



ELM VALE

34

new energy
efficient
homes

SMART

and stylish
design



2&3

bedroom
homes

SCENIC

coastal living

Elm Vale
Ainsdale
Liverpool
PR8 3SB



MAKE YOURSELF AT HOME



With a stylish collection of 2 & 3 bedroom homes available through Shared Ownership, Elm Vale is the ideal place to put down some roots.

JUST A STONES THROW FROM THE DUNES OF AINSDALE BEACH LIES ELM VALE – A TRANQUIL COMMUNITY SURROUNDED BY FIELDS AND THE PERFECT PLACE TO CALL HOME.

Within beautiful Ainsdale, surrounded by vast open countryside lies Elm Vale – a collection of 2 & 3 bedroom homes. Be a part of this quiet affluent village nestled between Southport and Formby. Just off Liverpool Road and a few minutes walk from the train station, this is an ideal place to call home.

Elm Vale provides an outstanding range of stylish homes that are easy to live in and maintain; everything you want from your new home.



HERITAGE, NATURE RESERVE, BEACHES, SHOPPING AND DINING. A HOME YOU'LL LOVE SURROUNDED BY THE THINGS YOU LOVE.

Elm Vale's location gives residents a diverse range of amenities on their doorstep (with a few other gems a little further afield).

1

Enjoy activities aplenty for little kids and big kids alike with family attractions right on your doorstep. Museums, play centres, cinema, watersports, adventure trails and golf courses can be found within a short drive.



2

Set amongst beautiful and roaming countryside, farmland and beaches Elm Vale is a dream for nature lovers. Without doubt, Ainsdale's key attraction is the amazing coastline – quiet, clean beach and the protected sand dunes nature reserve. There is no excuse to get exploring and breathe in the fresh air!



3

Ainsdale offers all the local amenities you will ever need with high-street shops, salons, restaurants and traditional pubs. Whether your grabbing a lunchtime snack, dining out or doing the weekly shop, there's plenty on offer.



4

Even more awaits in nearby Southport; just 10 minutes' drive away, a bustling town centre with boutique shops, tea rooms, coffee shops, delis and eateries. Explore Victorian architecture, arcades and museums, or take the family to Adventure Coast or Marine Lake



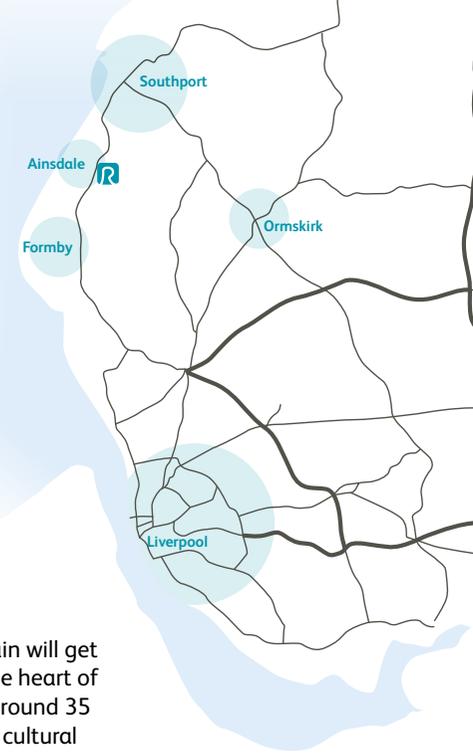
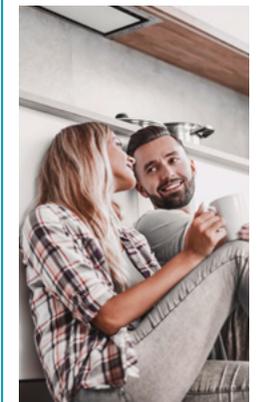
5

A direct train will get you into the heart of Liverpool around 35 minutes. A cultural hotspot and lively city that will deliver on all fronts. Get your glad rags on and visit one of the many theatres, get the babysitter booked so you can wine and dine the night away, shop till you drop at a myriad of shops or simply take in one of the many attractions this iconic destination has to offer.



6

One thing is for sure, making your home at Elm Vale will enable you to live the life you deserve.



WELCOME HOMIE

Modern living is at the heart of Elm Vale. Our thoughtfully designed 2 & 3 bedroom homes include a range of layouts to suit different lifestyles including light, airy open plan living spaces and kitchen-diners that are flooded with natural light. All our homes come with gardens and parking and are built to the highest standards. There is something for everyone at Elm Vale; first time buyers, families looking for a little more space as well as those looking to downsize to a smaller, easy to manage home. Whatever you choose, welcome home.





Elm Vale is ideally located to offer families a superb choice of local schools and colleges.

