



# Edendale Park

Garstang, Lancashire



# Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.









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# Luxury living is about having it all

If you dream about living in a beautiful new home built to high standards with modern interiors and in a desirable location, it can all be yours at Edendale Park in the charming market town of Garstang.

For those seeking a modern new home in a beautiful setting but still within easy access to local amenities, this collection of high specification 2, 3, 4 and 5 bedroom homes could offer a perfect place to call home.

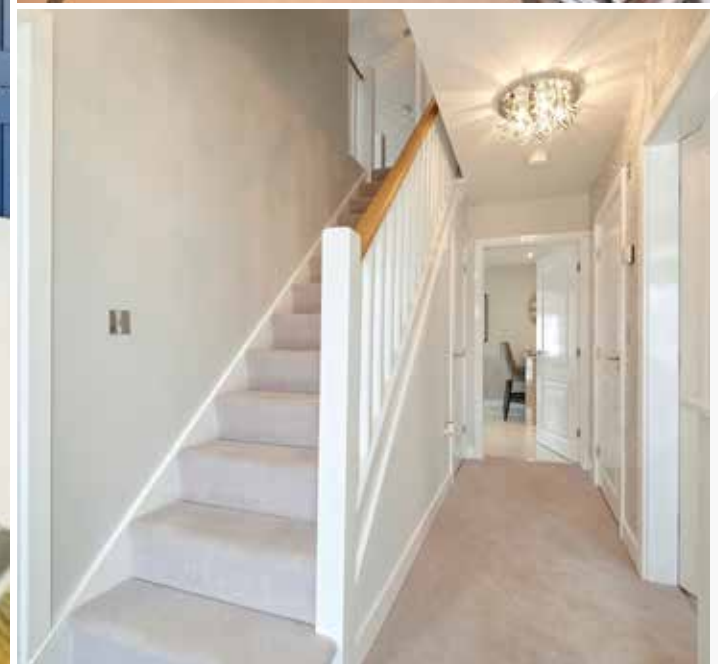
Edendale Park is located between Nateby Crossing Lane and Preston Lancashire New Road, in the charming market town of Garstang.

With a history dating back centuries, Garstang boasts a unique charm that sets it apart. The winding medieval streets lining the High Street add a distinctive character, while landmarks like the Market Cross and Greenhalgh Castle serve as reminders of its rich past.

Beyond its natural beauty, Garstang fosters a strong sense of community. Throughout the year, various exciting events are held in Garstang and nearby villages, bringing people together all year round.







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# Perfecting every last detail

We have thought of everything so you don't have to.

From the convenience of bedside light switches and USB sockets, to the contemporary kitchens and bathrooms, Edendale Park provides the high quality finish you expect from a Jones Home.

You will find modern tonal kitchens with premium branded integrated appliances and French doors to the garden.

Our stylish bathrooms include sanitaryware by Vitra,\* low profile shower trays with Aqualisa showers and luxury tiling from Porcelanosa.

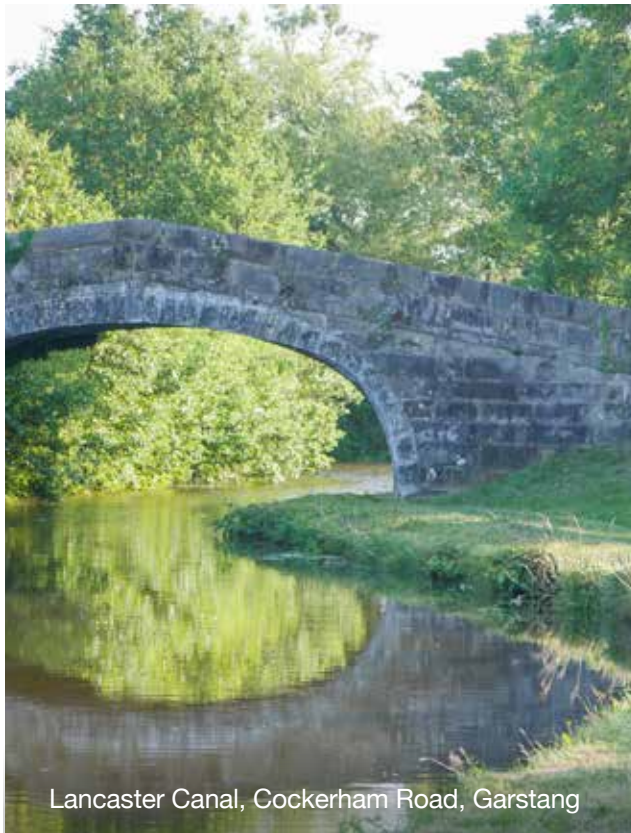
And it's not just the interior of your home we are committed to getting right. We've given care and attention to the street scene and landscaping to ensure Edendale Park is a place you would be proud to call home.





