

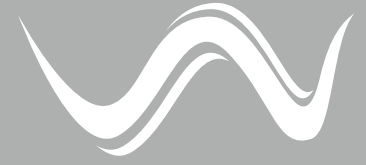
# WATER'S EDGE

BLACKBURN

*Discover what  
modern living  
is all about*

[keepmoat.com](http://keepmoat.com)





HASLINGDEN ROAD, BLACKBURN, BB2 3HH

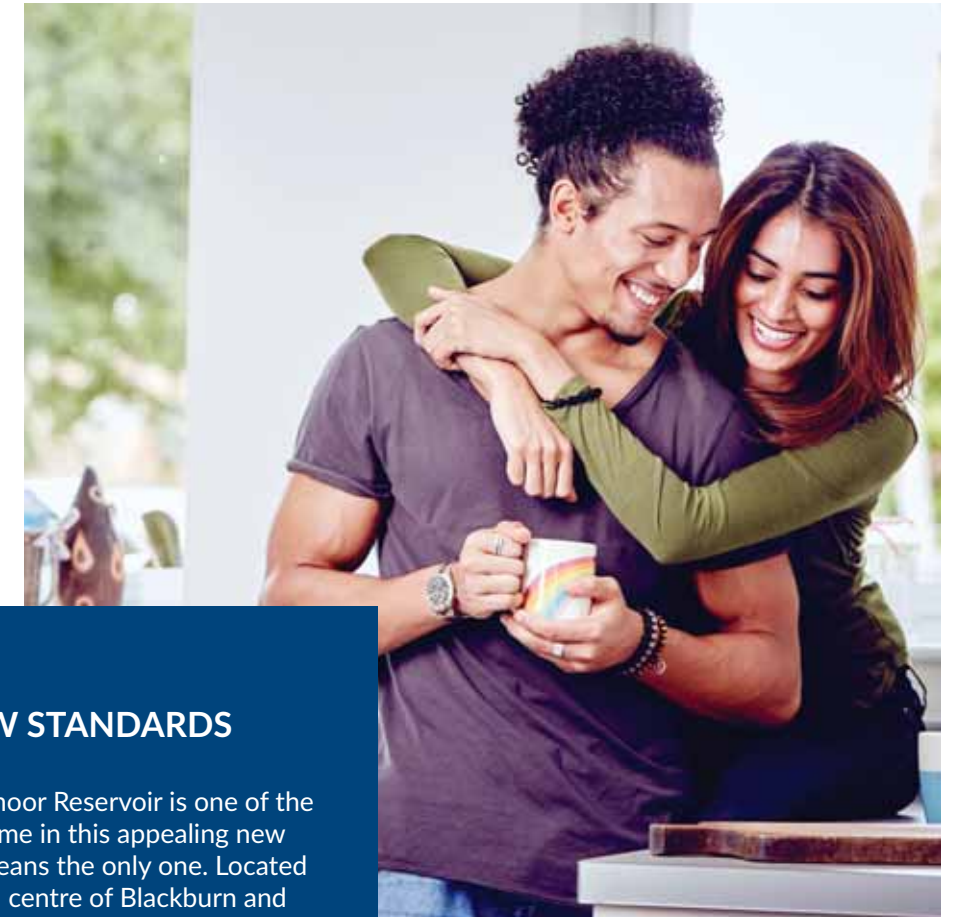
WATER'S EDGE



## ► WELCOME TO WATER'S EDGE



- WELCOME
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- HEALTH & SAFETY
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



### A SETTING THAT SETS NEW STANDARDS

Living by the peaceful banks of Fishmoor Reservoir is one of the undoubted highlights of owning a home in this appealing new waterside development, but by no means the only one. Located only 1.5 miles from the cosmopolitan centre of Blackburn and within easy reach of the Royal Blackburn Training Hospital and the M65, Water's Edge is perfect for discerning first-time buyers and growing families looking for a home that ticks all the boxes.

Compromising 148 spacious three and four bedrooomed homes and apartments, this affordable new neighbourhood offers all the convenience and amenities of suburban city living, with the added advantage of plenty of green space.

Why not make the most of our buying schemes for first time buyers, free mortgage assistance or the hassle-free Easymove service, too?



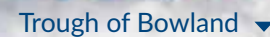
*Easymove*







Close to home, you'll find family-friendly attractions like The Vue Cinema, tenpin bowling and animal feeding at Mrs Dowsons Farm Park. Alternatively, head north and you can step back in time at the Ribchester Roman Museum. While a 40-min drive south will take you straight to Legoland and a world of rides and adventures. Blackpool Pleasure Beach and the seaside are only 55-minutes from your front door, too.