Make use of a range of local businesses on your doorstep including a variety of retail, leisure, food, employment and health and wellbeing services.

Ainsdale railway station is a short walk away from Elm Vale offering frequent services to Southport and Liverpool. Regular bus services cover the wider area with a bus stop close to the development.

Ainsdale train station:

2 minutes by car or 13 minute walk

Liverpool Central Station:

36 minutes by train

Southport:

11 minutes by car

Tesco Express, Co-op Food:

2 minutes by car

ALDI, Tesco Extra, ASDA, Sainsbury's Morrisons:

8 – 11 minutes by car



HOUSE TYPE

- The Woodvale**
2 bedroom house
- The Shawbury**
2 bedroom house
- The Coningsby**
2 bedroom house
- The Henlow**
3 bedroom house
- The Halton**
3 bedroom house
- The Cosford**
3 bedroom house
- The Waddington**
3 bedroom house
- The Cranwell**
3 bedroom house
- The Fairford**
2 bedroom bungalow

OWNERSHIP TYPE

- Shared ownership

THE WOODVALE





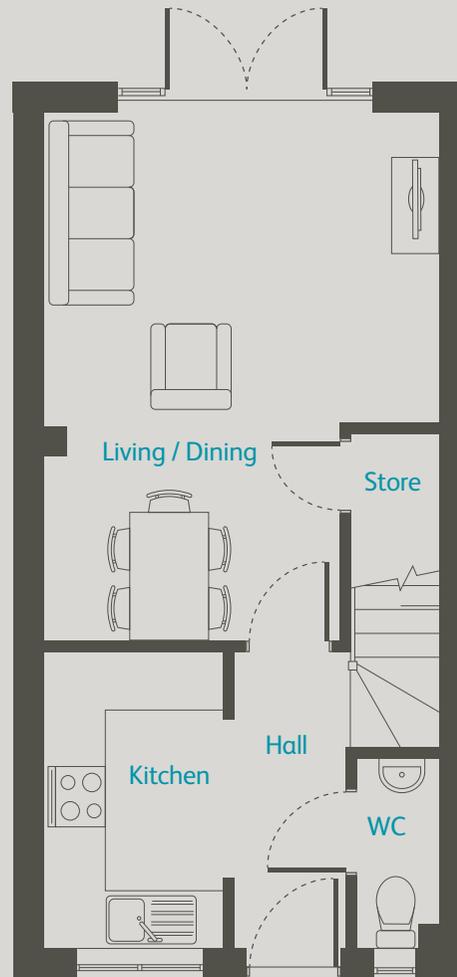
THE WOODVALE

72m² 780 sq ft

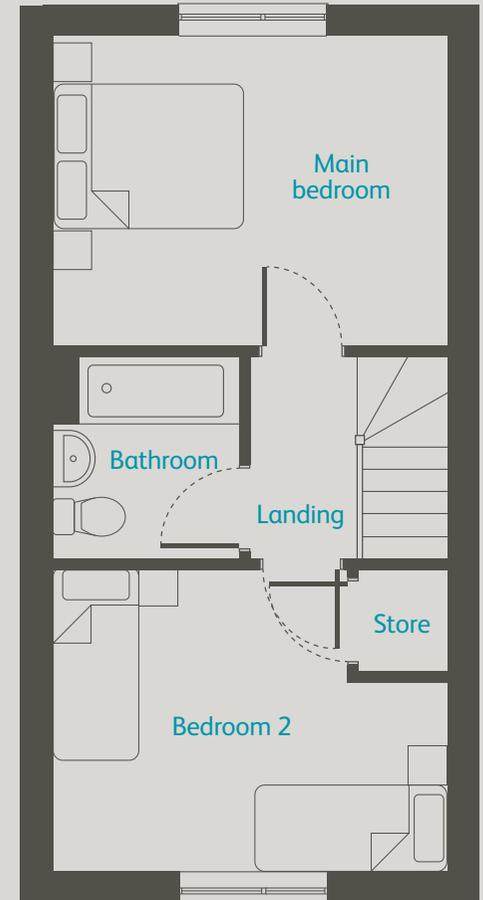
	m	ft
Living / Dining	4.3m x 5.6m	14'3" x 18'4"
Kitchen	1.9m x 3.1m	6'3" x 10'2"

	m	ft
Main bedroom	4.3m x 3.3m	14'3" x 10'10"
Bedroom 2	4.3m x 3.2m	14'3" x 10'6"
Bathroom	2.0m x 2.2m	6'7" x 7'3"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE SHAWBURY



