



Onward living

Kilnbrook Place

Bringing happiness home



*A perfect place
to call home*

Set in the historic industrial town of St Helens, Kilnbrook Place is a vibrant new development bringing contemporary 2, 3 and 4-bedroom homes to the region.

Once home to a brick-making factory, Kilnbrook Place is now laying the foundations for an exciting new community, offering a more affordable route to homeownership to first-time buyers, growing families, and even those who are starting again in and around St Helens.

Available for Shared Ownership and Rent to Buy, the fantastic range of energy efficient homes at Kilnbrook Place come in a variety of styles to suit your needs, and are each designed and built to the highest standards.

*So, whatever you're looking
for in your perfect home,
you're sure to find it at
Kilnbrook Place.*

This new development offers an ideal residential setting just two miles from St Helens town centre, and is perfectly situated for easy access to the vibrant cities of Liverpool and Manchester.

What's more, with a good selection of well-regarded schools, shops, and leisure facilities nearby, Kilnbrook Place has everything you need right on your doorstep.



PRIDE OF PLACE

Situated in a prime position within the well-connected St Helens, Kilnbrook Place offers everything you need for day-to-day life.

This new community is within easy reach of the hustle and bustle of St Helens town centre, where you'll find a fantastic selection of shops and amenities.

When it comes to everyday essentials, there is an Aldi supermarket just a ten-minute walk from the development. You can also find Asda, Morrisons and Tesco supermarkets just a short drive away towards the centre of St Helens.

For a spot of retail therapy, Ravenhead Retail Park, St Helens Retail Park, and Church Square Shopping Centre are all around two miles away, offering your favourite high street shops and independent retailers.

A PLACE TO EXPLORE

The area around Kilnbrook Place is steeped in history and heritage and is surrounded by areas of natural beauty.

Brickfields Red Quarry is directly opposite the development, while the 230-acre woodland of Sutton Manor - home to the imposing The Dream sculpture - is also nearby. Sherdley Park is also just a couple of minutes' drive away with its acres of well-kept grassland, wildflower meadows, and woodland - perfect for muddy walks, family picnics or bike rides.

For fantastic family days out, Knowsley Safari Park and Gulliver's World theme park are both just a 15-minute drive away.



IN JUST THE RIGHT PLACE

Kilnbrook Place is perfectly positioned for getting from A to B. The development sits just minutes away from the M62, which provides direct access to Liverpool and Manchester.

The recently refurbished Lea Green train station is also just a short walk away, offering hourly services to Liverpool and Manchester, as well as regular services to Hull.

EVERYTHING IN PLACE TO GROW

Kilnbrook Place is perfect for growing families, with plenty of well-regarded local schools to choose from.

There are several primary schools within easy reach, including Sherdley Primary School (0.4 miles), St Theresa's Catholic Primary School (0.5 miles), Eaves Primary School (0.5 miles), and Willow Tree Primary School (0.6 miles).

Older children are served by The Sutton Academy (0.4 miles), St Cuthbert's Catholic High School (1.5 miles) and Rainhill High School (1.6 miles).

The Atkins

2-bedroom semi-detached.

Perfect for first-time buyers, the Atkins offers a contemporary layout made for modern living.

On the ground floor, the open plan kitchen and dining area creates the ideal space for entertaining, with a separate lounge at the rear of the home for relaxing.

Upstairs you'll find two good-sized bedrooms, which both have handy storage, and a stylish family bathroom.



OVERALL FLOOR AREA70.88m2



GROUND FLOOR

Lounge	2.75m* x 4.45m*
Kitchen/Diner	5.35m* x 2.28m*
WC	1.73m x 0.93m



FIRST FLOOR

Bedroom 1	3.08m x 4.45m
Bedroom 2	3.03 x 4.45m
Bathroom	1.93m x 2.18m

*Maximum room dimensions.

*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.

The Eveleigh

3-bedroom semi-detached.

The Eveleigh is a delightful 3-bedroom semi-detached family home.

It boasts a large living room with French doors leading out to the garden, providing seamless integration between internal and external living spaces. There is also a spacious kitchen/dining area, creating a lovely sociable space for entertaining. In addition, there is a downstairs cloakroom for convenience.

Upstairs the master bedroom has its own en suite, while two further bedrooms share a family bathroom.



OVERALL FLOOR AREA 80.36m2



GROUND FLOOR

Lounge	3.23m x 5.06m
Kitchen/Dining	4.82m x 2.89m
WC	1.77m x 0.91m

FIRST FLOOR

Bedroom 1	2.75m x 2.84m
Bedroom 2	2.92m x 2.84m
Bedroom 3	3.23m X 2.15m
Bathroom	1.77m x 2.15m

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The Mountford

3-bedroom semi-detached/detached.