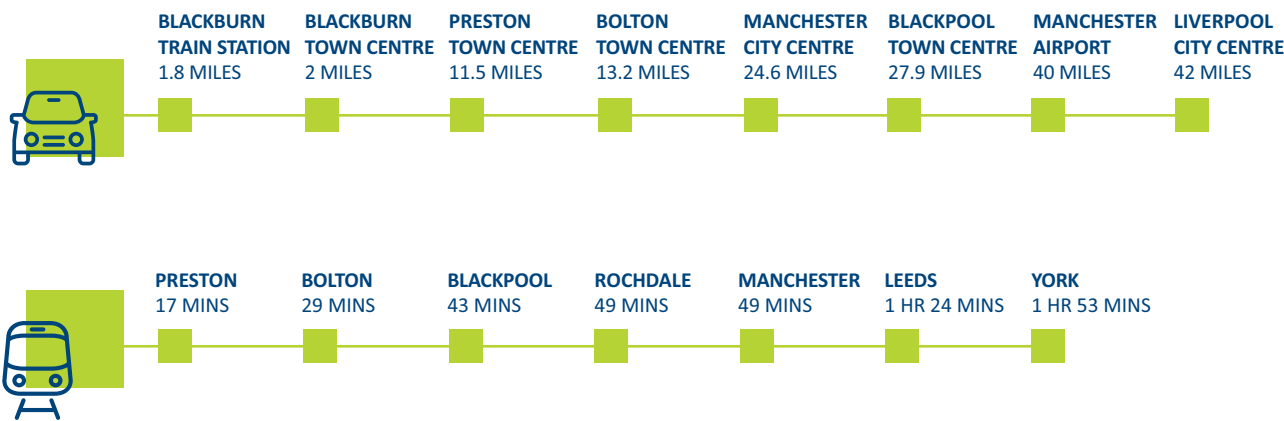




► TRAVEL LINKS

JOIN THE WELL CONNECTED

With the M65 less than 1.5 miles from home, it's easy to jump onto the M61, M6 and M62, placing Bolton, Burnley, Preston, Manchester and Liverpool all within reach. Alternatively, hop on a bus and you can be at Blackburn Station in less than 10 minutes. Here, you'll find regular trains to Preston, Blackpool, York and Rochdale. Flying further afield? The airports of Manchester and Liverpool are only an hour down the motorway.



\*All train times from Blackburn Train station

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

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► PICTURE YOURSELF HERE



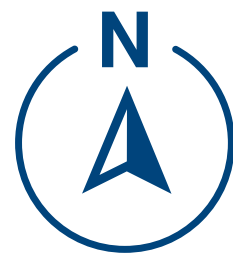
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## ► SITE PLAN

- THE DERWENT  
3 bedroom home
- THE SALTburn  
3 bedroom home
- THE DARWELL  
3 bedroom home
- THE RANWORTH  
3 bedroom home
- THE HOLGATE  
3 bedroom home
- THE BRADSHAW  
3 bedroom home
- THE STANFORD  
3 bedroom home
- THE MELDON  
4 bedroom home
- THE PRENTON  
4 bedroom home
- THE LONGFORD  
4 bedroom home
- THE EGFORD  
4 bedroom home
- AFFORDABLE HOMES
- SOLAR PANELS
- SALES CENTRE  
Plot 110
- SHOWHOMES  
Plots 108 & 109

