

Onward

living

Farington Mews
Bringing happiness home

Welcome to Farington Mews

WE ARE DELIGHTED TO
OFFER A STUNNING
COLLECTION OF THREE
AND FOUR-BEDROOM
HOMES FOR SHARED
OWNERSHIP AT THE
EXCITING NEW FARINGTON
MEWS DEVELOPMENT,
NESTLED IN AN ATTRACTIVE
SEMI-RURAL LOCATION
CLOSE TO LEYLAND.







These homes are part of a larger development from Keepmoat Homes, and have been set aside specifically for Onward Living, offering people the chance to step onto the property ladder and join this new community.

Farington Mews is all about modern, well-connected living, with everything you need close to home. Yet the development is surrounded by green open countryside, which means you can also enjoy the peace and tranquillity of the great Lancashire landscape.

The properties in this beautifully designed development, built across a range of styles, offer a variety of stunning features for everyday living. Features include flexible living spaces, contemporary fitted kitchens, modern family and en-suite bathrooms, and allocated off-street parking.

THE PERFECT PLACE TO CALL HOME

Farington Mews is situated in the quiet and established village of Farington Moss, on the north-west edge of Leyland. Surrounded by beautiful green open spaces, this development has a real countryside feel.

There are numerous country walks available with some of Lancashire's best nature reserves nearby, including Cuerden Valley Park, Worden Park and the 250 acres of the much-loved Brockholes Wild Nature Reserve. The River Lostock is also just a short walk away and is a popular spot for walkers and nature-spotters.

However, despite being semi-rural, Farington Mews is far from remote. There are plenty of amenities within easy reach, including a Tesco Express store, an off-licence, hairdressers and takeaway restaurants. Leyland town centre is also just a short drive from the development, offering a range of local independent shops as well as high street stores and larger supermarkets. And Preston city centre is just 15 minutes by car for shopping, entertainment, and nights on the town.

Farington Mews is a convenient base for travel, with easy access to the A582, M6 and M61 motorways. There are also plenty of bus services via Leyland town centre to Preston and trains from Leyland station, a mile and a half from the development, offering services to Preston, Blackpool, Manchester and Liverpool.



It's easy to see why Farington Mews is a great location for growing families, with an excellent choice of schools nearby, including Farington Primary, Leyland St James's C of E Primary and Farington Moss St. Paul's C of E Primary. For older children, there's Wellfield High School and Lostock Hall Academy.

So, whatever you're looking for in a place to call home, you're sure to find it at Farington Mews.









4-bedroom semi-detached or terraced.

The striking four-bedroom Hampton is set across three storeys, ideal for first-time buyers and growing families looking for more space.

On the ground floor, off the hallway, is a spacious light-filled lounge. This leads through to a contemporary kitchen/diner, with French doors that open out onto the garden. This floor is completed by a WC.

On the first floor, two double bedrooms and one single bedroom all share a modern family bathroom. Upstairs, the master bedroom is spread across the entire top floor and includes its own en-suite, offering a tranquil and private space.

Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

OVERALL FLOOR AREA

106m2

GROUND FLOOR DIMENSIONS

Lounge - 4.07m x 3.59m

Kitchen/Dining - 2.89m x 4.55m

WC - 1.50m x 1.99m

FIRST FLOOR DIMENSIONS

Bedroom Two - 3.02m x 4.59m

Bedroom Three - 3.27m x 2.56m

Bedroom Four - 2.09m x 1.93m

Bathroom - 2.17m x 2.54m

SECOND FLOOR DIMENSIONS

Bedroom One - 4.04m x 3.53m En-suite - 1.88m x 2.37m

The Knightsbridge







3-bedroom semi-detached or terraced.

Designed for modern life, the Knightsbridge is a contemporary three-bedroom home with plenty of character.

On the ground floor, off the hallway, you'll find a bright and airy lounge - the perfect place for relaxing.

At the rear of the home, past the downstairs WC, is a stylish kitchen/diner, with French doors leading straight onto the garden.

Upstairs, the spacious master bedroom has an en-suite, while at the rear of the property is a second double bedroom and a third single bedroom. These share a modern family bathroom.