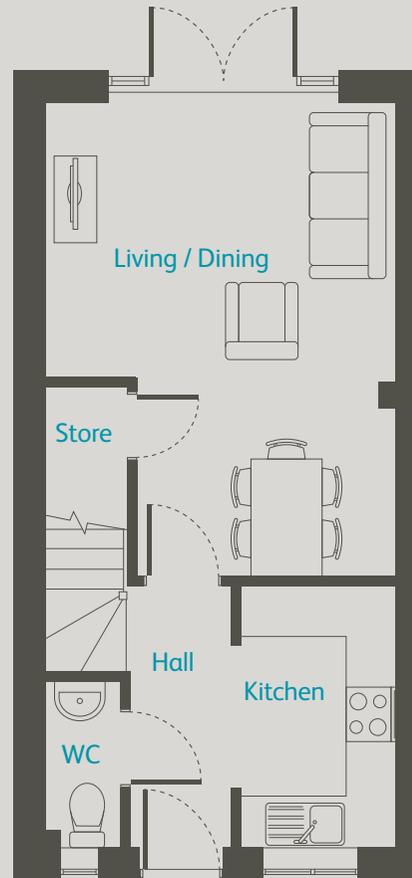


THE SHAWBURY

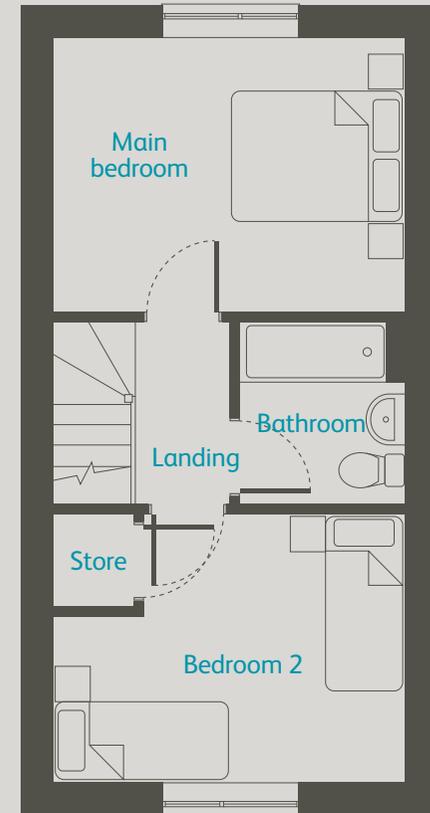
72m² 778 sq ft

	m	ft
Living / Dining	4.3m x 5.6m	14'1" x 18'4"
Kitchen	1.9m x 3.1m	6'3" x 10'2"
<hr/>		
	m	ft
Main bedroom	4.3m x 3.3m	14'1" x 10'10"
Bedroom 2	4.3m x 3.2m	14'1" x 10'6"
Bathroom	2.0m x 2.2m	6'7" x 7'3"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE CONINGSBY





