



Onward

living

Farington Park

Bringing happiness home

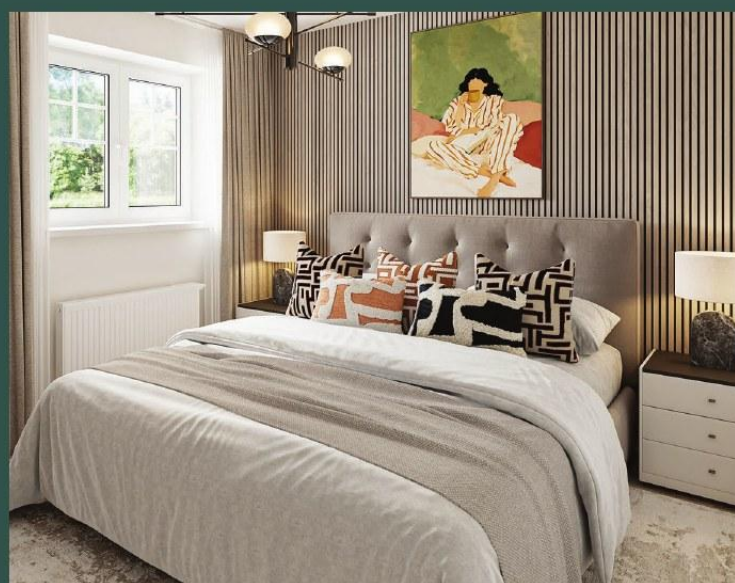


Welcome to Farington Park

An exciting new development of beautifully designed three and four-bedroom homes available through Shared Ownership in a sought-after semi-rural location close to Leyland.

Perfectly placed for modern family life, Farington Park brings together the peace and space of the Lancashire countryside with the everyday convenience of nearby shops, schools, amenities and excellent transport links.

Inside, each home has been thoughtfully planned to offer stylish, flexible living, with contemporary kitchens, modern bathrooms and en suites, generous living spaces and allocated off-street parking – everything you need to make yourself at home.



THE PERFECT PLACE TO CALL HOME

Farington Park is set in the quiet, established village of Farington Moss, on the north-west edge of Leyland. Surrounded by green open spaces and local countryside, the development offers a peaceful setting with a relaxed, rural 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.

And while Farington Park enjoys a semi-rural feel, it is far from remote. Everyday essentials are close by, including a Tesco Express, off-licence, hairdressers and takeaway restaurants. Leyland town centre is also just a short drive away, with independent shops, high street stores and larger supermarkets, while Preston city centre is around 15 minutes by car for shopping, entertainment and nights out.

Farington Park 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 Park is a great location for growing families, with an excellent choice of schools nearby, including Farington Moss St. Paul's C of E Primary (0.9 miles), Northbrook Primary Academy (1.2 miles) and Leyland St Mary's Roman Catholic Primary School (1.3 miles). For older children, there's Academy at Worden (1.3 miles), Wellfield Academy (1.3 miles) and Lostock Hall Academy (1.8 miles).

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

The Seacourt

3-bedroom semi-detached/end terrace.

The Seacourt three-bedroom home proves that a well-designed family home can be great value too.

Often family life revolves around the kitchen, so The Seacourt has a stylish open plan kitchen/diner that's the perfect place for everyone to get together. With French doors onto the garden, it's light and bright so everyone will love spending time there. There's also a spacious and relaxing living room, a WC and built-in storage downstairs.

Upstairs, there are three bedrooms, a contemporary family bathroom and more handy built-in storage.

