



PRINCE'S MEADOWS

KIRKHAM, LANCASHIRE

PR4 2DZ

2 & 3 BED PROPERTIES





Stylish, Affordable Living in the Heart of Kirkham

Prince's Meadows offers an exclusive collection of beautifully designed 2 and 3-bedroom homes available through Shared Ownership, ideal for first-time buyers, young families, and key workers looking to get a foot on the property ladder without compromising on quality.

Each home is built by Morris Homes, one of the UK's most respected housebuilders known for combining traditional craftsmanship with modern specifications. From energy-efficient heating systems to high-quality kitchens and bathrooms, every detail has been considered to ensure comfort, style, and long-term value. These homes are thoughtfully laid out to offer:

- Spacious open-plan living areas perfect for entertaining and everyday life
- High-spec kitchens with integrated appliances and durable finishes
- Generous bedrooms with ample storage space and natural light
- Private gardens and off-road parking for selected plots

Set within a peaceful and well-landscaped development, these properties enjoy the best of both worlds, a quiet residential setting with easy access to local amenities, transport links, and green spaces.

Prince's Meadows is not just about buying a home — it's about becoming part of a welcoming community, built to the highest standards with lasting quality in mind.

Making Homeownership Achievable

A Responsible Housing Provider, Putting People First

Auxesia Homes is a for-profit housing association specialising in high-quality affordable homes delivered through Shared Ownership. With over 20 years of experience, we've helped thousands of people including key workers, veterans, and first-time buyers find homes that are both attainable and built to last.

As Auxesia are not a developer; we work closely with established national housebuilders to offer homes that meet high standards of design, quality, and energy performance. All our properties are professionally managed by Touchstone, one of the UK's leading property management companies, providing ongoing support for residents.

We're committed to making homeownership accessible without compromise. Transparency, fairness, and excellent customer care are at the heart of everything we do, ensuring you feel informed and supported throughout your buying journey.



Modern Living with Everyday Convenience

Embrace the outdoors

Kirkham offers a wealth of green spaces and recreational opportunities. Memorial Park is a local favourite, ideal for family picnics and leisurely walks. Nearby, the Forest of Bowland provides expansive trails for hiking and cycling enthusiasts. For those interested in heritage and nature, National Trust sites like Rufford Old Hall and Gawthorpe Hall are within easy reach, offering beautiful gardens and historic architecture.

Education & Community

Families will appreciate the selection of reputable schools in the area. Kirkham Grammar School, founded in 1549, is a notable independent school with a long-standing history. Additionally, The Willows Catholic Primary School has been rated 'Outstanding' by Ofsted. The town hosts regular community events, including traditional markets and seasonal festivals, fostering a strong sense of community and belonging.

Local Amenities and Connectivity

Kirkham's town centre boasts a variety of independent shops, cafes, and essential services, providing residents with convenient access to daily necessities. Excellent transport links, including the nearby Kirkham & Wesham railway station, offer direct services to Preston and Blackpool, making commuting straightforward. The M55 motorway is also easily accessible, connecting residents to the wider region.



A Town with Heart and Heritage

Kirkham is a town with a strong sense of identity and a growing reputation as a great place to live. Its weekly markets and independent shops give the town centre a welcoming, community-focused atmosphere, while recent regeneration efforts have brought new energy to the high street. With a rich textile heritage and a calendar of local events, including food festivals and arts workshops, Kirkham offers a lifestyle that blends tradition with modern convenience, making it a place where people not only settle, but stay.



Tranquil Living, Historic Charm, & a Place to call home

Your New Home at Prince's Meadows

Owning your own home is more achievable than ever through Shared Ownership with Auxesia Homes. Designed to support working people and key workers, our Shared Ownership scheme gives you the opportunity to buy a new-build home with a smaller deposit and reduced monthly costs, making your dream of homeownership a reality.

At Prince's Meadows, you'll find a thoughtfully designed development nestled in the historic market town of Kirkham. These high-quality new homes are set within landscaped streets and open green spaces, offering a peaceful community setting that's just a short walk from the train station and within easy reach of Preston, Blackpool and Lytham. Whether you're stepping onto the property ladder for the first time or looking for a manageable, well-connected home, this development offers the perfect balance of lifestyle and location.