The Mountford offers balanced design in its exteriors and balanced living spaces in its interiors.

The ground floor features two substantial living spaces, each of which run the full length of the home. There's a sizeable, dual aspect living room which is bright and airy and a kitchen/ dining room which offers all the benefits of open plan, along with a cloakroom and utility room.

On the first floor are three well-proportioned bedrooms. An en suite for the master bedroom provides some privacy, and along with a family bathroom, ensures that no-one is short of bathroom space in the morning.



OVERALL FLOOR AREA 90.2m2



GROUND FLOOR

Lounge	5.64m x 3.17m
Kitchen/Diner	5.64m x 2.73m
Utility room	2.33m x 2.06m
WC	1.70m x 0.90m

FIRST FLOOR

Bedroom 1	3.73* x 3.21*
En suite	1.87m x 1.58m
Bedroom 2	2.78m x 3.21
Bedroom 3	2.80m x 2.79m
Bathroom	2.48m x 2.42m

*Maximum room dimensions.

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The Asher

3-bedroom terraced/semi-detached.

The Asher is a stylish 3-bedroom family home featuring a bright open-plan kitchen and dining room with French doors out to the garden.

To the front of the home is a separate living room. The ground floor also has ample storage and a cloakroom.

Upstairs, on the first floor, you'll find three generous bedrooms, which share a family bathroom.



OVERALL FLOOR AREA

94.66m2



GROUND FLOOR

Lounge	4.23m* x 3.60m*
Kitchen/Dinner	3.84m* x 5.91m*
WC	1.87m x 1.54m



FIRST FLOOR

Bedroom 1	4.06m x 3.67m
Bedroom 2	4.04m x 3.19m
Bedroom 3	2.91m x 2.66m
Bathroom	1.93m x 2.18m

*Maximum room dimensions.

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The Robin

4-bedroom semi-detached.

The Robin is a stylish 4-bedroom family home offering spacious living and modern efficiency.

The ground floor features a bright open-plan kitchen, dining and living space with garden access, as well as a utility room, and cloakroom.

Upstairs are four well-proportioned bedrooms with plenty of storage. These share a modern family bathroom.



OVERALL FLOOR AREA

99.03m2



GROUND FLOOR

Kitchen/ dining/living	9.06m* x 5.57m*
Utility	1.58m x 0.93m
WC	1.93m x 0.93m



FIRST FLOOR

Bedroom 1	3.66m* x 3.10m*
Bedroom 2	2.61m x 3.10m
Bedroom 3	2.54m x 2.41m
Bedroom 4	2.29m x 2.41m
Bathroom	2.18m x 1.97m

*Maximum room dimensions.

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PICK YOUR PLOT

-  Rent to Buy
-  Shared Ownership

2-bed
 The Atkins
3-bed
 The Asher
 The Mountford
 The Eveleigh
4-bed
 The Robin



Chester Lane

*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATION

Kitchen

- Fully-fitted contemporary kitchen – Woodbury and Medford^ range by Symphony
- Indesit integrated single electric fan oven
- Indesit 4-burner stainless steel gas hob
- Stainless steel splashback
- Indesit integrated cooker hood – silver
- Zanussi integrated fridge freezer
- AGA Rangemaster 1.5 bowl stainless steel sink with drainer
- Recessed lighting
- Polyflor Camano vinyl flooring



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

Bathroom & En suite

- Sandringham contemporary white sanitaryware
- Porcelanosa ceramic wall tiles
- Chrome plated heated towel rail
- Over-bath shower with glass screen
- Recessed lighting
- Bathroom wall mirror
- Polyflor Camano vinyl flooring



External

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



Electrics

- TV points to living space and bedroom one
- Telephone points to living space and bedroom one
- PV solar panels
- EV car charger
- Mains-operated smoke detectors
- Worcester Greenstar 4000 combination boiler
- Honeywell T3 Thermostat



*Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales advisor for further information. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.
^Selected plots only.



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 and 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.



HELPING YOU STEP ON THE LADDER IN ST HELENS

At Kilnbrook Place we have homes available for Shared Ownership and Rent to Buy, which are both great ways to help you take that first step on the property ladder.

Shared Ownership

Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

Rent to Buy

Rent to Buy lets you live in your brand new home while you save for a deposit to buy it – so you can rent now, buy later.

The rent you pay is set at 20% below the market rent value for a minimum of five years. With less rent to pay, it gives you the opportunity to save for a deposit to put towards purchasing the home in the future.

At the end of the rental period, you have the option to buy the property you've been renting – either with a mortgage or through shared ownership.

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*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