# The perfect location

Lying on the River Wyre, River Calder and the Lancaster Canal, Garstang offers traditional market town charm whilst being well connected as it is close to the A6 road, the M6 motorway, and the West Coast Main Line, between Lancaster and Preston. It lies on the eastern edge of the Fylde, and the stunning countryside of the Forest of Bowland area of outstanding natural beauty is just a short drive away.



Lancaster Canal, Cockerham Road, Garstang



Garstang High Street, Arts Centre





Garstang Canal, Th'Owd Tithe Barn

## A place to suit every lifestyle

A place to enjoy the comforts of modern living, with the great outdoors on your doorstep.

Garstang is a market town steeped in history perfect for relaxed shopping trips, lazy picnics, teashop treats and traditional pub lunches.

Enjoy waterside strolls along the banks of the canal, a ramble along the Wyre Way or a more energetic hike up the slopes of Ward's Stone and The Bowland Fells, where your efforts will be rewarded with views stretching to Morecambe Bay, the Lakeland hills and even Snowdonia on a clear day.

For both high street and artisan shopping, Garstang is home to a thriving and delightful high street. A traditional outdoor market is held every Thursday which dates back to the early 1300's and used by many of the fantastic food producers of Lancashire. A Booths, Sainsbury's and Aldi supermarket can also be found.

Garstang benefits from excellent connectivity to public transport infrastructure. The 40, 41 and 42 bus routes serving Preston, Lancaster and Morecambe have stops nearby. Preston train station is 12 miles away and offers direct services to London Euston, Edinburgh, Glasgow Central, Manchester Airport, and Birmingham Central. The A6 runs parallel with the M6 motorway which is accessible via the Fulwood or Lancaster Junctions.



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# Homes built with pride





Now celebrating 65 years' experience building individual houses in locations as desirable as Garstang you can trust Jones Homes to create your perfect new home.

As one of the leading independently owned builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the best it can possibly be.

It's just one of the reasons we're consistently recognised in industry awards and customer satisfaction surveys. But the real proof is the fact that so many families have chosen to stay and move up with us over the years.



-  **The Connaught II**  
5 bedroom detached home
-  **The Knightsbridge II**  
5 bedroom detached home
-  **The Latchford II**  
5 bedroom detached home
-  **The Stratton II**  
5 bedroom detached home
-  **The Bentley**  
4 bedroom detached home
-  **The Barbridge**  
4 bedroom detached home
-  **The Buckley**  
4 bedroom detached home

-  **The Banbury**  
4 bedroom detached home
-  **The Keswick**  
3 bedroom detached/  
semi-detached home
-  **The Mottram**  
3 bedroom mews/  
semi-detached home
-  **The Birch**  
3 bedroom mews/  
semi-detached home
-  **Apartments**  
2 bedroom apartments
-  **The Handforth**  
2 bedroom mews home

 Roof mounted Photo Voltaic (Solar) Panels

\*Plots 27, 28, 36-38, 50-52, 82-87 and 98-114 are Affordable Homes - Ask Sales Advisor for details.