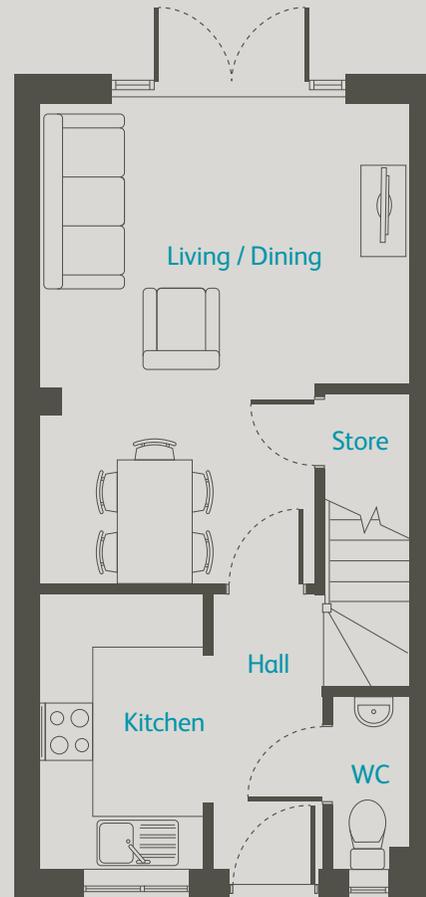
THE CONINGSBY

72m² 776 sq ft

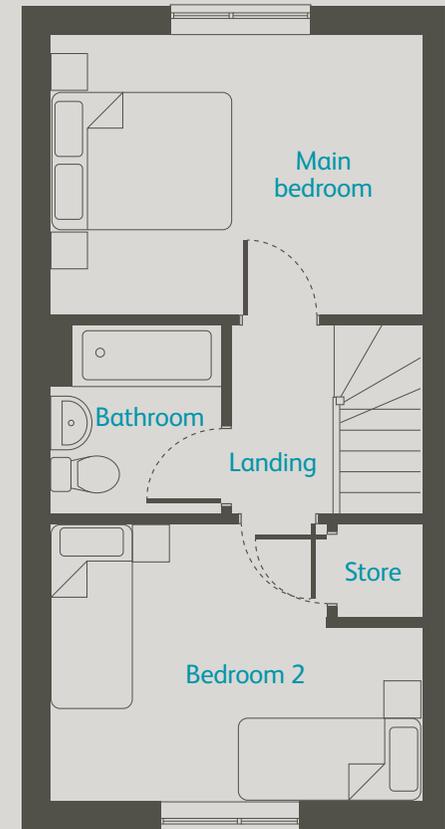
	m	ft
Living / Dining	4.3m x 5.5m	14'1" x 18'1"
Kitchen	1.9m x 3.1m	6'3" x 10'2"

	m	ft
Main bedroom	4.3m x 3.2m	14'1" x 10'6"
Bedroom 2	4.3m x 3.2m	14'1" x 10'6"
Bathroom	2.0m x 2.2m	6'7" x 7'3"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE HENLOW



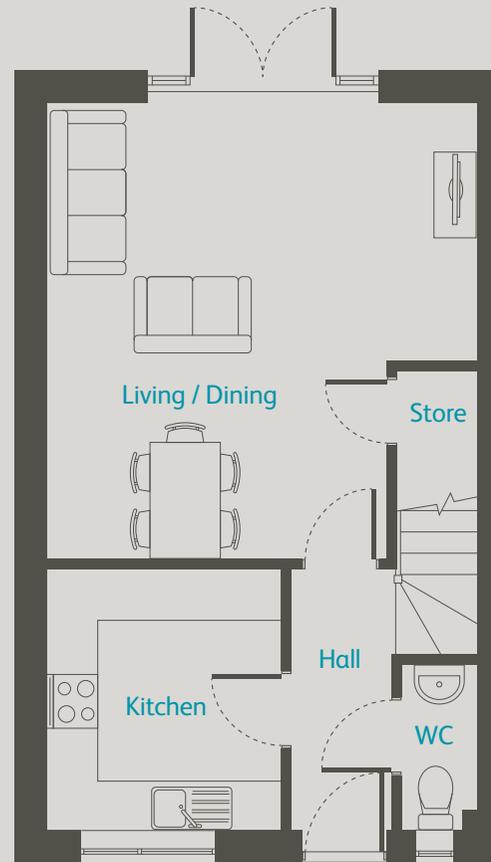


THE HENLOW

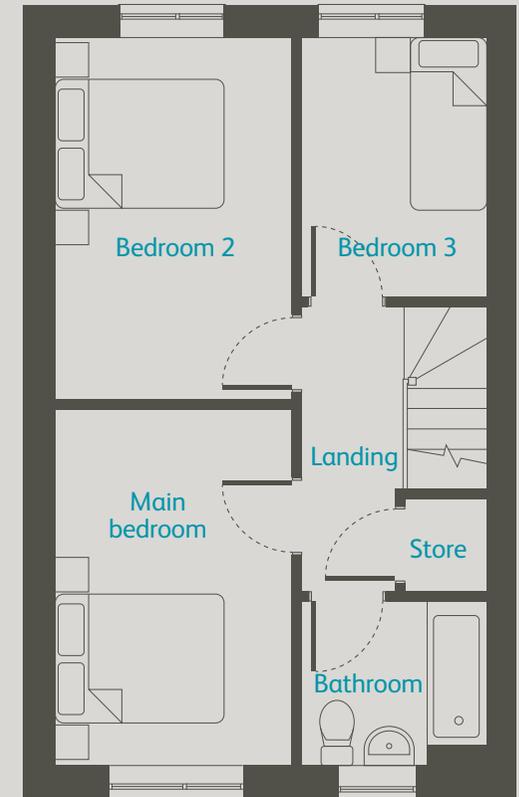
86m² 924 sq ft

	m	ft
Living / Dining	5.2m x 5.4m	17'1" x 17'9"
Kitchen	2.8m x 3.1m	9'2" x 10'2"
Main bedroom	2.9m x 4.2m	9'6" x 13'9"
Bedroom 2	2.9m x 4.3m	9'6" x 14'1"
Bedroom 3	2.2m x 3.1m	7'3" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE --- HALTON