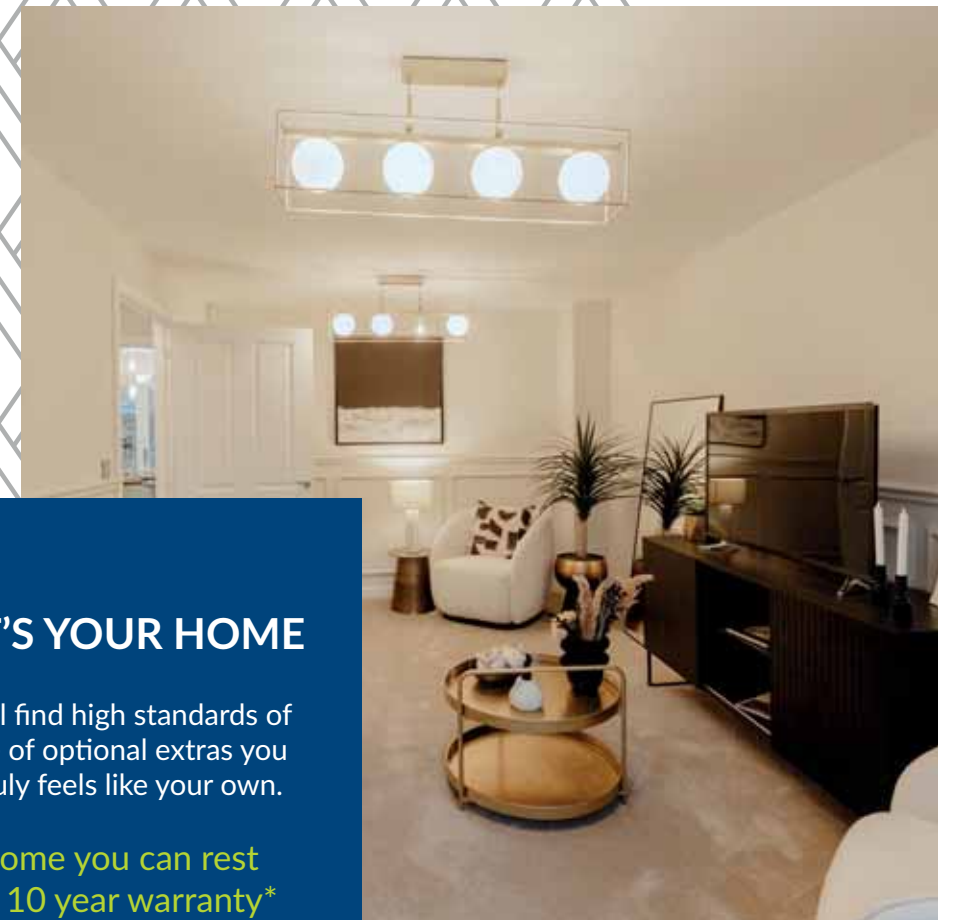


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This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.



## ► MAKE IT YOUR OWN



### 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 a 10 year warranty\***

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

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

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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\*

- ✓ Plinths, ends and posts to match the Kitchen Doors
- ✓ Choice of durable worktops with upstand
- ✓ Boiler housing
- ✓ Built-in stainless steel fan assisted electric oven
- ✓ Integrated extractor hood
- ✓ Integrated appliances
- ✓ Gas hob with glass splash back
- ✓ Stainless steel bowl and half 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
- ✓ Heated towel rails

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
- ✓ Spotlights to kitchen & utility (plot specific, See Sales Executive for details)\*\*
- ✓ PV Panels to all plots
- ✓ EV charging points to all plots

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



Make it your own with our range of optional extras

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





## ► HEALTH & SAFETY

**At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.**

- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

**For a safe and enjoyable visit please observe these guidelines at all times.**





## ► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

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.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need 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 home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank 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 and delaying the exchange†.

\*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.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



### STEP 04

#### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



### STEP 05

#### Legal Completion

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

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



### STEP 06

#### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues 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

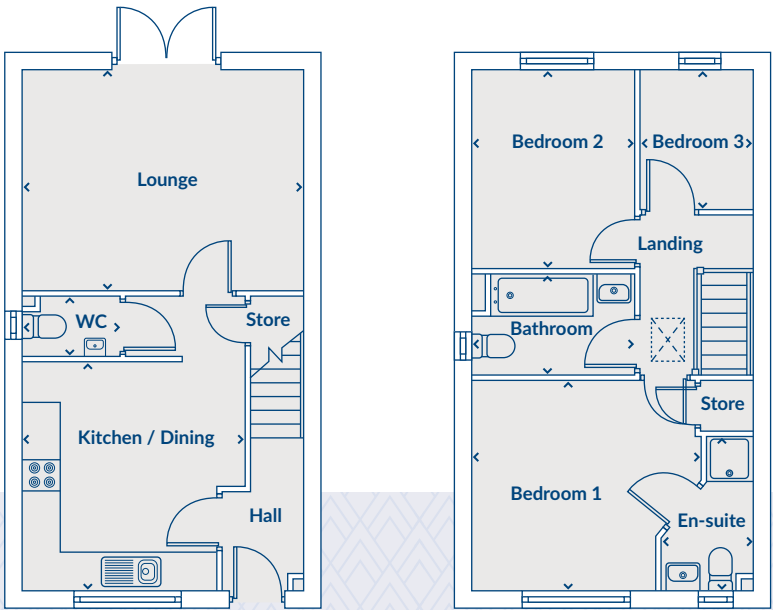


Artists impression, features may vary



Artists impression, features may vary

THE DERWENT 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3588	12'2" x 11'9"
Lounge	3614 x 4536	11'10" x 14'11"
WC	960 x 1548	3'2" x 5'1"

