

Thistleton Park

A STUNNING COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

**Homes designed
for modern lifestyles**



Welcome to **Thistleton Park**

Nestled within the established residential area of Thornton-Cleveleys, this vibrant Community redefines coastal living. Conveniently situated amidst local amenities, including the planned Co-Op shop facility along Lambs Road, this development promises family-friendly living thanks to a range of thoughtfully designed two, three, and four-bedroom homes.

Boasting a range of Shared Ownership, Thistleton Park residents can enjoy a harmonious blend of modern comfort and timeless elegance in a convenient setting that is ideal for family life.

From excellent schools to bustling shopping districts, Thornton-Cleveleys itself boasts a rich array of amenities and attractions. Whether you're exploring Marsh Mill museum and craft centre or venturing into nearby towns like Cleveleys, Fleetwood, or Poulton-Le-Fylde, you'll find a wealth of opportunities for leisure and relaxation.

Join us at Thistleton Park and discover the perfect balance of coastal serenity and urban convenience. Your dream home awaits.

A NEW COMMUNITY AND WAY OF LIFE



A great place to live

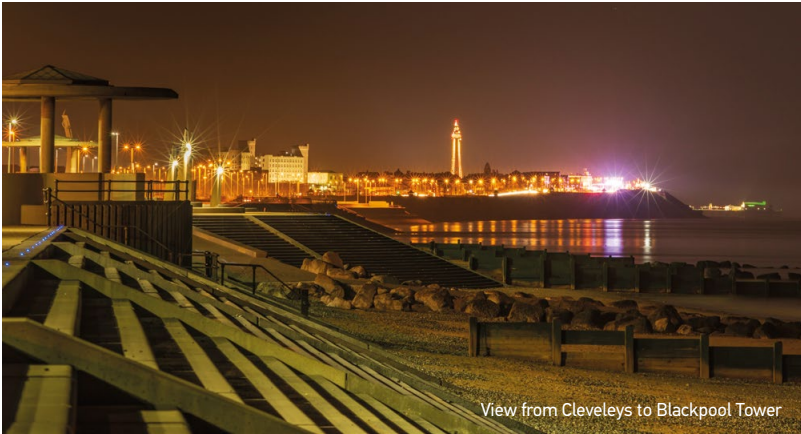
Discover the perfect blend of convenience and connectivity at Thistleton Park. Situated in a prime location with easy access to major roadways, commuting has never been so easy.

Commuting from Thistleton Park is smoother than ever before. With the recent improvements to the A585, Amounderness Way now offers direct links to the wider road and motorway network via the M55 and M6, making travel to nearby cities and beyond a breeze.

For those who prefer public transportation, the Poulton-le-Fylde train station is just 3.9 miles away and provides direct lines to major cities like Manchester, Liverpool, and Leeds. Additionally, regular bus services and the coastal tram line offer convenient travel options throughout the North-West region, including access to Preston City Centre, Fleetwood, and Blackpool.

Families will also find peace of mind knowing that quality education is within reach. With three primary schools and two secondary schools, all boasting Good Ofsted ratings, located within four miles of the development, you can better position your children to receive a top-tier education.

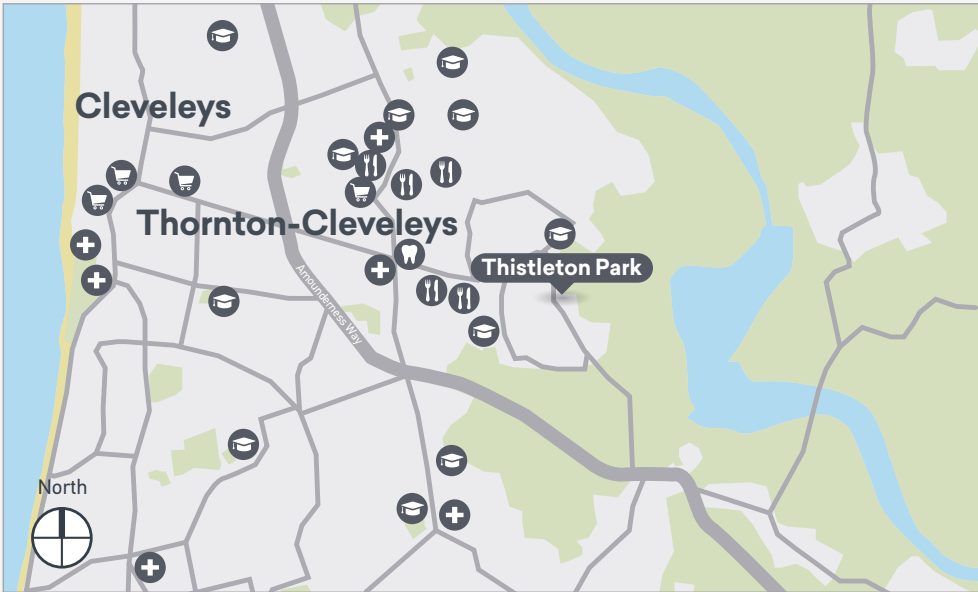
Experience luxury living thanks to modern interiors that prioritise social connection, high-quality Symphony Group kitchens completed with soft-close doors and drawers, laminate work surfaces, and quality appliances as standard.