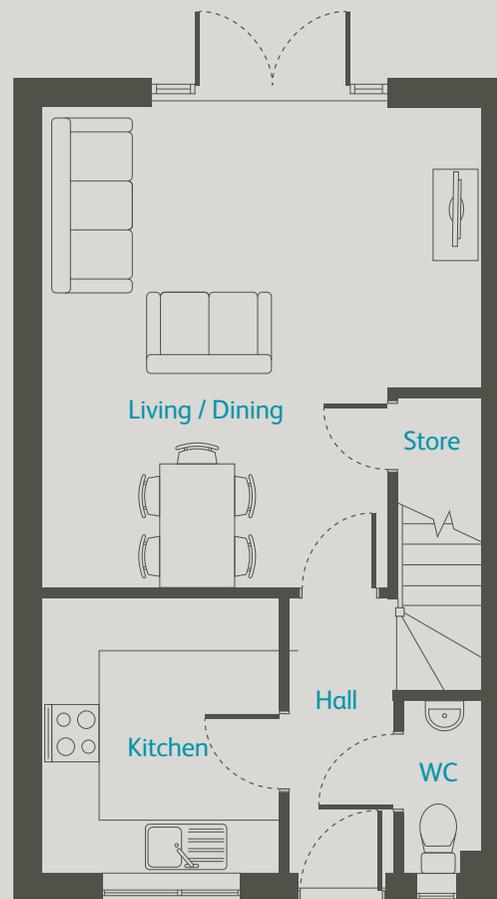
THE HALTON

85m² 919 sq ft

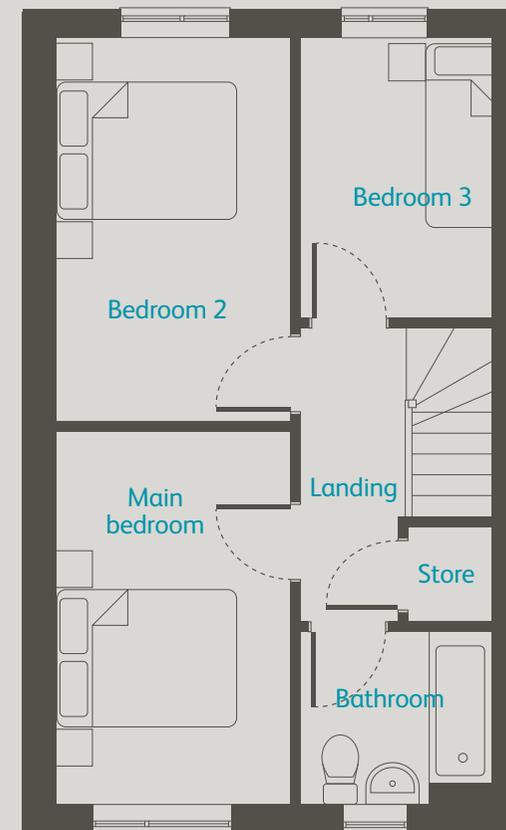
	m	ft
Living / Dining	5.1m x 5.5m	16'9" x 18'1"
Kitchen	2.7m x 3.1m	8'10" x 10'2"

	m	ft
Main bedroom	2.6m x 4.3m	8'6" x 14'1"
Bedroom 2	2.6m x 4.4m	8'6" x 14'5"
Bedroom 3	2.2m x 3.2m	7'3" x 10'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