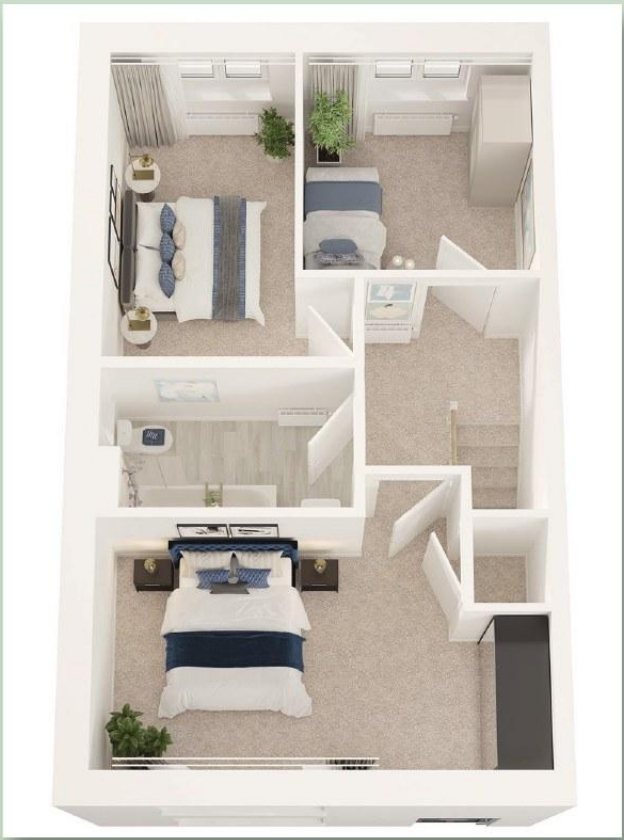


OVERALL FLOOR AREA 85.32m2



GROUND FLOOR

Lounge	4.09m x 3.76m
Kitchen/Dining	5.04m x 3.52m
WC	1.84m x 1.46m



FIRST FLOOR

Bedroom 1	5.04m x 2.77m
Bedroom 2	2.20m x 3.81m
Bedroom 3	2.75m x 2.77m
Bathroom	2.88m x 1.66m

***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 Eldwick

3-bedroom semi-detached.

With classic proportions and plenty of natural light, The Eldwick gives families the space they need to live, relax and grow.

Offering stunning kerb appeal, this home is equally impressive on the inside. From the large dual aspect living room that's awash with natural light thanks to French doors leading to the garden, to the contemporary and stylish kitchen/diner, this home is designed to help you make the most of family life.

Upstairs, there are two double rooms and a good-sized single bedroom. The principal bedroom has an en suite shower room and there's a modern family bathroom too.



OVERALL FLOOR AREA 93.69m2



GROUND FLOOR

Lounge	3.96m x 5.31m
Kitchen/Diner	3.01m x 5.31m
WC	1.50m x 1.80m

FIRST FLOOR

Bedroom 1	3.96m x 3.05m
En suite	2.95m x 1.37m
Bedroom 2	3.96m x 2.64m
Bedroom 3	2.92m x 2.58m
Bathroom	1.95m x 2.15m

*Maximum room dimensions.

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The Fewston

3-bedroom semi-detached/terraced.

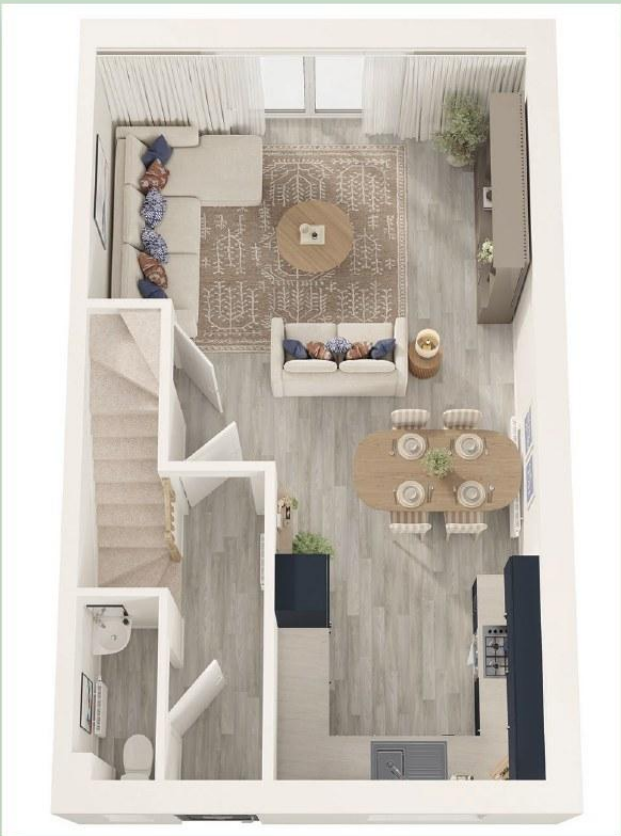
The Fewston is a classically proportioned three-bedroom home with lots of modern touches.

