enjoy the rides at Pleasureland. Alfresco dining and tree-lined boulevards with wrought iron canopies create a relaxing shopping experience. The Botanic Gardens has mini-golf, an outdoor gym, aviary, and that all-important café for a pit stop.



### Think differently and the result is something spectacular.

We know that it takes more than a house to 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 create 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 which are comfortable, easy to live in and take into consideration life's practical demands. But we look beyond the home too. We consider the whole environment, creating natural landscapes and wonderful surroundings that you'll enjoy coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual, and that "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 Pavilion Row we've ensured that our homes remain interesting. varied 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.

We felt it was important for Pavilion Row to complement the natural





of the wider area.

make the best use of it.

environment as well, which is why our landscaping uses a diverse range of mature trees and plants to create established green spaces that feel part

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

With all Morris homes, every single square metre of space has been considered so we







# 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 and Amtico, 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.



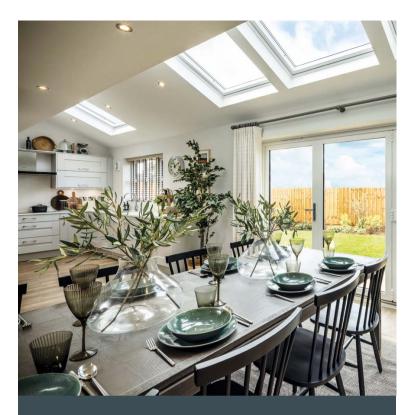




**amtico** PORCELANOSA







### 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.

#### Visit the site

To really get a feel for the vibrancy of the local area and the countryside beyond, pay a visit to Pavilion Row. As well as discovering more about the site, the layout and the styles of homes, you can get to arips 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 collection of beautiful family homes to choose from at Pavilion Row. 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 a Mortgage 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, and they can advise you on the amount you can borrow.

#### Reserve your home

The process is quite straightforward. First, you must have either sold your current home (subject to contract), opted for our TradeUp 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 10% deposit.

#### 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 Neff, but you can enhance your new home further with additional extras.

<sup>†</sup>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

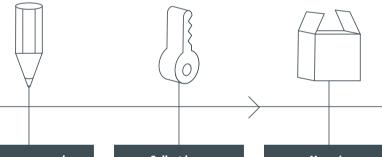
#### **Sales Advisor**

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 Mortgage 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 (LABC). 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.

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.



#### 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.

#### **Company Directors**

#### **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.



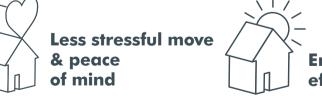
Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.



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



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 2013 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.