THE COSFORD





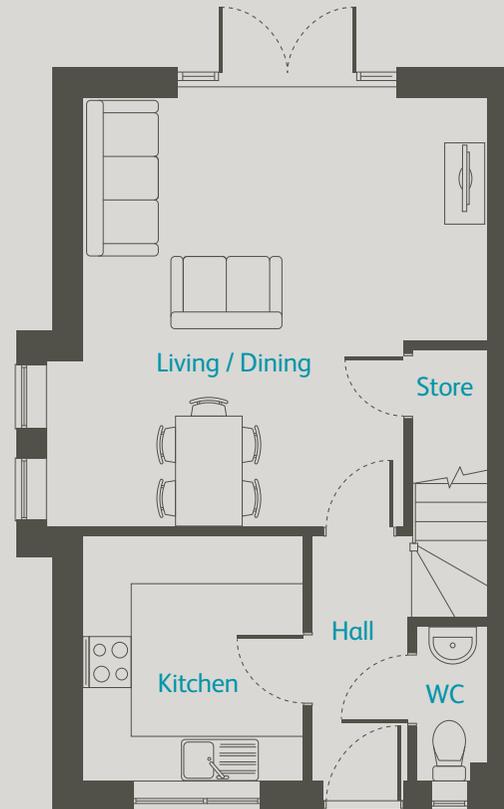
THE COSFORD

88m² 944 sq ft

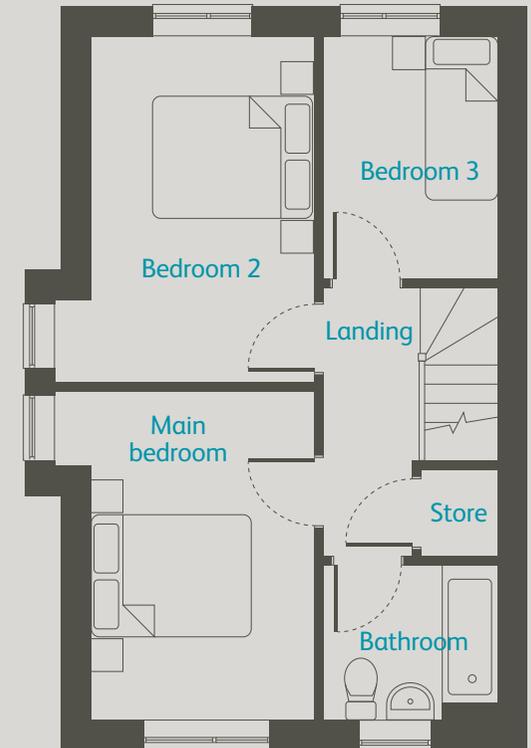
	m	ft
Living / Dining	5.2m x 5.4m	17'1" x 17'9"
Kitchen	2.8m x 3.1m	9'2" x 10'2"

	m	ft
Main bedroom	2.9m x 4.1m	9'6" x 13'5"
Bedroom 2	2.9m x 4.4m	9'6" x 14'5"
Bedroom 3	2.2m x 3.1m	7'3" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



THE WADDINGTON





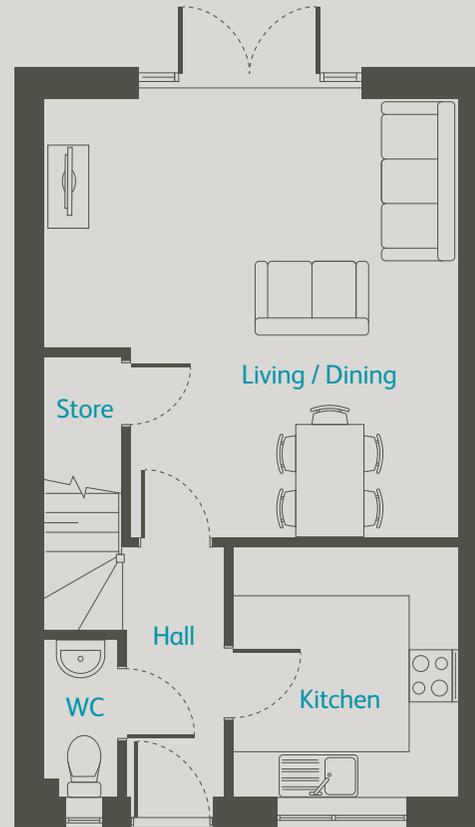
THE WADDINGTON

88m² 944 sq ft

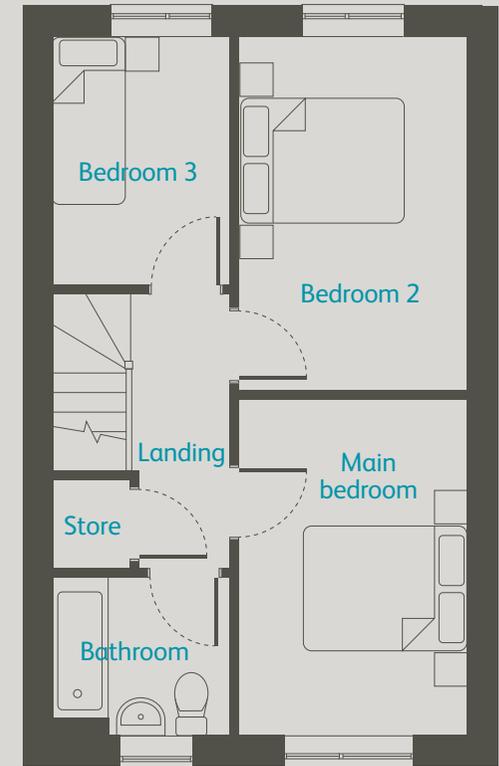
	m	ft
Living / Dining	5.2m x 5.4m	17'1" x 17'9"
Kitchen	2.8m x 3.1m	9'2" x 10'2"

	m	ft
Main bedroom	2.9m x 4.1m	9'6" x 13'5"
Bedroom 2	2.9m x 4.4m	9'6" x 14'5"
Bedroom 3	2.2m x 3.1m	7'3" x 10'2"
Bathroom	2.2m x 2.0m	7'3" x 6'7"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor



THE CRANWELL





THE CRANWELL

85m² 920 sq ft

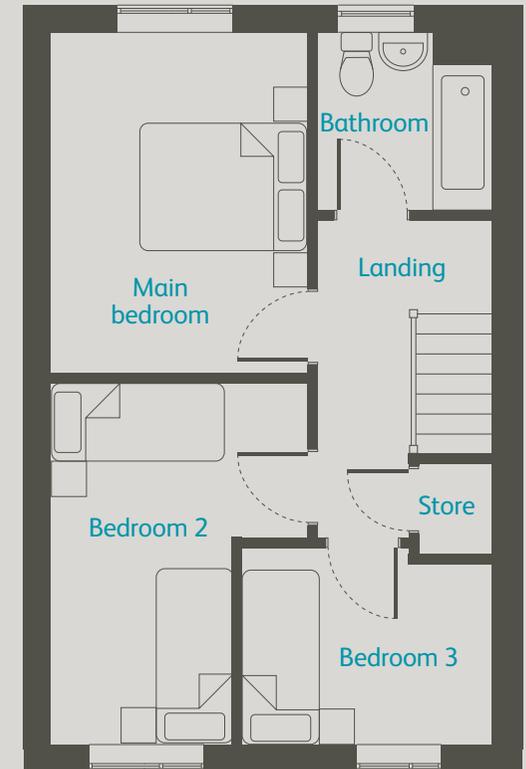
	m	ft
Living	4.2m x 3.8m	13'9" x 12'6"
Kitchen / Dining	3.8m x 3.5m	12'6" x 11'6"

	m	ft
Main bedroom	3.1m x 3.9m	10'2" x 12'10"
Bedroom 2	2.2m x 4.2m	7'3" x 13'9"
Bedroom 3	3.0m x 2.4m	9'11" x 7'10"
Bathroom	2.1m x 2.1m	6'11" x 6'11"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE FAIRFORD



THE FAIRFORD

PLOT 40

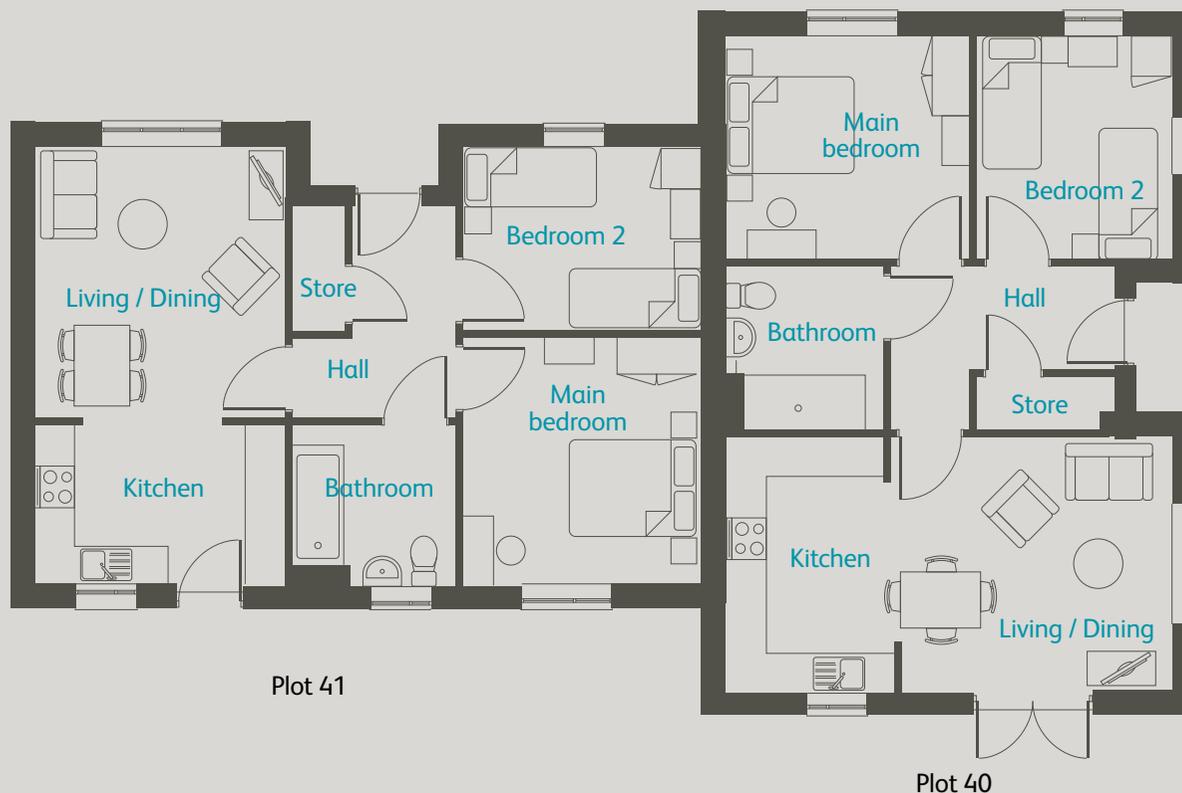
62m² 667 sq ft

	m	ft
Living / Dining	4.3m x 3.8m	14'1" x 12'6"
Kitchen	2.4m x 3.8m	7'10" x 12'6"
Main bedroom	3.7m x 3.3m	12'2" x 10'10"
Bedroom 2	3.0m x 3.3m	9'11" x 10'10"
Bathroom	2.4m x 2.5m	7'10" x 8'2"