Downstairs, the open plan kitchen, diner and lounge provide the perfect social space to get together with friends and family, while the French doors onto the garden flood the room with natural light.

Heading to the first floor, three bedrooms give everyone the space and privacy they need. Plus, the stylish family bathroom and downstairs WC make the morning rush a thing of the past.



OVERALL FLOOR AREA 85.32m2



GROUND FLOOR

Lounge	3.12m x 5.04m
Kitchen	2.46m x 2.92m
Dining	2.88m x 2.92m
WC	1.94m x 0.90m

FIRST FLOOR

Bedroom 1	4.25m x 2.88m
Bedroom 2	4.11m x 2.53m
Bedroom 3	3.11m x 2.42m
Bathroom	1.94m x 2.07m

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The Holgate

3-bedroom semi-detached/terraced.

Built to the latest space and design standards with clever design features throughout, the three-bedroom Holgate is no ordinary three-bed.

From the hallway, the modern kitchen/diner welcomes you into the home and it's the place your family and friends will love spending time in. At the rear of the home, past the WC and built-in storage, is the stunning lounge with French doors leading to the garden.

Upstairs are three bedrooms. The master double bedroom has its own en suite, plus there's a modern family bathroom too.



OVERALL FLOOR AREA

94.66m²



GROUND FLOOR

Lounge	5.38m x 3.11m
Kitchen	3.47m x 4.01m
WC	1.80m x 1.45m



FIRST FLOOR

Bedroom 1	3.54m x 3.79m
En suite	1.75m x 2.02m
Bedroom 2	3.16m x 3.63m
Bedroom 3	2.13m x 3.63m
Bathroom	1.99m x 2.18m

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The Farley

3-bedroom detached.

At the heart of The Farley is a central staircase that creates a balanced, practical layout for family life.

On one side, the generous kitchen and dining area offers plenty of room to come together, with French doors opening onto the garden to create a bright, welcoming space. On the other, the spacious lounge features a beautiful bay window.

Head up the stairs and onto the U-shaped landing. Off this are three bedrooms and the family bathroom. Bedroom one has the added luxury of its own en suite.



OVERALL FLOOR AREA 94.84m2



GROUND FLOOR

Lounge	3.96m x 5.31m
Kitchen/Diner	3.01m x 5.31m
WC	1.50m x 1.80m

FIRST FLOOR

Bedroom 1	3.96m x 3.05m
En suite	2.95m x 1.37m
Bedroom 2	3.96m x 2.64m
Bedroom 3	2.92m x 2.58m
Bathroom	1.95m x 2.15m

*Maximum room dimensions.

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The Thornton

4-bedroom semi-detached.

Step into the Thornton, where modern living meets timeless elegance. This four-bedroom gem is designed to delight every member of the family.

The generous living room is perfect for cosy evenings, while the downstairs WC adds a touch of convenience. The heart of this home is the stunning family kitchen, complete with a high-spec kitchen, breakfast bar, handy utility, and dining area that opens into the garden through beautiful French doors.

On the first floor you will find four spacious bedrooms which all share a modern family bathroom.

OVERALL FLOOR AREA

98.62m2



GROUND FLOOR

Lounge	3.60m x 4.13m
Kitchen/ dining	5.61m x 3.00m
Utility	1.67m x 1.49m
WC	1.80m x 1.45m



FIRST FLOOR

Bedroom 1	3.05m x 3.91m
Bedroom 2	3.01m x 2.51m
Bedroom 3	2.46m x 3.91m
Bedroom 4	2.50m x 3.00m
Bathroom	1.95m x 2.14m

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The Longford

4-bedroom detached.