\*\* Sub Station. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

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# Specification

## General

	Detached	Semi-detached /mews
White double glazed PVCu windows with low 'E' glazing, with easy clean hinges	•	•
Smooth plastered ceiling throughout in white	•	•
White satinwood painted 2 panel doors with polished chrome furniture	•	•
White satinwood architrave and skirting	•	•
Brilliant White internal walls	•	•
White PVC-u double glazed Doors with 5 point locks doors for garden access Bi-folding Doors to the Bentley, Barbridge, Connaught II and Knightsbridge II	•	•
TV point to living room, family room, and all bedrooms	•	
TV point to living room, bedroom 1 and 2		•
Telephone points (including Cat 6) to kitchen, hall cupboard, study* and bedroom 1	•	
Telephone points to living room and bedroom 1		•
Decorative screwless pearlescent white light switches and sockets	•	
White light switches and sockets throughout with USB included in the kitchen		•
Decorative screwless pearlescent white moulded power points to ground floor USB included in bedroom 1 and kitchen	•	•
Oak handrail with lacquered finish with white painted newel posts and spindles	•	
Oak style handrail with white painted newel posts and spindles		•
Energy efficient condensing boiler positioned in the garage or utility	•	
Energy efficient condensing boiler positioned in kitchen		•
Roof mounted Photo Voltaic (Solar) Panels	•	•
Thermostatic controlled radiator valves*	•	•
Dual zone programmable heating controls	•	•
Energy saving insulation to wall cavity and roof space	•	•
Insulated coloured composite front door** with white internal face and polished chrome furniture	•	•
Downlight/coach light to porch*	•	•
Battery powered Carbon Monoxide detector*	•	•
Colour co-ordinating garage door**	•	•
Double garage doors are fully automated with remote control key fob	•	
Wired burglar alarm system	•	•
Mains powered smoke detectors	•	•
Polished chrome push doorbell to front door	•	•
NHBC 10 year buildmark cover	•	•
Power and light to garage*	•	•

\*Where applicable \*\*As per street scene \*\*\*Bentley, Barbridge, Buckley & Banbury en-suites only.

Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHL12788/April 2025.

## Kitchen

	Detached	Semi-detached /mews
Choice of Symphony fitted kitchen with a choice of square edge laminate worktops, upstands and stainless steel splashback. Quartz worktops available as an optional upgrade.	•	•
Reginox 1½ bowl stainless steel sink with single drainer	•	
Reginox single bowl stainless steel sink with single drainer		•
Fully integrated NEFF dishwasher, fridge freezer, double oven, gas hob and cooker hood	•	
Fully integrated BOSCH single oven, gas hob, cooker hood, fridge freezer		•
Plumbing and power for washing machine. Tumble dryer space in utility*	•	•
LED downlighters in white	•	•
LED light bar lighting to kitchen wall units	•	•

## Bathroom/En Suite

	Detached	Semi-detached /mews
Modern white bathroom suite with Vitra sanitaryware with chrome fittings and Hansgrohe taps	•	
Modern white bathroom suite with Twyford or Geberit sanitaryware with chrome fittings and Hansgrohe taps		•
Aqualisa Mian shower cubicle to bathroom and en suites*	•	
Aqualisa Midas over bath thermostatic shower		•
Illuminated bathroom cabinet with shaver point and USB*	•	•
Vanity unit with choice of worktop to en suite basin***	•	
Mirror to recess behind basin to en suite with shaver point***	•	
Heated chrome ladder towel rail to bathroom and en suite*	•	•
Hansgrohe polished chrome toilet roll holder	•	•
Full height tiles to all shower enclosures with feature tiling to the back wall Full height feature tiles to back of bath wall with bath return walls in plain tiles Remaining walls to be half tiled. Fully tiled floors	•	
Full height tiles to all shower walls. Full height feature tiles to back of bath wall with bath return walls in plain tiles. Remaining walls to be half tiled. Fully tiled floors		•
LED downlighters in white	•	•

## External

	Detached	Semi-detached /mews
Turfed rear garden with paved patio and landscaped front garden	•	•
Elevational treatment and finish as individual plot drawings**	•	•
Electric car charging point (7.4kw)	•	•
1800mm feather edged boundary fencing to rear garden	•	•
Block paved driveway	•	•
Fibre broadband to the premises (FTTP)	•	•



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## The Birch

3 bedroom mews/  
semi-detached home



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## Ground Floor

Living Room	4.66m x 3.64m	15'3" x 11'11"
Kitchen/Family/Dining	4.59m x 4.43m	15'1" x 14'6"
WC	1.62m x 1.19m	5'5" x 3'11"



## First Floor

Bedroom 1	4.59m x 2.89m	15'1" x 9'6"
Bedroom 2	4.18m x 2.15m	13'9" x 7'1"
Bedroom 3	3.42m x 2.34m	11'3" x 7'8"
Bathroom	2.56m x 1.92m	8'5" x 6'4"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHL12791/April 2025.