> Longest measurement taken

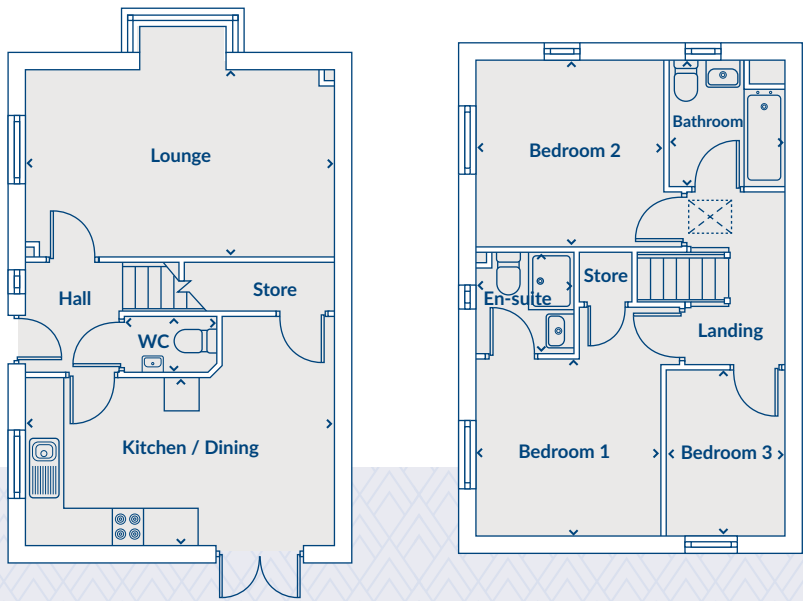
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FIRST FLOOR

Bedroom 1	3390 x 3683	11'1" x 12'1"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1856	7'4" x 6'1"
Bathroom	1661 x 2587	5'5" x 8'6"



THE SALTburn 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2900 x 5310	9'6" x 17'5"
Lounge	3233 x 5310	10'7" x 17'5"
WC	969 x 1600	3'2" x 5'3"

> Longest measurement taken

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FIRST FLOOR

Bedroom 1	3067 x 3145	10'1" x 10'4"
En-suite	1750 x 1600	5'9" x 5'3"
Bedroom 2	3233 x 3167	10'7" x 10'5"
Bedroom 3	2869 x 2073	9'5" x 6'10"
Bathroom	2140 x 2050	7'0" x 6'9"







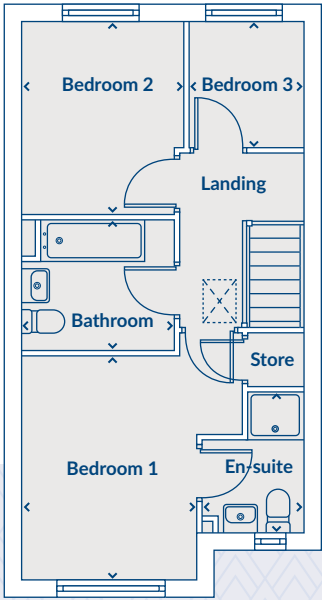
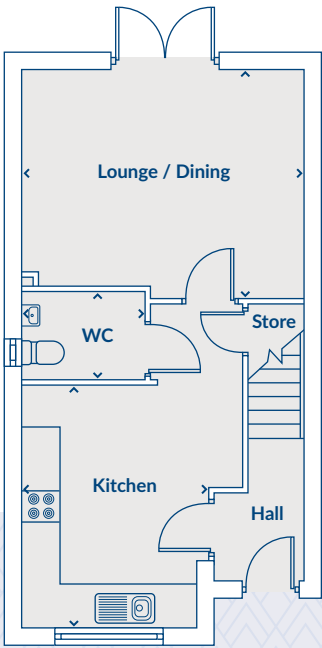
Artists impression, features may vary



Artists impression, features may vary

THE DARWELL 3 bedroom home

THE RANWORTH 3 bedroom home



GROUND FLOOR

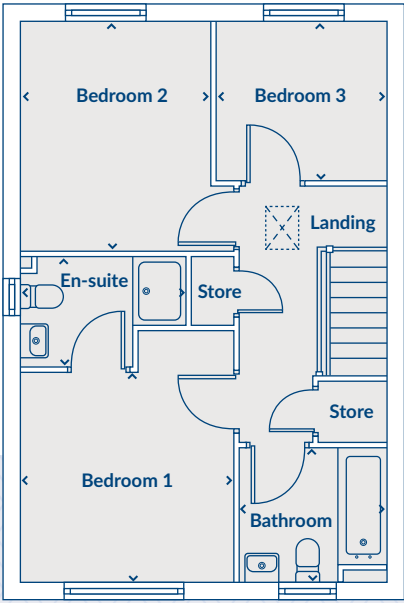
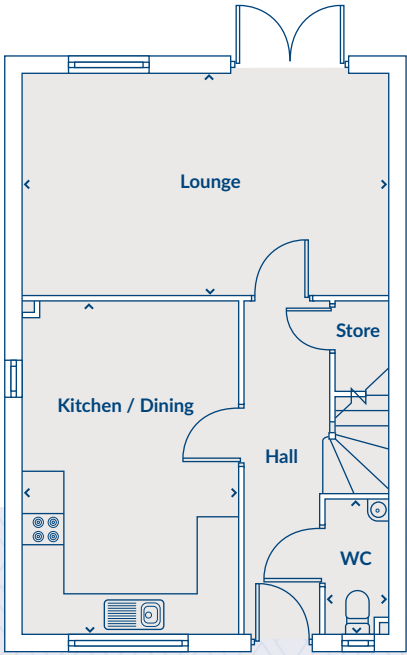
Kitchen	3913 x 3066	12'10" x 10'1"
Lounge / Dining	3758 x 4593	12'4" x 15'1"
WC	1452 x 1996	4'9" x 6'7"