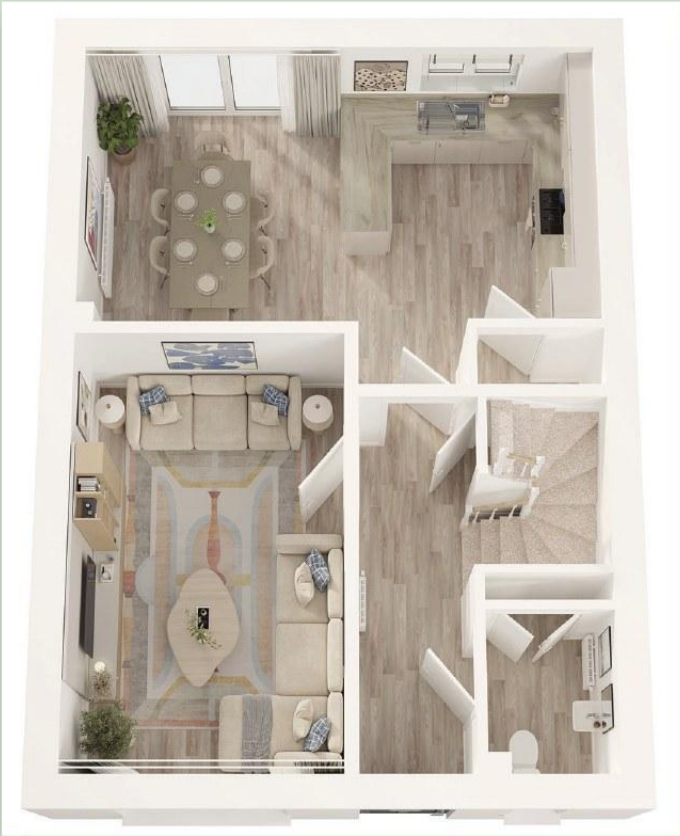
Created firmly with modern families in mind, the Longford makes sure there's space for everyone.

Downstairs has a generous living room, a handy WC and plenty of built-in storage. The real focal point of the home is the kitchen/diner expanding across the width of the house. The stylish kitchen, complete with breakfast bar and French doors opening onto the garden, has plenty of space for everyone to get involved in mealtimes.

Upstairs, the attention to detail continues. There are four bedrooms, with the principal bedroom having a contemporary en suite shower room. Plus, there's a family bathroom and more built-in storage.

OVERALL FLOOR AREA

107.13m2



GROUND FLOOR

Lounge	5.06m x 3.15m
Kitchen/ dining	3.48m x 6.17m
WC	1.80m x 1.45m

FIRST FLOOR

Bedroom 1	3.03m x 3.40m
En suite	1.19m x 2.21m
Bedroom 2	4.31m x 2.68m
Bedroom 3	2.01m x 3.22m
Bedroom 4	2.23m x 2.86m
Bathroom	2.14m x 2.00m

*Maximum room dimensions.

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PICK YOUR PLOT



Homes shown in grey are for social rent and will be let through Onward Homes.

*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 Gloss, Harvard and Urban range by Symphony
- Porcelanosa ceramic tiles
- Integrated Indesit electric oven
- Indesit 4-burner gas hob
- Glass splashback
- Integrated Indesit extractor hood
- Integrated Indesit fridge freezer
- Stainless steel 1.5 bowl sink
- Stainless steel mixer tap
- Recessed lighting
- LeoLine Comfytex PU vinyl flooring



What's more, all homes are covered by a 12-year Premier building warranty.

Bathroom & En suite

- Geberit Selnova contemporary white sanitaryware
- Porcelanosa ceramic wall tiles
- Metallic heated towel rail
- Over-bath shower with glass screen
- Recessed lighting
- LeoLine Comfytex PU vinyl flooring



*This is the anticipated specification but may be subject to change as necessary and without notice. 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.

Electrics

- TV points to living space and bedroom one
- Openreach fibre connection for broadband
- PV solar panels
- Electric Vehicle charging point
- Mains-operated smoke detectors
- Ideal Logic combination boiler

External

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



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 and Rent to Buy 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.



GET ON THE LADDER IN LEYLAND

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.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on **0300 555 0130** or email **sales@onward.co.uk**



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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

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Croston Road