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## The Keswick

3 bedroom semi-detached/  
detached home



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## Ground Floor

Living Room	4.58m x 3.32m	15'1" x 10'11"
Kitchen/Family/Dining	5.30m x 4.56m	17'5" x 15'0"
WC	1.80m x 1.55m	5'11" x 5'1"



## First Floor

Bedroom 1	4.58m x 3.11m	15'1" x 10'3"
En Suite 1	2.37m x 1.20m	7'10" x 3'11"
Bedroom 2	4.56m x 2.74m	15'0" x 9'0"
Bedroom 3	3.41m x 2.47m	11'2" x 8'1"
Bathroom	2.65m x 2.10m	8'9" x 6'11"

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## The Banbury

4 bedroom  
detached home



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### Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Utility	1.62m x 1.51m	5'4" x 5'0"
WC	1.62m x 1.00m	5'4" x 3'3"
Garage	5.36m x 2.66m	17'7" x 8'9"



### First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
En Suite 1	2.16m x 1.81m	7'1" x 6'0"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.79m x 2.79m	12'6" x 9'2"
Bathroom	2.59m x 2.03m	8'6" x 6'8"

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## The Barbridge

4 bedroom  
detached home



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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family Room	8.40m x 3.24m	27'7" x 10'8"
Dining Room	3.51m x 2.50m	11'6" x 8'3"
Utility	1.62m x 1.51m	5'4" x 5'0"
WC	1.62m x 0.90m	5'4" x 2'11"
Garden Room	3.69m x 3.14m	12'1" x 10'4"



First Floor

Bedroom 1	4.86m x 3.40m	15'11" x 11'2"
En Suite 1	2.16m x 1.81m	7'1" x 6'0"
Bedroom 2	3.79m x 3.13m	12'6" x 10'3"
Bedroom 3	3.54m x 3.04m	11'8" x 10'0"
Bedroom 4	4.15m x 2.64m	13'8" x 8'8"
Bathroom	2.59m x 2.03m	8'6" x 6'8"

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## The Bentley

4 bedroom  
detached home



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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11"x 19'6"
Utility	2.31m x 1.56m	7'7" x 5'2"
WC	1.62m x 1.00m	5'4" x 3'3"
Garage	5.36m x 2.66m	17'7" x 8'9"



First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
En Suite 1	2.16m x 1.81m	7'1" x 6'0"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.80m x 2.79m	12'6" x 9'2"
Bedroom 4	3.19m x 3.18m	10'6" x 10'5"
Bathroom	2.59m x 2.03m	8'6" x 6'8"

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## The Latchford II

5 bedroom  
detached home



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## Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Utility	3.47m x 1.49m	11'5" x 4'11"
WC	2.00m x 1.15m	6'7" x 3'9"
Garage	5.51m x 5.38m	18'1" x 17'8"



## First Floor

Bedroom 1	5.74m x 3.55m	18'10" x 11'8"
En Suite 1	2.98m x 1.60m	9'10" x 5'3"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
En Suite 2	2.44m x 2.04m	8'0" x 6'8"
Bedroom 3	4.02m x 3.79m	13'2" x 12'6"
Bedroom 4	3.25m x 2.98m	10'8" x 9'10"
Bedroom 5	2.98m x 2.85m	9'10" x 9'5"
Bathroom	3.00m x 2.98m	9'10" x 9'10"

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## The Connaught II

5 bedroom  
detached home



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Ground Floor

Living Room	6.07m x 4.08m	19'11" x 13'5"
Kitchen	5.24m x 3.27m	17'3" x 10'9"
Family/Dining	6.88m x 3.74m	22'7" x 12'3"
Utility	2.24m x 1.52m	7'4" x 5'0"
WC	2.24m x 1.00m	7'4" x 3'3"
Study	3.63m x 2.57m	11'11" x 8'5"
Garage	5.31m x 5.21m	17'5" x 17'1"



First Floor

Bedroom 1	5.15m x 4.32m	16'11" x 14'2"
En Suite 1	2.31m x 1.79m	7'7" x 5'10"
Dressing Room	3.36m x 2.05m	11'1" x 6'9"
Bedroom 2	5.07m x 3.46m	16'8" x 11'5"
En Suite 2	2.38m x 1.57m	7'10" x 5'2"
Bedroom 3	4.65m x 3.48m	15'3" x 11'5"
Bedroom 4	3.48m x 3.38m	11'5" x 11'1"
Bedroom 5	3.48m x 3.11m	11'5" x 10'3"
Bathroom	3.12m x 2.39m	10'3" x 7'10"