OVERALL FLOOR AREA

76m2

GROUND FLOOR DIMENSIONS

Lounge - 4.25m x 4.49m Kitchen/Dining - 3.04m x 3.58m WC - 0.96m x 1.55m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.40m x 3.67m

En-suite - 2.46m x 1.54m

Bedroom Two - 3.22m x 2.60m

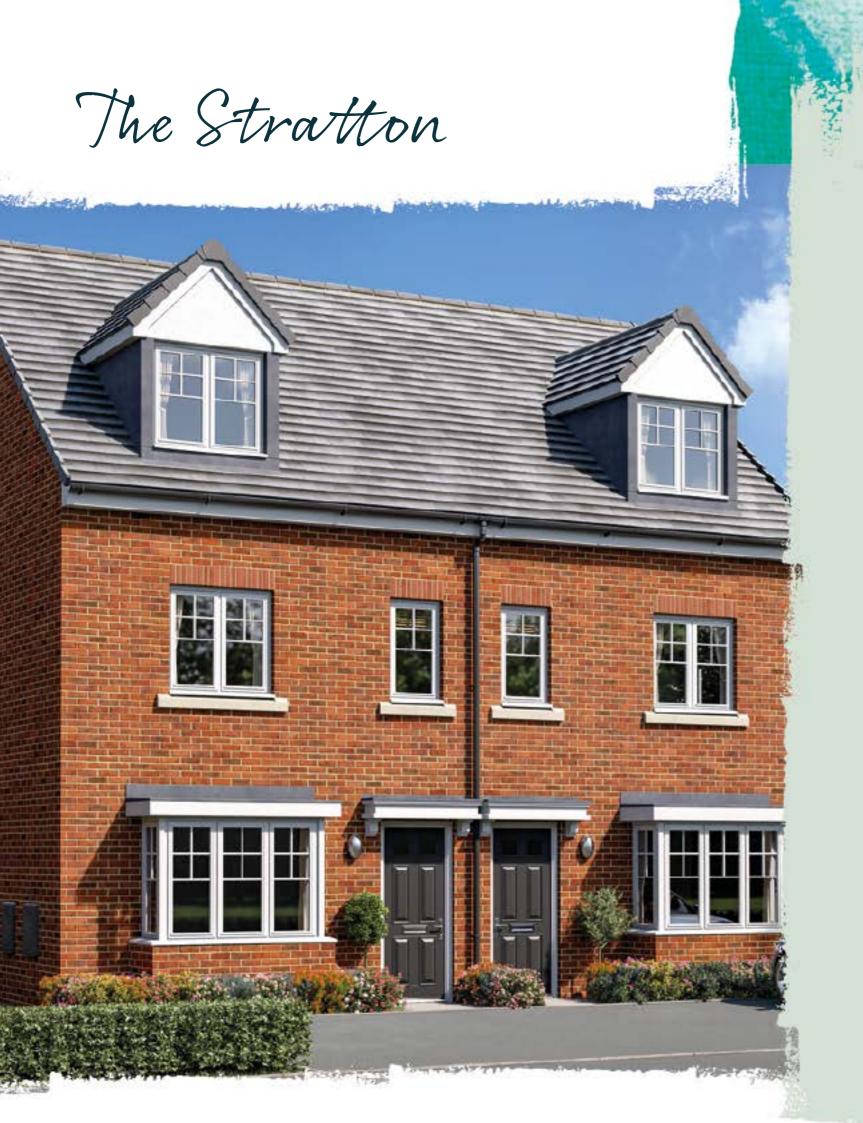
Bedroom Three - 2.24m x 1.82m

Bathroom - 1.66m x 2.60m

*Maximum room dimensions.

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3-bedroom semi-detached.

The three-storey Stratton offers plenty of space for modern family living.

On the ground floor is an airy lounge with stunning bay windows. At the rear of the home, past the handy WC, you'll find a well equipped kitchen/diner with French doors to the garden.

Upstairs, on the first floor, there are two good-sized bedrooms which share a stylish family bathroom. While on the second floor there's a generous master bedroom with en-suite occupying the whole floor.