FIRST FLOOR

Bedroom 1	3613 x 2835	11'10" x 9'4"
En-suite	2245 x 1665	7'4" x 5'6"
Bedroom 2	3148 x 2594	10'4" x 8'6"
Bedroom 3	2097 x 1906	6'11" x 6'3"
Bathroom	2153 x 2430	7'1" x 8'0"

> Longest measurement taken

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GROUND FLOOR

Kitchen / Dining	4855 x 3175	15'11" x 10'5"
Lounge	3288 x 5380	10'9" x 17'8"
WC	1940 x 920	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3050 x 3137	10'0" x 10'4"
En-suite	1610 x 2436	5'3" x 8'0"
Bedroom 2	3389 x 2812	11'1" x 9'3"
Bedroom 3	2338 x 2475	7'8" x 8'1"
Bathroom	1940 x 2150	6'4" x 7'1"

> Longest measurement taken

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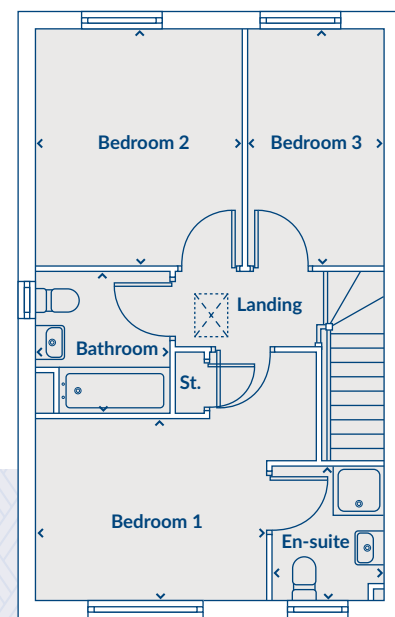
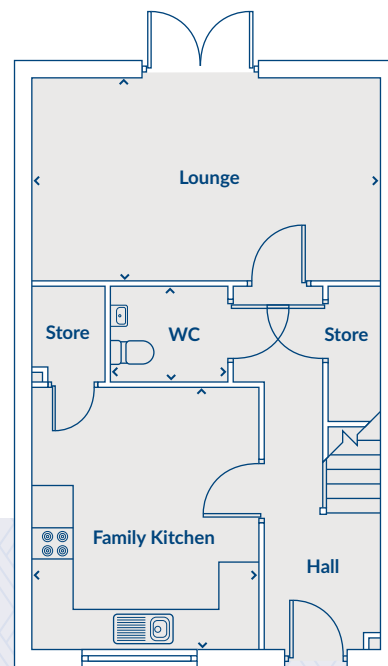


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## THE HOLGATE 3 bedroom home



### GROUND FLOOR

Family Kitchen	3465 x 4013	11'4" x 13'2"
Lounge	5380 x 3113	17'8" x 10'3"
WC	1800 x 1450	5'11" x 4'9"

> Longest measurement taken

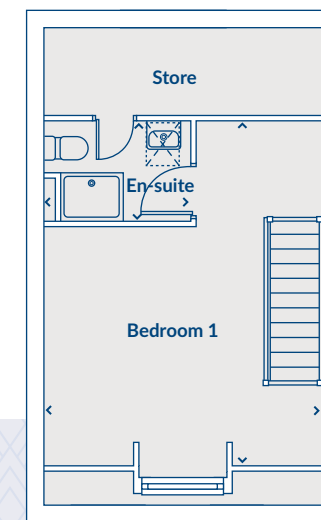
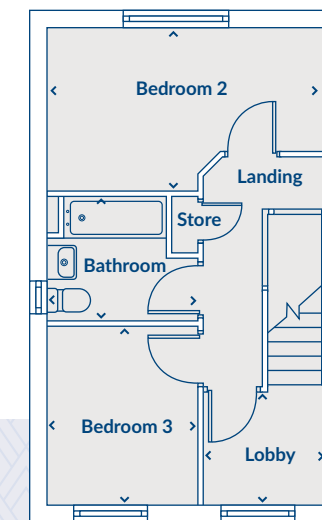
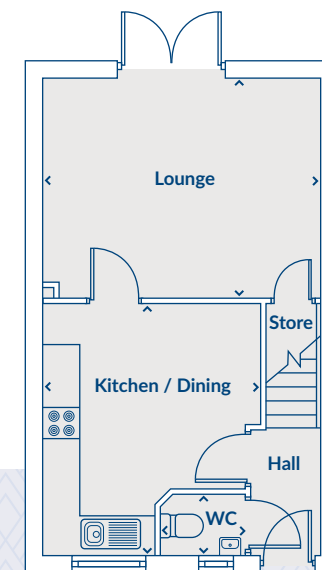
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### FIRST FLOOR