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# The Knightsbridge II

5 bedroom  
detached home



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### Ground Floor

Living Room	6.09m x 3.66m	20'0" x 12'0"
Dining Room	3.80m x 3.66m	12'6" x 12'0"
Kitchen/Family	7.59m x 4.51m	24'11" x 14'10"
Utility	2.51m x 1.50m	8'3" x 4'11"
WC	1.45m x 1.15m	4'9" x 3'9"
Study	3.66m x 2.61m	12'0" x 8'7"
Garage	5.86m x 5.63m	19'3" x 18'6"



### First Floor

Bedroom 1	4.36m x 3.66m	14'4" x 12'0"
En Suite 1	2.69m x 2.06m	8'10" x 6'9"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
En Suite 2	2.69m x 1.46m	8'10" x 4'10"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"
Bedroom 4	3.66m x 2.78m	12'0" x 9'2"
Bedroom 5	3.62m x 2.43m	11'11" x 8'0"
Bathroom	2.86m x 2.48m	9'5" x 8'2"

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Buying a Jones home  
is easier than you think

Built with you in mind



## It's time to take a closer look at Edendale Park.

Just call 01995 310 038 to book an appointment to view or visit [jones-homes.co.uk/edendale-park](http://jones-homes.co.uk/edendale-park) for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.



Protection for new-build home buyers

### 1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

### 2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

### 3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

### 4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

### 5 Exchange and complete

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

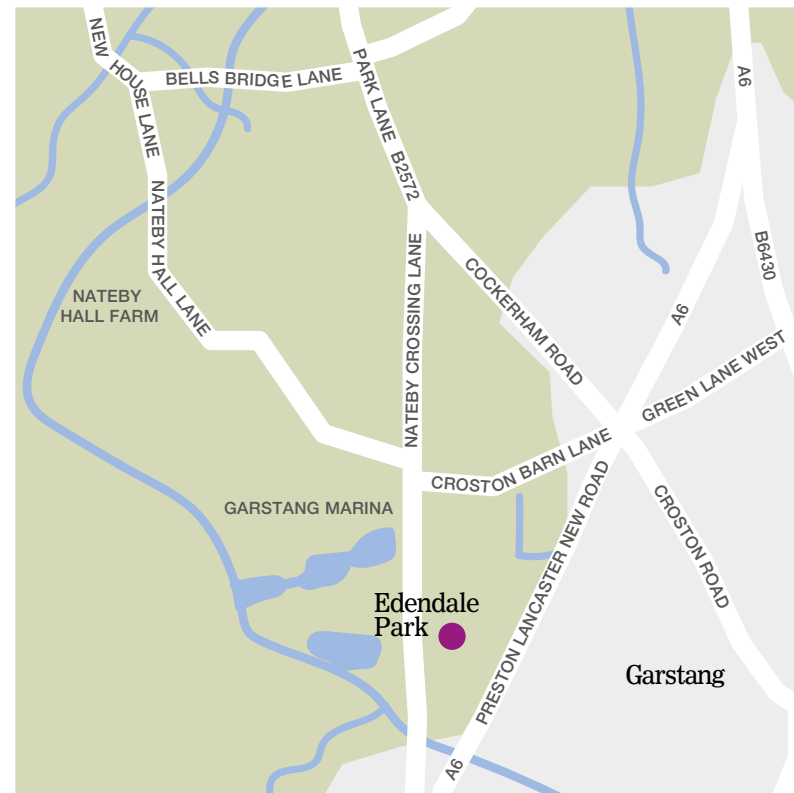
### 6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

# How to find us...

## Edendale Park

Off Nateby Crossing Lane, Garstang, Lancashire PR3 0JJ







## Edendale Park

Off Nateby Crossing Lane, Garstang, Lancashire PR3 0JJ

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Telephone: 01625 588400



[jones-homes.co.uk](http://jones-homes.co.uk)

Details correct at time of going to print. Images representative only.

Internal photography may show upgraded specification, ask the Sales Advisor for details.

JHL12791/April 2025.