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OVERALL FLOOR AREA

94.31m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 4.49m x 2.74m

Lounge - 3.55m x 3.89m

 $WC - 1.51m \times 0.96m$

FIRST FLOOR DIMENSIONS

Bedroom Two - 4.49m x 2.67m

Bedroom Three - 2.47m x 2.88m

Bathroom -2.47m x 2.03m

SECOND FLOOR

Bedroom One - 4.49m x 5.74m En-suite - 2.37m x 1.66m





The stunning L-shaped Newton has been carefully designed to create a light-filled, spacious and modern family home.

From the expansive entrance hall, the spacious living room is on your left and the dining room and WC are on your right. At the back of the home is an airy kitchen with French doors that open out onto the garden.

Upstairs there are four bedrooms. Three are double rooms and the master bedroom has a stylish en-suite. There's also a family bathroom and plenty of handy built-in storage.

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OVERALL FLOOR AREA

119.39m2

GROUND FLOOR DIMENSIONS

Dining - 2.82m x 3.26m

Kitchen/Breakfast - 3.84m x 4.28m

Lounge - 4.04m x 4.39m

WC - 1.80m x 1.45m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.30m x 2.96m
En-suite - 2.27m x 1.35m
Bedroom Two - 3.84m x 2.75mm
Bedroom Three - 2.82m x 4.11
Bedroom Four - 1.98m x 3.36m
Bathroom - 1.80m x 2.15m









3-bedroom semi-detached/terraced.

Families will love the threestorey Bamburgh, which offers lots of floor space and a showstopping master bedroom suite.

The entrance hall leads to a modern and spacious kitchen/diner. At the rear of the home is a light and airy lounge with French doors overlooking the garden.

On the first floor are two greatsized bedrooms which share a stylish family bathroom. Upstairs, on the second floor, is a large master bedroom suite which boasts a shower room and lots of handy storage.

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OVERALL FLOOR AREA

93.32m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.55m x 4.10m Lounge - 4.49m x 3.58m WC - 1.41m x 1.01m

FIRST FLOOR DIMENSIONS

Bedroom Two - 4.49m x 2.67m

Bedroom Three - 2.47m x 2.88m

Bathroom - 2.47m x 2.03m

SECOND FLOOR

Bedroom One - 4.49m x 5.74m En-suite - 2.37m x 1.66m

The Hadley





3-bedroom detached.

The spacious Hadley is perfect for busy, growing families.

The focal point of this threebedroom detached home with garage is the modern kitchen/ diner at the rear of the home, which features French doors onto the garden. A generous living room completes the downstairs.

Upstairs, the master bedroom has the added luxury of its own en suite shower room, while two further double bedrooms share a contemporary family bathroom.

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OVERALL FLOOR AREA

94.22m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.33m x 5.72m Lounge - 4.39m x 3.39m WC - 1.65m x 1.15m

