



Pavilion Row
Altcar Lane
Formby
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MORRIS
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MORRIS

The best of coastal town living.

For that perfect blend of beaches, town life and stylish living, Pavilion Row offers all this and more. In each of our outstanding 2, 3 and 4 bedroom houses, you'll discover a home designed to enjoy today with tomorrow's lifestyles in mind.

Each Morris home is thoughtfully created for easy, stylish living. Whether you want to relax, welcome friends round, or to get out and about exploring the coastline and the great outdoors, you'll always be proud to come home to Pavilion Row.

We look after all the little details which make a house a home. Well-designed rooms are filled with natural light and finished with high-quality fittings from contemporary kitchens to pristine bathrooms. All that's left is for you to choose which of these exceptional houses could become your new home, then start planning your move to Pavilion Row.



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.



Get out and explore.

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.



Formby.

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.



Liverpool.

Perhaps best known for music and football, Liverpool combines its heritage with modern and quirky 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.



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.

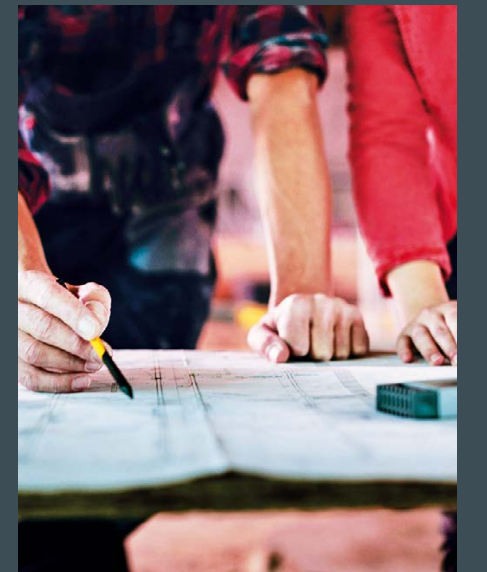
At Pavilion Row we've ensured that our homes remain interesting, varied and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

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

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 of the wider area.

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 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 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.



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.

Roca

NEFF

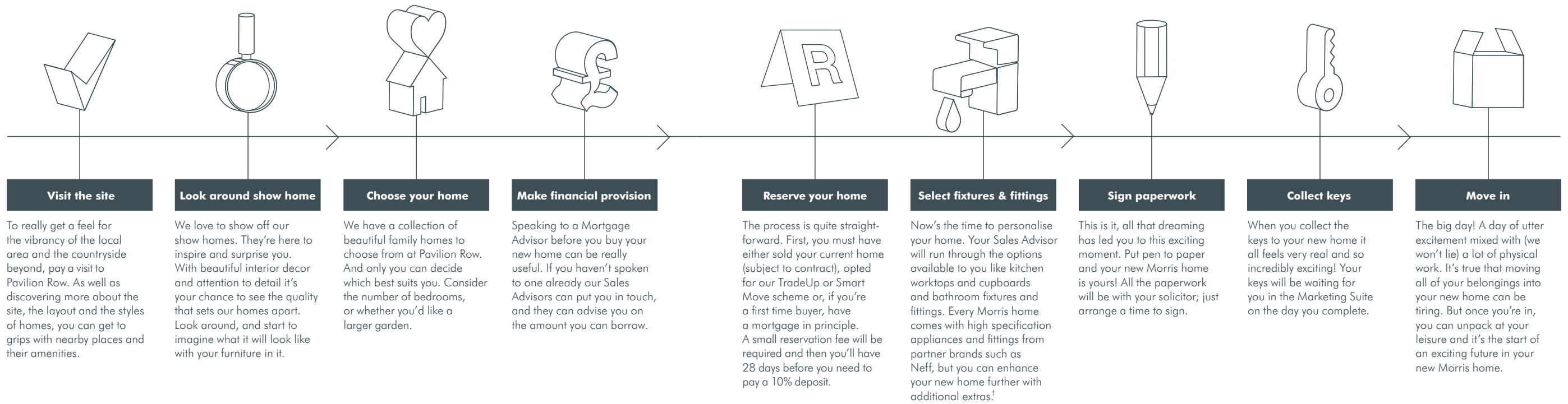
amtico

PORCELANOSA



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.



[†]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 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.

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.

