SHARED OWNERSHIP HOMES

GRANARY FIELDS

Poulton-le-Fylde



HOMES by MUIR

love the home you own

Welcome to GRANARY FIELDS





DESIGNED WITH MODERN LIVING IN MIND.

We are delighted to introduce **Granary Fields,** a thoughtfully planned collection of three-bedroom semi – detached and mews homes in the sought after market town of Poulton-le-Fylde.
Designed with modern living in mind, the homes offer well-planned layouts, stylish interiors, and high-quality finishes throughout.

Granary Fields is perfectly positioned within walking distance of the historic market town. This charming location offers an idyllic lifestyle choice with highly rated primary and secondary schools on the doorstep, ideal for families, first-time buyers, and those looking to enjoy a well-connected location.

Beautifully built
SHARED OWNERSHIP HOMES

Making it easier than ever to step onto the property ladder

Granary Fields is an exciting new build development offering a collection of thoughtfully designed homes through a shared ownership scheme, making it easier than ever to step onto the property ladder. Perfect for first-time buyers and growing families alike, these beautifully designed homes combine comfort, style, and energy efficiency in a welcoming community setting.

Shared ownership provides a more affordable route into home-ownership by allowing you to purchase a share of your home while paying a reduced rent on the remaining portion, meaning lower upfront costs and greater flexibility. At Granary Fields, you can enjoy the pride and stability of part owning a beautiful new home, with the opportunity to increase your ownership over time as your circumstances change.





10 SIMPLE STEPS
to shared ownership

1. **ELIGIBILITY**
   Check if you are eligible
2. **AFFORDABILITY**
   Can you afford it?
3. **SEARCH**
   Find your new home
4. **PROVIDE THE INFO**
   Upload your documents
5. **RESERVE**
   Reserve your new home
6. **INSTRUCT SOLICITOR**
   Instruct your solicitor when you reserve
7. **FINANCING**
   Apply for a mortgage
8. **EXCHANGE**
   Exchange of contracts
9. **DEMONSTRATION VISIT**
   Property demonstration visit
10. **COMPLETION**
    Congratulations!

GRANARY FIELDS *Site plan*



THE SUNNINGDALE
3 BEDROOM HOME
No.s 35 - 41 Fallow Avenue,
Poulton-le Fylde

35	3 BED END-MEWS
36	3 BED MID-MEWS
37	3 BED END-MEWS
38	3 BED SEMI DETATCHED
39	3 BED SEMI DETATCHED
40	3 BED SEMI DETATCHED
41	3 BED SEMI DETATCHED

Muir Homes policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication, but it may be subject to change without notice. Please consult with our Sales and Marketing Officer to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (Aug 2026)

GRANARY FIELDS

SHARED OWNERSHIP HOMES

THE SUNNINGDALE

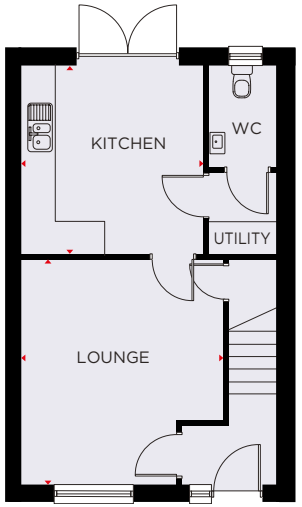
3 bed semi-detached & mews homes

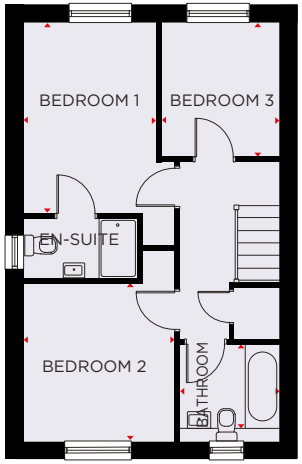
Overall internal area: 920 sqft



Off the entrance hallway is a bright and spacious lounge, which leads through to a large kitchen/diner complemented by pelmet lighting to the kitchen wall units and integrated appliances including a fridge/freezer, dishwasher AEG electric double oven, and AEG 5 burner gas hob. The ground floor also benefits from a utility room and convenient WC. The impressive kitchen/dining space features French doors that open onto a turfed and fenced garden, completed by an Indian stone patio and external water tap.

Luxury vinyl flooring is fitted in the kitchen and bathrooms and the walls are painted in a warm white while all internal doors are bright white 'Dordogne' style. Upstairs there are three well-proportioned bedrooms, a family bathroom with full wall tiling to the bath area, chrome towel rail, vanity mirror and shaving point. Upstairs further benefits from an en-suite bathroom with a fully wall tiled shower enclosure, chrome towel rail, and vanity mirror. Externally there is a tegula block paved driveway and EV car charging.