Each home includes high specification finishes, designed to provide comfort, energy efficiency and contemporary style as standard:

SPECIFICATION

Kitchen

- Fitted kitchen with worktops and upstand
- Integrated single oven
- Gas hob and stainless steel splashback
- Stainless steel chimney-style extractor hood
- Space for fridge freezer
- Space for washer/dryer

Bathroom

- White bathroom suite with shower over bath
- Shower screen
- Glass / acrylic splashback
- Shaver socket

Interior Finishes

- Walls and ceilings in white emulsion
- Woodwork in white satin
- Vinyl flooring to kitchen and bathroom
- Panelled internal doors with chrome furniture

Electrical & Heating

- Gas-fired central heating with combination boiler
- TV point to lounge and bedroom 1
- White electrical fittings

External

- UPVC double glazed windows
- Turf to rear garden
- Paved patio area
- External tap
- External light to front and rear
- 1.8m timber fencing to rear garden





THE POYNTON



LOUNGE	4.4M X 3.8M	BEDROOM 1	3.8M X 3.3M
KITCHEN & DINNING ROOM	3.8M X 3.7M	BEDROOM 2	3.2M X 2M
WC	1.7M X 1.1M	BATHROOM	2.2M X 1.7M

A well-designed two-bedroom home, The Poynton offers stylish, low-maintenance living ideal for first-time buyers, young professionals, or those looking to downsize without compromise.

The Poynton comes complete with a spacious living room, designed for both relaxing evenings and hosting guests in comfort. The heart of the home is a beautifully designed open-plan kitchen, dining, and family area—offering plenty of space for everyday living and entertaining with stylish french doors that open out to the rear garden, filling the room with natural light and creating a seamless connection between indoor and outdoor living. A practical downstairs WC adds to the convenience of this well-planned ground floor layout.

Upstairs, two generously sized bedrooms provide comfortable and private retreats, with a well-appointed family bathroom accessible from the landing. Thoughtful touches and contemporary finishes throughout make The Poynton both practical and inviting.



Ground Floor Plan



The Poynton
2 Bed House



First Floor Plan



THE CHATBURN



LOUNGE	4.9M X 3.6M	BEDROOM 1	2.5M X 4M
KITCHEN & DINNING ROOM	3M X 4.6M	BEDROOM 2	3.1M X 4M
HALLWAY	1.4M X 1.5M	BEDROOM 3	2.4 M X 1.8M
WC	1.8M X 0.9M	BATHROOM	1.9M X 1.9M

A beautifully designed three-bedroom new build home, The Chatburn is perfect for growing families seeking both space and style within the tranquil setting of Prince’s Meadows in Kirkham.

Step into a spacious and welcoming living room, perfect for cosy evenings or entertaining guests. At the heart of the home lies a stunning open-plan kitchen, dining, and family area—an expansive space designed for modern living. French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless indoor-outdoor feel, ideal for both relaxation and social gatherings. A convenient downstairs WC completes the thoughtfully designed ground floor.

The Chatburn combines practicality with premium touches, all within a community-focused development that offers peaceful surroundings, nearby schools, green spaces and excellent transport links.



Ground Floor Plan



The Chatburn
3 Bed House



First Floor Plan



The Chatburn

Plot Numbers : 110, 111, 112, 113, 114, 115, 243, 244



The Poynton

Plot Numbers : 106, 107, 108, 109, 245, 246, 247



House Type	Sqft
The Chatburn	740 sqft
The Poynton	687 sqft

Well Connected, Ideally Located

Prince's Meadows in Kirkham offers the perfect blend of village charm and modern convenience. Ideally located, the development is just a 5-minute walk from Kirkham & Wesham train station, providing excellent rail links to surrounding towns and cities. With quick access to the M55 and M6 motorways, commuting by car is just as easy. Residents also benefit from being close to local shops, supermarkets and well-regarded schools, while beautiful countryside walks and popular coastal destinations are just a short drive away.

DESTINATION	DISTANCE
KIRKHAM & WESHAM STATION	0.3 MILES
M55 (JUNCTION 3)	2.5 MILES
PRESTON CITY CENTRE	9 MILES
PRESTON TRAIN STATION	8 MILES
BLACKPOOL SEAFRONT	7 MILES
LYTHAM ST ANNES	6.5 MILES
FOREST OF BOWLAND	15 MILES



SHARED OWNERSHIP & DO I QUALIFY?

Shared Ownership offers an affordable way to buy your own home. You purchase a share of the property (typically between 25% and 75%) and pay rent on the remaining share. This allows you to buy with a smaller deposit and mortgage than purchasing outright. Over time, you can increase your share in the property through a process known as 'staircasing' until you own 100% of your home.

This scheme is ideal for first-time buyers, key workers, or those looking to get back on the property ladder. It offers flexibility and security while making homeownership more achievable.

All of our homes are built to a high standard and come with modern specifications, off-road parking, and private gardens, giving you the space, comfort and quality you deserve.

Benefits of Shared Ownership

- You'll usually need a smaller deposit
- Monthly costs can work out cheaper than renting or buying outright
- You can buy more shares in your home in the future
- You can sell your share at any time
- It's a great alternative to renting
- You're buying your home – it's yours to decorate and enjoy from day one
- You may be able to move sooner than you think It's a secure, long-term housing option
- You'll have the same rights as other homeowners
- It's backed by the Government
- It's ideal for first-time buyers and key workers
- All our homes are built to a high standard with modern specification
- You'll have a 10-year new home warranty
- You'll get more space for your money





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