PLOT 41

63m² 674 sq ft

	m	ft
Living / Dining	3.8m x 4.1m	12'6" x 13'5"
Kitchen	3.8m x 2.4m	12'6" x 7'10"
Main bedroom	3.6m x 3.7m	11'10" x 12'2"
Bedroom 2	3.6m x 2.8m	11'10" x 9'2"
Bathroom	2.4m x 2.4m	7'10" x 7'10"



Note: Room sizes are indicative and for information purposes only.



HOME SPECIFICATION

All our homes at Elm Vale are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs. Kitchen/diners are equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.



General

- Vinyl flooring to kitchens, bathrooms and WC.
- Double glazed windows
- 10-year Premier warranty



A number of eco-features have also been integrated ranging from energy efficient boilers to full double-glazing.

Outside

- Off-street parking
- Turfed rear garden
- Wall or fencing provided to all boundaries
- External front light
- Outside tap



Kitchen

- Contemporary kitchen with ample storage
- Oven hob and extractor

Bathroom

- White sanitaryware
- Generous bathroom tiling





**NOT ONLY
THOUGHTFULLY
DESIGNED BUT
EFFICIENT AND
ECONOMICAL
TO HEAT AND
MAINTAIN.**

BUY USING SHARED OWNERSHIP

Buying a home the affordable way

Some of our homes are available to buy using the government's new shared ownership scheme, launched in April 2021.

Put simply, you buy a share in your home and pay a rent on the part you don't own. Under the new scheme, you can buy anything from a 10 per cent share up to 75 per cent.

It's a much more affordable way to buy because it means you'll have a smaller mortgage and you won't have to find a big deposit.

The government's new model for shared ownership introduces a new form of staircasing that enables you to buy shares from as little as 1 per cent for the first 15 years. You can continue to buy further shares until you own your home outright. Or you can stay as you are.

And when it comes to maintaining your home, you'll have less to worry about. As part of the new scheme, we'll support you with some of the cost of qualifying repairs for the first 10 years.

If you decide to move on, you can sell your share of the property based on its value at the time of selling.

Check if you're eligible

Shared ownership is for anyone who'd like to own a home but can't afford to buy one outright. You may qualify if:

- Your household income is less than £80,000 a year, or less than £90,000 a year in London.
- You don't currently own a home or have a legal interest in a property.
- You're forming a new household - for example, after a relationship breakdown.
- You can secure a mortgage or have funds to buy the property.
- You can afford to buy a share of the property based on your individual circumstances and affordability assessment.

Shared ownership is a well-established route into home ownership. For more than 40 years, it's helped thousands of people get onto the property ladder. It's one of a number of schemes offered by the government. To check whether you're eligible and more information, visit www.ownyourhome.gov.uk/scheme/shared-ownership

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



WHEN YOU CAN AFFORD TO YOU CAN BUY MORE OF THE PROPERTY UNTIL YOU OWN ALL OF IT; THIS IS CALLED STAIRCASING.

A photograph of a potted plant, a pair of glasses, and a notebook on a gold table. The text 'YOUR HOME, YOUR' is overlaid in white, sans-serif font. The notebook has the text 'LIFE ISN'T ABOUT FINDING YOURSELF. IT'S ABOUT CREATING YOURSELF.' on its cover.

YOUR HOME, YOUR

STYLE

LET US INTRODUCE OURSELVES

Riverside is one of the UK's leading housing providers, owning or managing around 80,000 homes across the country.

Since 1985, we've been experts in building and selling affordable homes through a range of government-backed home ownership schemes, including Shared Ownership and Rent to Buy.

As residential property managers, we also provide and manage services such as gardening and cleaning to our leaseholders and tenants.

Helping people onto the property ladder plays a key role in our aim to transform lives and build strong, lasting communities.





Riverside Home Ownership is the sales arm of Riverside, established over 90-years ago to provide a range of affordable housing options for people across England and Scotland. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

The Riverside Group Limited

Registered Office:
2 Estuary Boulevard,
Estuary Commerce Park,
Liverpool L24 8RF

A charitable Registered Society under
the Co-operative and Community Benefit
Societies Act 2014

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Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Riverside reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date (JAN 2026). Elm Vale is a development with homes available with shared ownership.