FIRST FLOOR DIMENSIONS

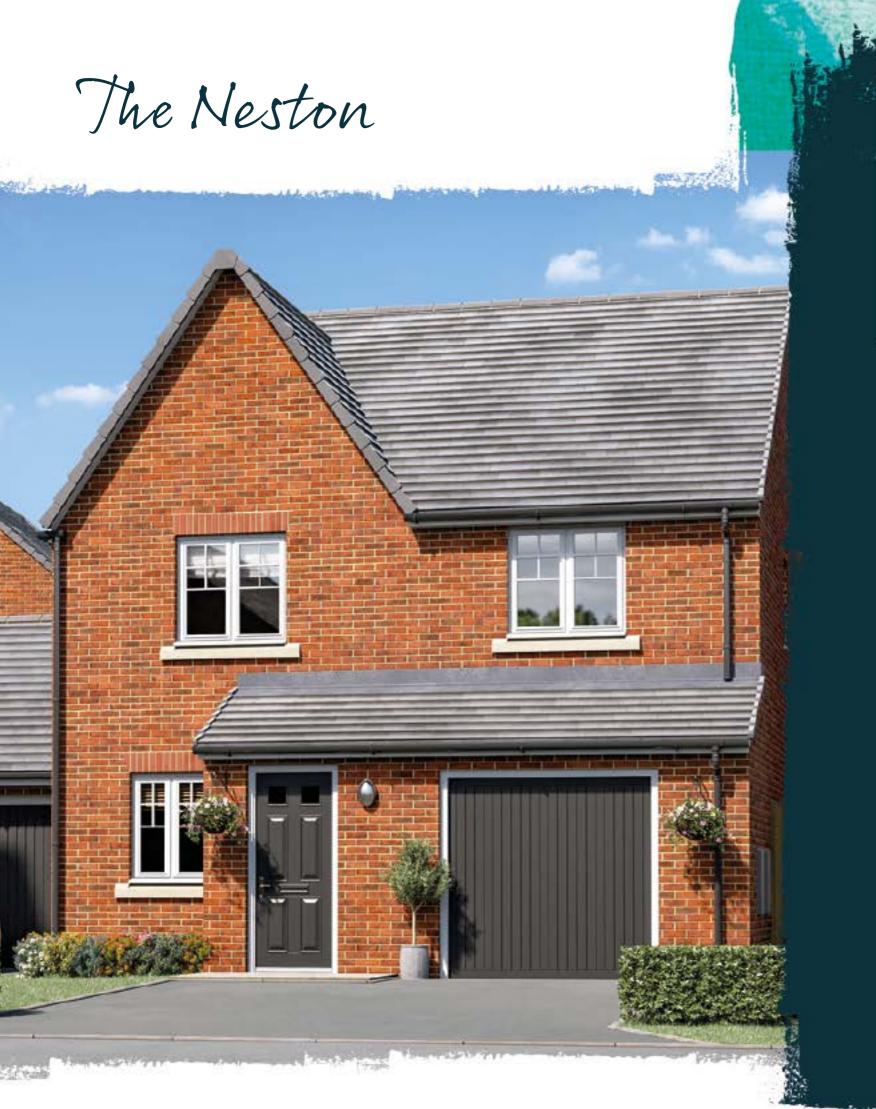
Bedroom One – 2.78m x 4.13m

En-suite – 1.41m x 2.38m

Bedroom Two – 3.30m x 3.39m

Bedroom Three – 2.61m x 3.51m

Bathroom – 1.96m x 2.76m





The Neston is a thoughtfully designed family home.

Downstairs, the porch leads you to a relaxing living room. Behind this is the heart of the home -the large and modern kitchen/ diner with the French doors onto the garden. There's a WC and access to the integral garage downstairs too.

Upstairs, there are three spacious double bedrooms and a single bedroom. The master bedroom has a luxurious ensuite. There's also a family bathroom and built in storage.

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OVERALL FLOOR AREA

99.47m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.33m x 5.72m Lounge - 4.39m x 3.55m WC - 1.65m x 1.17m

FIRST FLOOR DIMENSIONS

Bedroom One - 2.80m x 3.64m

En-suite - 1.20m x 2.50m

Bedroom Two - 3.30m x 3.25m

Bedroom Three - 2.76m x 3.39m

Bedroom Four - 2.08m x 3.51m

Bathroom - 1.87m x 2.50m

The Clumber







4-bedroom detached.

The Clumber is a smart and flexible home designed for modern family living.

From the airy hallway, there's a generous living room, handy WC and, at the rear of the home, a stunning open plan kitchen, diner and family relaxing space complete with modern bifolding doors which open out to the garden.

Upstairs, there are four bedrooms – three doubles and a single, which would also make a great office. The master bedroom has a luxurious ensuite, plus there's a family bathroom and lots of built-in storage.

