



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.



The Hampton



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:

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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

*Maximum room dimensions.

The Knightsbridge



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

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.

*Maximum room dimensions.

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The Stratton



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 x 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

*Maximum room dimensions.

The Newton



4-bedroom detached

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 2.75m

Bedroom Three – 2.82m x 4.11

Bedroom Four – 1.98m x 3.36m

Bathroom – 1.80m x 2.15m

*Maximum room dimensions.

The Bamburgh



3-bedroom semi-detached/terraced

Families will love the three-storey Bamburgh, which offers lots of floor space and a show-stopping 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 great-sized 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

*Maximum room dimensions.

The Hadley



3-bedroom detached

The spacious Hadley is perfect for busy, growing families.

The focal point of this three-bedroom 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

*Maximum room dimensions.

The Neston



4-bedroom detached

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 en-suite. 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

*Maximum room dimensions.

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 bi-folding 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 en-suite, plus there's a family bathroom and lots of built-in storage.

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OVERALL FLOOR AREA

120.28m²

GROUND FLOOR DIMENSIONS

Family area – 2.63m x 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

*Maximum room dimensions.

The Rothway



4-bedroom detached

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

*Maximum room dimensions.

The Danbury



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

*Maximum room dimensions.

PICK YOUR PLOT



*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 Harvard+ range by Symphony
- Glass splashback
- Indesit integrated single oven
- Indesit 4-burner gas hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher+
- Integrated washing machine+
- 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

- Twyford's 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.



ABOUT 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%.

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

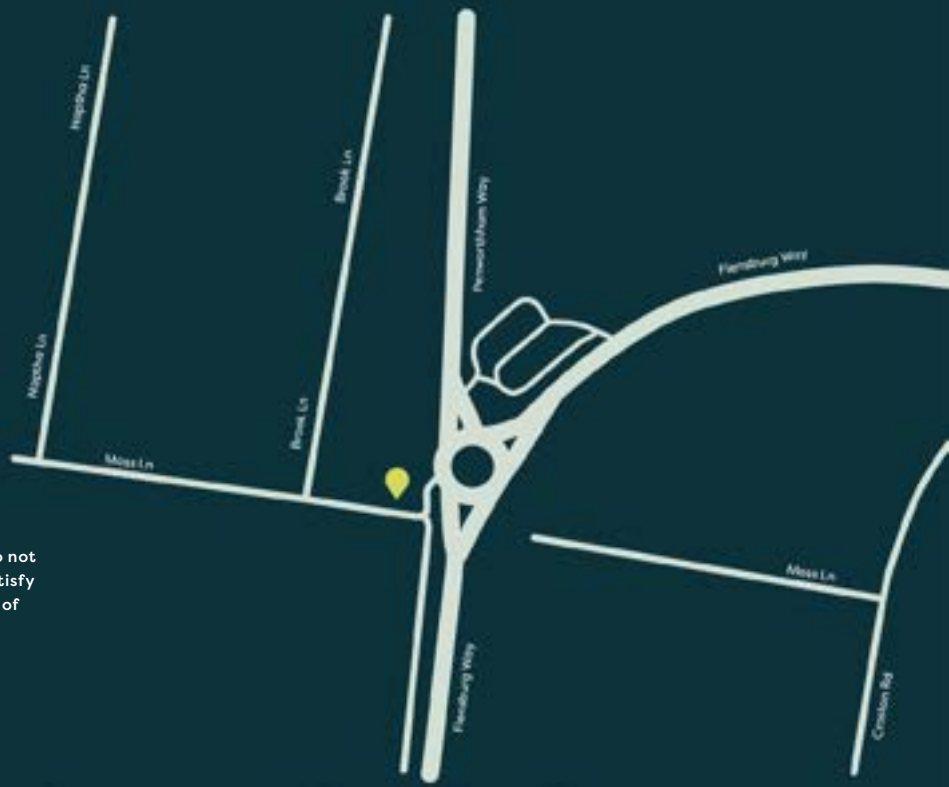


Farington Mews

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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.