View from Cleveleys to Blackpool Tower

A place to call home

With contemporary architectural designs, close proximity to road networks and public transport, and excellent education options, Thistleton Park is the perfect Community for those looking to settle down a raise a family without giving up on the convenience of modern living.



Travel times by car (Estimate only)	Airport	Supermarket
Blackpool – 16 mins	School	Doctors
Preston – 28 mins	Restaurant	Dentist
Lancaster – 40 mins		
Manchester – 1 hr		
Liverpool – 1 hr 10 mins		



These high-specification 2, 3, and 4-bedroom homes are generously sized and thoughtfully designed with family living in mind.



High-quality Symphony Group kitchens completed with soft-close doors and drawers, laminate work surfaces, and high-end appliances as standard.



Direct links to major cities like Manchester, Liverpool, Preston, and Leeds via Poulton-le-Fylde train station, just 3.9 miles away.



First-rate amenities on your doorstep, from bowling at YMCA's well-equipped leisure centre, to live performances at Thornton Little Theatre, and fine dining at acclaimed Michelin restaurant Twelve.



Direct links to the wider road and motorway network via the M55 and M6, making travel to nearby cities and beyond a breeze.



Choose from three primary and two secondary schools, all boasting Good Ofsted ratings, located within four miles of your new home.



Close proximity to popular seaside towns like Lytham, St Anne's, Blackpool and Fleetwood for those family getaways and days out.



With Marsh Mill Retail Village and nearby towns like Cleveleys, Fleetwood, and Poulton-Le-Fylde nearby, there's a rich array of attractions on your doorstep.

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/thistletonpark



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Thistleton Park, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Feb 2023





Computer Generated Image — Thistleton Park

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

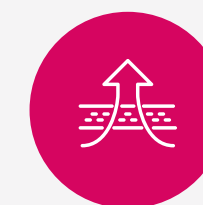
Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Thistleton Park is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Car charging points
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

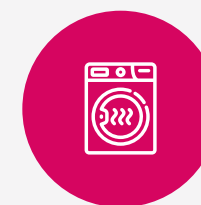
At Thistleton Park, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



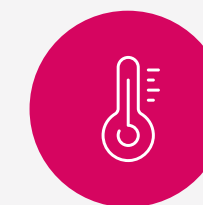
Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



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Aerial image of Brooklands — Milton Keynes

When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.

Property
Awards 2019
WINNER

SCOTTISH HOME
AWARDS 2019
WINNER

HOMES FOR
SCOTLAND
AWARDS 2019
WINNER

What
House?
AWARDS 2020
SILVER
WINNER

Evening
Standard
NEW HOMES
AWARDS 2020
HIGHLY COMMENDED

What
House?
AWARDS 2020
GOLD
WINNER

LABC
Building Excellence
AWARDS 2020
Regional Winner

Building
AWARDS
2020
WINNER

What
House?
AWARDS 2021
BRITISHVOLT
BRONZE WINNER

SCOTTISH HOME
AWARDS 2022
WINNER

What
House?
AWARDS 2022
BRONZE
WINNER

What
House?
AWARDS 2022
SILVER
WINNER



steps to secure your dream home

Here's what your Shared Ownership
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term

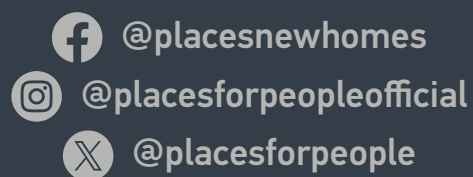


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