Disclaime

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OVERALL FLOOR AREA

120.28m2

GROUND FLOOR DIMENSIONS

Family area - $2.63m \times 1.99m$

Dining area - 2.63m x 3.26m

Kitchen - 3.20m x 3.18m

Lounge - 4.76m x 3.04m

WC - 1.84m x 0.89m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.09m x 4.31m

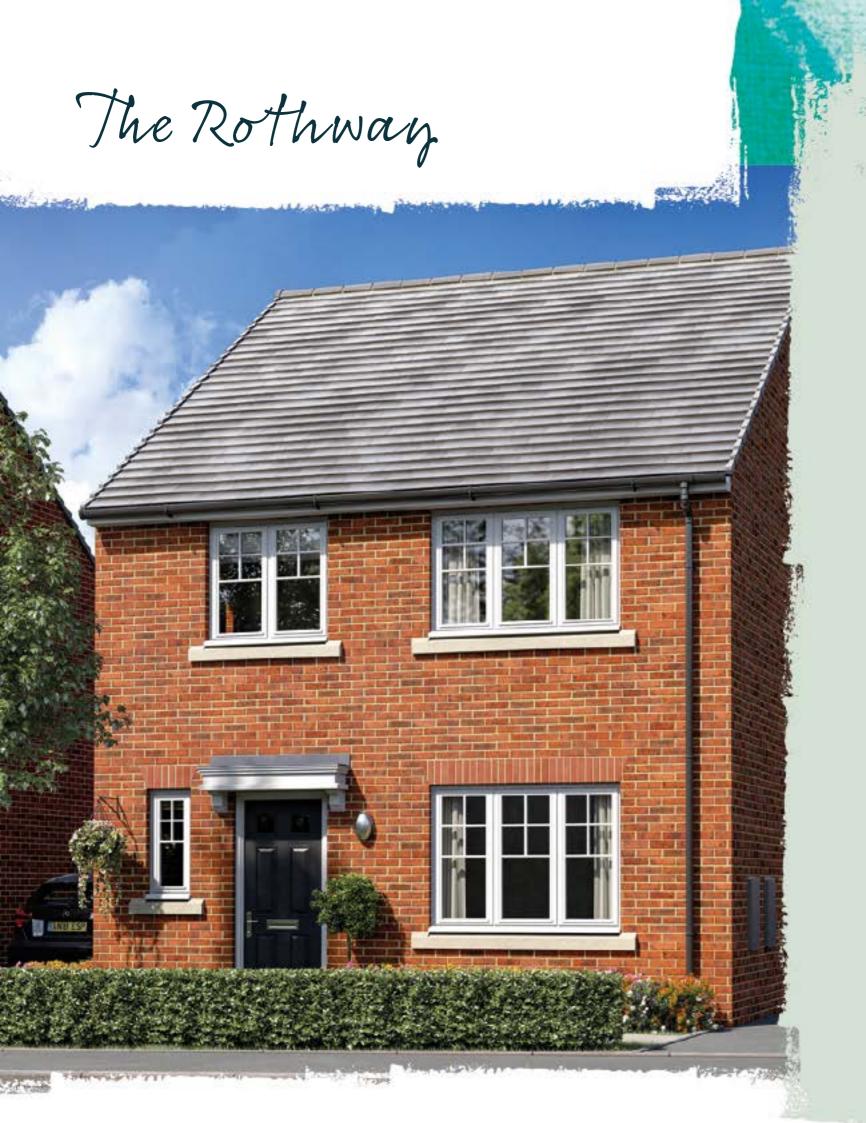
En-suite - 1.71m x 2.14m

Bedroom Two - 3.09m x 4.05m

Bedroom Three - 2.70m x 4.64m

Bedroom Four - 3.10m x 3.72m

Bathroom - 2.11m x 2.96m







From the show-stopping kitchen/diner to the detached garage, the beautifully designed Rothway has everything.

The ground floor boasts a generous lounge, a handy WC, and a light and airy kitchen/diner, which spans the rear of the home and includes French doors out to the garden.

Upstairs, bedroom one has its own en-suite, while three further good-sized bedrooms share a modern family bathroom.