Bedroom 1	3537 x 3792	11'7" x 12'5"
En-suite	1750 x 2015	5'9" x 6'7"
Bedroom 2	3160 x 3633	10'4" x 11'11"
Bedroom 3	2127 x 3633	7'0" x 11'11"
Bathroom	1992 x 2178	6'6" x 7'2"



## THE BRADSHAW 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3588 x 4100	11'9" x 13'5"
Lounge	4536 x 3592	14'11" x 11'9"
WC	1470 x 1004	4'10" x 3'4"

> Longest measurement taken

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### FIRST FLOOR

Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2503 x 2034	8'3" x 6'8"

### SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5'5"

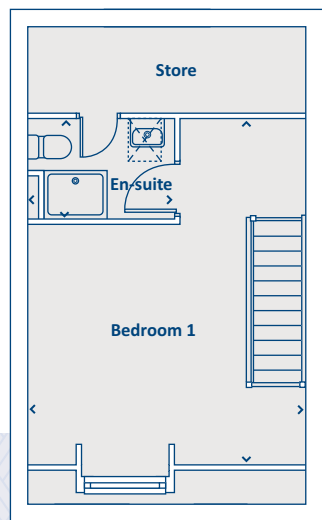
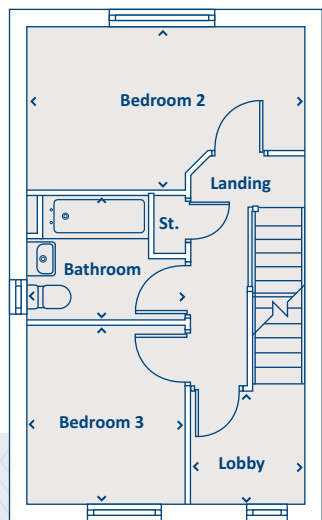
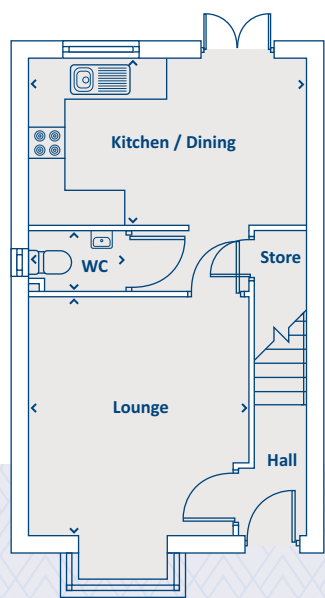






THE STANFORD 3 bedroom home

THE MELDON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4536 x 2735	14'11" x 9'0"
Lounge	3588 x 3892	11'9" x 12'9"
WC	1548 x 973	5'1" x 3'2"

FIRST FLOOR

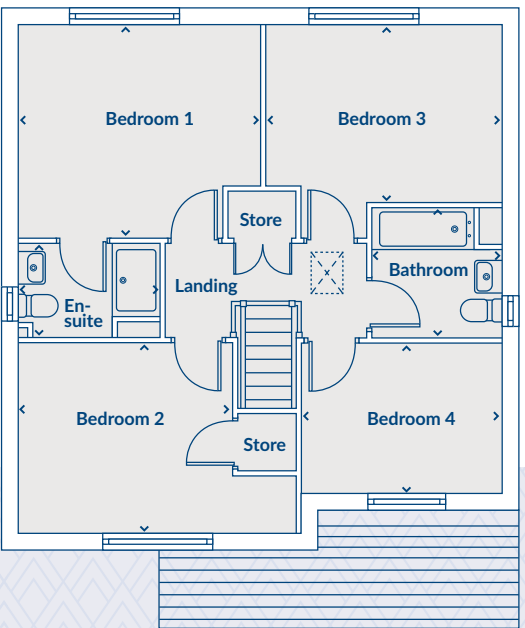
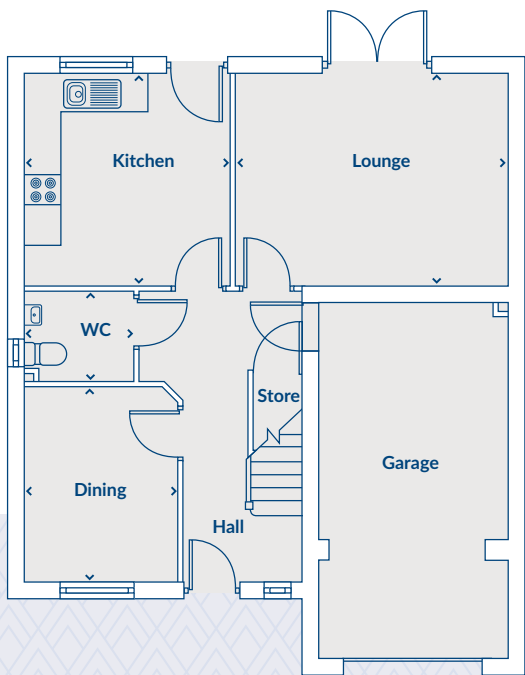
Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2503 x 2034	8'3" x 6'8"

SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5'5"

> Longest measurement taken

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GROUND FLOOR

Dining	3230 x 2540	10'7" x 8'4"
Kitchen	3528 x 3418	11'7" x 11'3"
Lounge	3540 x 4500	11'7" x 14'9"
WC	1468 x 1813	4'10" x 5'11"

FIRST FLOOR

Bedroom 1	3540 x 4005	11'7" x 13'2"
En-suite	1519 x 2332	5'0" x 7'8"
Bedroom 2	3520 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"

> Longest measurement taken

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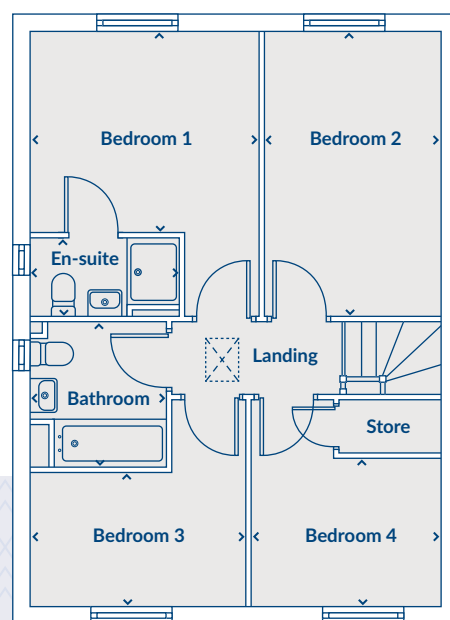
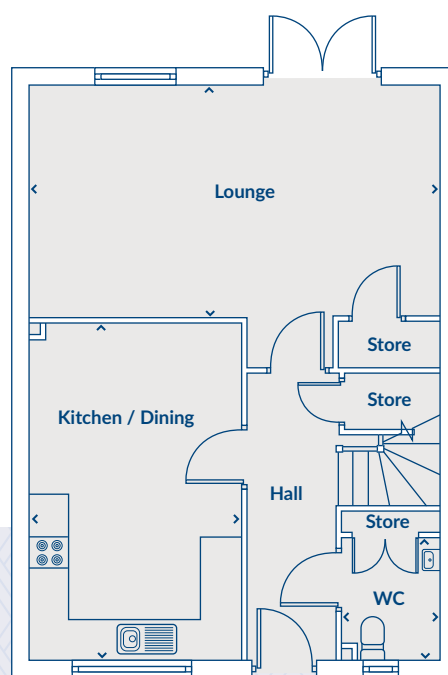
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## THE PRENTON 4 bedroom home

## THE LONGFORD 4 bedroom home



### GROUND FLOOR

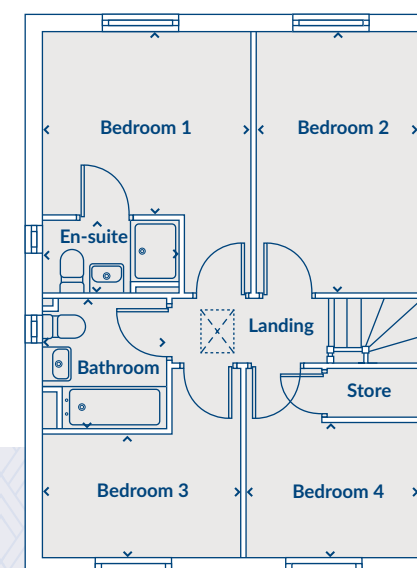
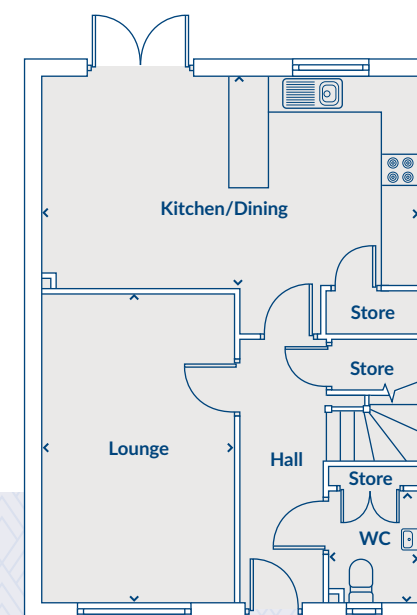
Kitchen / Dining	5060 x 3150	16'7" x 10'4"
Lounge	3475 x 6168	11'5" x 20'3"
WC	1870 x 1025	5'11" x 4'9"

> Longest measurement taken

### FIRST FLOOR

Bedroom 1	3034 x 3400	9'11" x 11'2"
En-suite	1185 x 2206	3'11" x 7'3"
Bedroom 2	4300 x 2675	14'1" x 8'9"
Bedroom 3	2001 x 3215	6'7" x 10'7"
Bedroom 4	2232 x 2860	7'4" x 9'5"
Bathroom	2150 x 2000	7'1" x 6'7"

**PLEASE NOTE:**  
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific please see our Sales Executive for full specification and plot details at this development.