GROUND FLOOR

Kitchen
3.64m x 3.79m* 11' 11" x 12' 5"*

Lounge
4.04m x 4.50m* 13' 3" x 14' 9"*

**Maximum dimension*

FIRST FLOOR

Bedroom 1
2.63m* x 3.84m 8' 7"* x 12' 7"

Bedroom 2
2.99m x 3.16m 9' 9" x 10' 4"

Bedroom 3
2.36m x 2.71m 7' 8" x 8' 10"

Bathroom
1.99m x 1.94m 6' 6" x 6' 4"

**Maximum dimension*

Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales and Marketing Officer for plot specific detail. Enquire for further information. Muir Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales and Marketing Officer to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (Aug 2026)

Your home MADE PERFECT

CONTEMPORARY KITCHENS

- Fitted kitchen with AEG electric double oven and AEG 4 burner gas hob, fridge/ freezer and dishwasher.
- Stainless steel one and a half bowl sink with monobloc tap to kitchen.
- Pelmet lighting to kitchen wall units.

MODERN BATHROOMS

- En-Suite bathroom with full wall tiling to shower enclosure.
- Full wall tiling to bath area.
- Chrome towel warmers.
- Vanity bathroom mirror with shaving points and USB sockets.

ENERGY EFFICIENT CONSTRUCTION

- Double Glazing throughout.
- Central Heating throughout.
- NEST smart thermostats.
- EV car charging points.

PRIVATE GARDENS

- Gardens Turfed and fenced to rear.
- Indian stone patio in rear garden.
- External water point.

ALLOCATED PARKING

- Driveway parking for 2 cars.

CONTEMPORARY LIVING

- CAT 6 access points across the property connected to ultra-fast full fibre network.
- Utility Room.
- En-suite.



10 YEAR NEW BUILD GUARANTEE

your peace of mind

All Homes by Muir properties come with the **10 YEAR NEW BUILD WARRANTY** for your peace of mind.

Every Homes by Muir property is covered by a **10-year new build warranty**, providing peace of mind that your home has been built to recognised quality standards. The warranty is designed to protect homeowners against certain structural defects and workmanship issues that may arise after completion. This warranty complements Homes by Muirs commitment to delivering high-quality homes and offers added protection for your investment in shared ownership.



Discover
POULTON-LE-FYLDE

Located in the heart of Lancashire, Poulton-le-Fylde is a charming market town that perfectly balances traditional character with modern convenience. Known for its attractive cobbled market square, independent shops, cafés, and welcoming community atmosphere, it offers a wonderful place to call home.

The town benefits from excellent local amenities, including highly regarded schools, supermarkets, leisure facilities, and a variety of restaurants and pubs. Regular markets and community events create a vibrant and friendly environment for residents of all ages. For commuters, Poulton-le-Fylde enjoys strong transport links, with a railway station providing direct connections to Blackpool, Preston, Manchester, and beyond. The M55 motorway is also easily accessible, making travel across the North West straightforward. Residents can enjoy the best of both worlds, with the stunning Fylde Coast just a short drive away and beautiful Lancashire countryside on the doorstep.

Whether you're a first-time buyer, growing family, or downsizer, Poulton-le-Fylde offers an excellent quality of life in a desirable and well-connected location.



FY6 7BY
Sat Nav Postcode

GETTING HERE

Fallow Avenue Poulton-le-Fylde FY6 7AX
/// montage.brilliant.tilts

BY ROAD

Granary Fields is conveniently located on **Tithebarn Street in Poulton-le-Fylde**, within easy reach of the town centre and major transport routes. For those travelling by car, the development is approximately 5 miles from Junction 3 of the M55 motorway.

Distances from Poulton-le-Fylde:

Blackpool	4 Miles	12 Minutes
Preston	16 miles	27 mins
Manchester	55 Miles	75 Minutes
Liverpool	55 Miles	75 Minutes

PUBLIC TRANSPORT

Poulton-le-Fylde benefits from a well-established local bus network that operates throughout the day providing convenient access to surrounding towns, shopping destinations and the Fylde Coast.

Excellent rail connections from Poulton-le-Fylde station provide direct links to Blackpool, Preston, Manchester and Liverpool.







SHARED OWNERSHIP HOMES

What is SHARED OWNERSHIP?

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.



HOW IT WORKS

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 990 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

THE Next Step

Contact our team

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you.

www.muir.org.uk/shared-ownership

WHO IS ELIGIBLE?

Certain key eligibility criteria apply to shared ownership, these include:

INCOME UNDER £80,000

You must have a combined household income under £80,000 per annum.

NOT OWNING A PROPERTY

You must not already own a property, or part of a property, at the time of completing on your purchase.

UNABLE TO PURCHASE

You must be unable to purchase a suitable home to meet your housing needs on the open market.

HOW MUCH WILL IT COST?

The cost of buying your shared ownership home will vary from development to development. Here's an example of how shared ownership could work:

40% Share	**£108,000**
10% deposit	**£10,800**
60% unowned share	**£162,000**
Rent	**£371.25 mnth**
Mortgage	**£575.81 mnth**

Service charges and management fees apply

HOMES by MUIR

love the home you own

Speak to our dedicated Sales Team to find out more about our brand new Shared Ownership homes.

get in touch with us

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