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OVERALL FLOOR AREA

94.06m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.29m x 5.57m Lounge - 5.07m x 3.33m WC - 2.01m x 0.91m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.47m x 2.76m

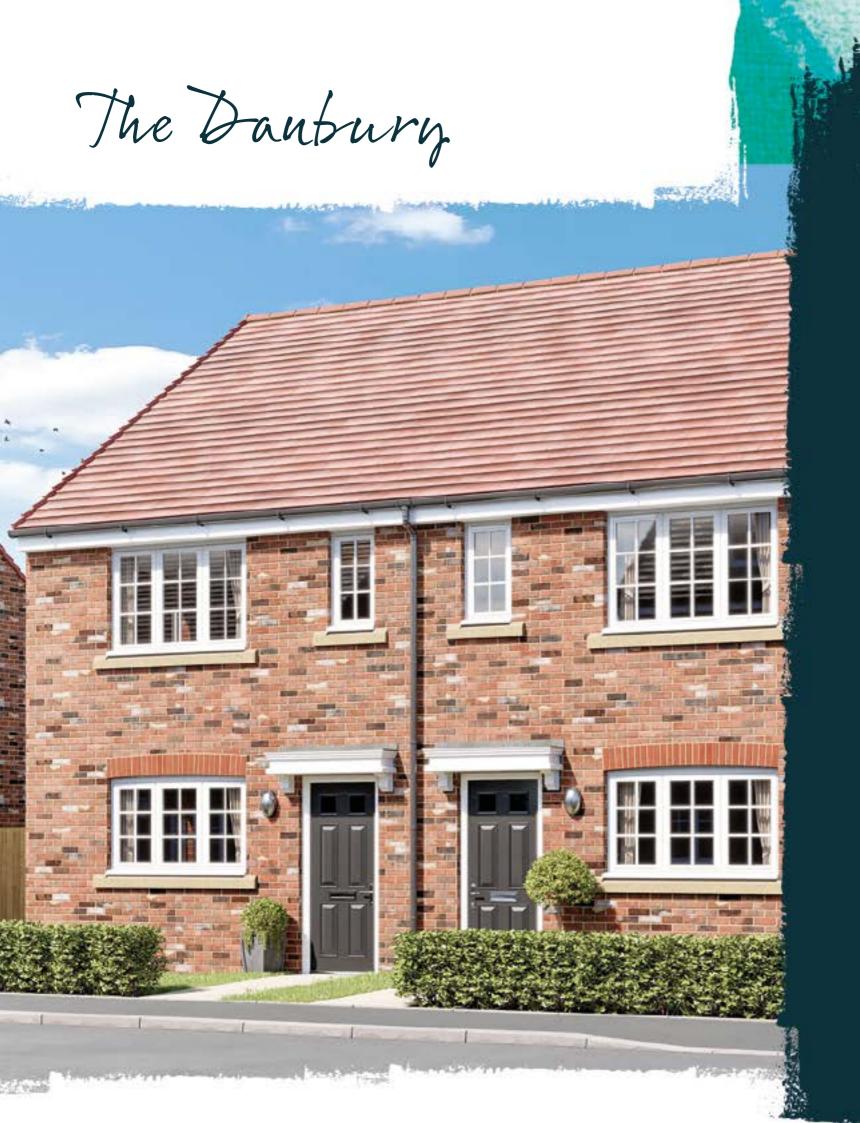
En-suite - 1.64m x 2.76m

Bedroom Two - 3.15m x 2.76m

Bedroom Three - 2.11m x 2.71m

Bedroom Four - 2.01m x 2.71m

Bathroom - 2.09m x 1.70m





3-bedroom semi-detached.

The classically proportioned Danbury offers families the ideal place to call home.

The ground floor has a large kitchen/diner with a well-equipped U-shaped kitchen. This leads through to a very spacious lounge with French doors that open out onto the garden.

Upstairs, three bedrooms give everyone the space and privacy they need. Plus, with a master bedroom en-suite, a stylish family bathroom and downstairs WC, you can make the family morning rush a thing of the past.