### GROUND FLOOR

Kitchen / Dining	3475 x 6168	11'5" x 20'3"
Lounge	5060 x 3150	16'7" x 10'4"
WC	1800 x 1450	5'11" x 4'9"

> Longest measurement taken

### FIRST FLOOR

Bedroom 1	3034 x 3400	9'11" x 11'2"
En-suite	1185 x 2206	3'11" x 7'3"
Bedroom 2	4312 x 2675	14'2" x 8'9"
Bedroom 3	2014 x 3215	6'7" x 10'7"
Bedroom 4	2232 x 2860	7'4" x 9'5"
Bathroom	2138 x 2000	7'0" x 6'7"

**PLEASE NOTE:**  
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific please see our Sales Executive for full specification and plot details at this development.

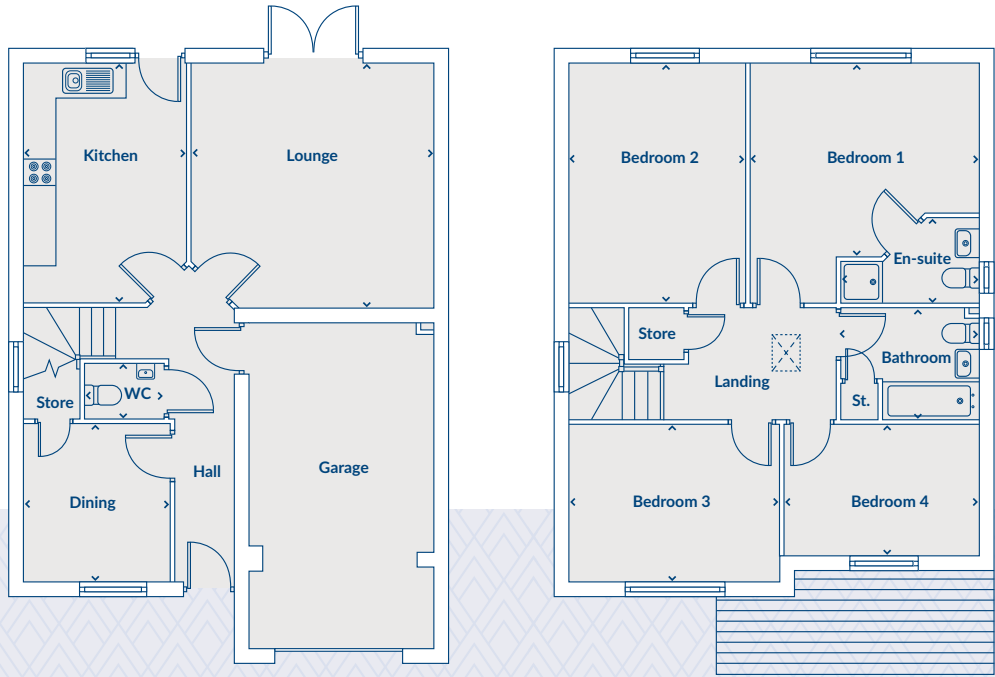






Artists impression, features may vary

# THE EGFORD 4 bedroom home



## GROUND FLOOR

Kitchen	4288 X 2935	14'1" X 9'8"
Dining	2848 X 2650	9'54 X 8'8"
Lounge	4400 X 4307	14'5" X 14'2"
WC	1010 X 1450	3'4" X 4'9"

> Longest measurement taken

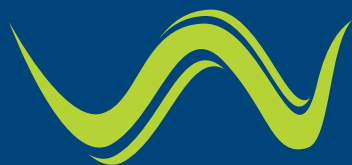
## FIRST FLOOR

Bedroom 1	3413 X 4095	11'2" X 13'5"
En-suite	2417 X 1532	7'11" X 5'0"
Bedroom 2	4263 X 3147	14'0" X 10'4"
Bedroom 3	3763 X 2836	12'4" X 9'4"
Bedroom 4	2286 X 3545	7'6" X 11'8"
Bathroom	2038 X 2430	6'8" X 8'0"

**PLEASE NOTE:**  
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# WATER'S EDGE

BLACKBURN

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[keepmoat.com](http://keepmoat.com)

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