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OVERALL FLOOR AREA

76.01m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.70m x 3.55m Lounge - 3.60m x 4.49m WC - 0.96m x 1.51m

FIRST FLOOR DIMENSIONS

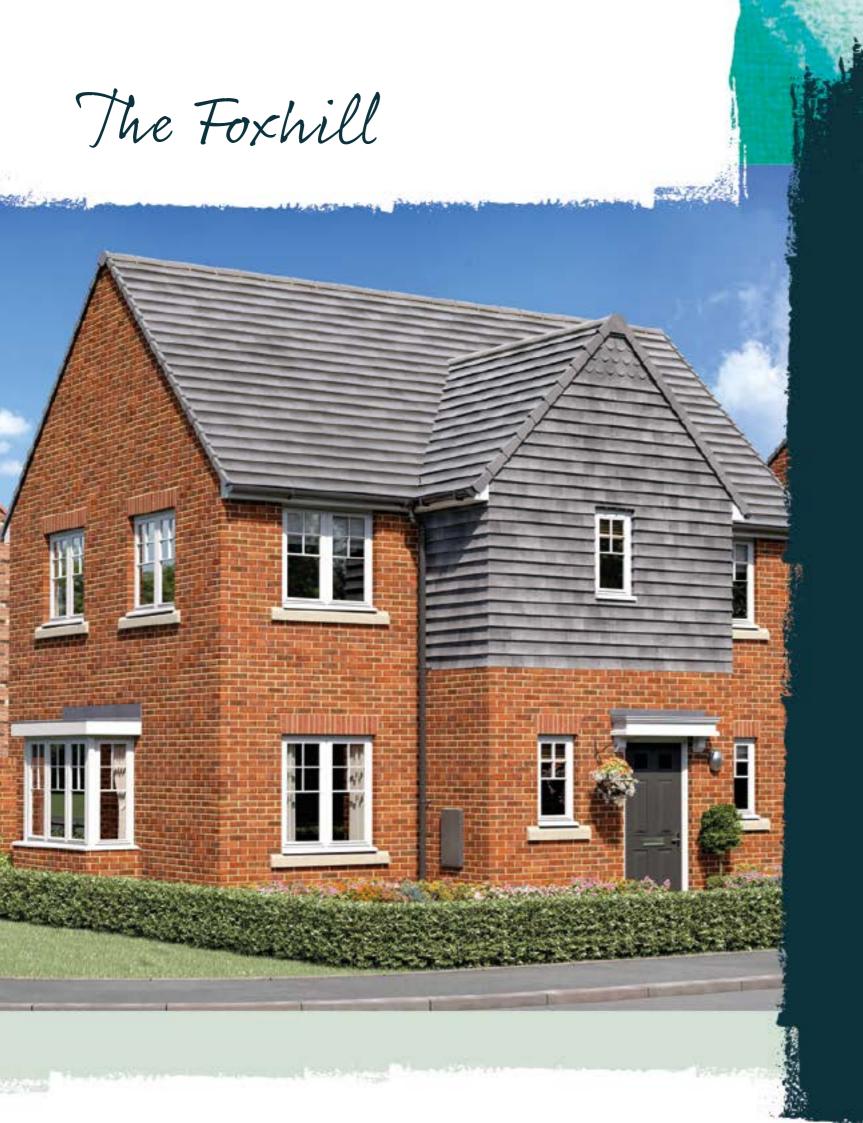
Bedroom One - 3.39m x 3.65m

En-suite - 2.47m x 1.49m

Bedroom Two - 3.21m x 2.59m

Bedroom Three - 2.24m x 1.83m

Bathroom - 1.66m x 2.59m







Designed for family life,
The Foxhill boasts a generous
living room complete with bay
window, which floods the room
with light. Across the hall is a
contemporary kitchen/diner
with a modern fitted kitchen
at one end and a familyfriendly dining space at the
other, with French doors out to
the garden.

Upstairs, off the central staircase, the master bedroom has an en suite. There are further bedrooms – one double and a good-sized single – which share a modern family bathroom.

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OVERALL FLOOR AREA

94.31m2

GROUND FLOOR DIMENSIONS

Kitchen/Dining - 3.01m x 5.30m Lounge - 3.95m x 5.30m WC - 1.45m x 1.80m

FIRST FLOOR DIMENSIONS

Bedroom One - 3.96m x 3.06m

En-suite - 2.93m x 1.37m

Bedroom Two - 3.95m x 2.62m

Bedroom Three - 2.90m x 2.59m

Bathroom - 1.95m x 2.15m

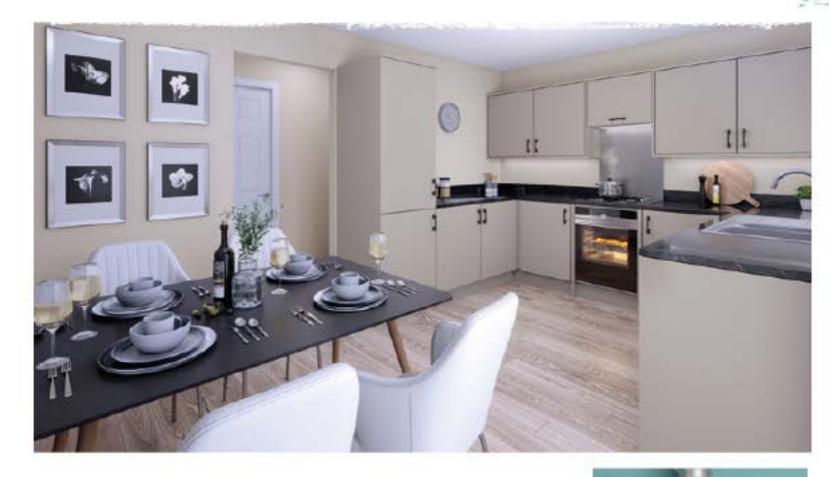
PICK YOUR PLOT



SPECIFICATION

Kitchen

- Fully fitted contemporary kitchen –Woodbury and Harvard+ range by Symphony
- Glass splashback
- Indesit integrated single oven
- Indesit 4-burner gas hob
- Integrated extractor hood
- Integrated fridge freezer
- 1.5 stainless steel sink with drainer
- Brushed chrome mixer tap
- Recessed LED lighting





What's more, all homes are covered by a 10-year NHBC building warranty.



Bathroom & Shower Room

- Twyfords contemporary white sanitaryware
- Porcelanosa wall tiles
- Over-bath shower with glass screen
- Recessed LED lighting
- Vinyl flooring





Electrics

- TV/Sky+ HDTV ready TV points to living space and bedroom one
- Telephone points to living space and bedroom one
- Mains-operated smoke detectors with battery back-up
- Ideal Logic combination boiler





External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

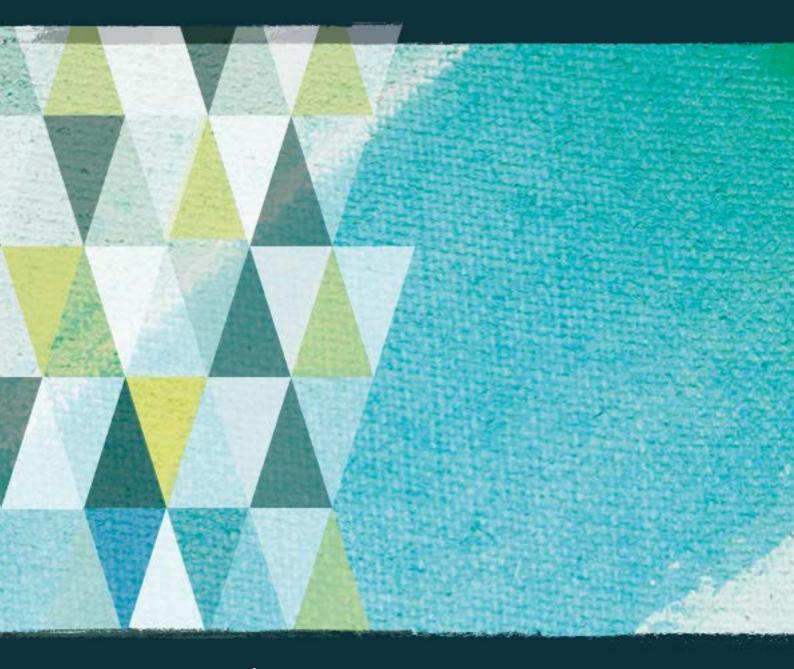
We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.







Moss Ln

Farington Mews

Croston Road Leyland PR26 6QD

0300 555 0130 sales@onward.co.uk onward-living.co.uk

*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

How to find us

