

# Standish Grange

STANDISH, WIGAN

An attractive collection of new 2 bedroom homes  
available for Shared Ownership

*A home of your own*

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Mesnes Park, Wigan

# Welcome to Standish Grange

Imagine living in an area of outstanding natural beauty, at the edge of an attractive village, in a stylish new home. And all at an affordable price. Stop imagining and start planning a move to the new community of two bedroom homes at Standish Grange.

Standish Grange offers all the benefits of traditional village life in a home designed for contemporary living, on the edge of a town and within easy reach of a major city.

Legal & General Affordable Homes is offering a unique opportunity to purchase a two bedroom home here through Shared Ownership. Thanks to this scheme, you can own your home in Standish Grange with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Standish Grange



## Built for the future

Designed with your lifestyle in mind, become part of this impressive new community.



## Great location

The development is surrounded by open countryside, yet with all the facilities of Standish on hand and Wigan just five miles down the road.



## Freedom to relax

The low key décor allows you to plan your home in your own way and make a personal statement that reflects your good taste.

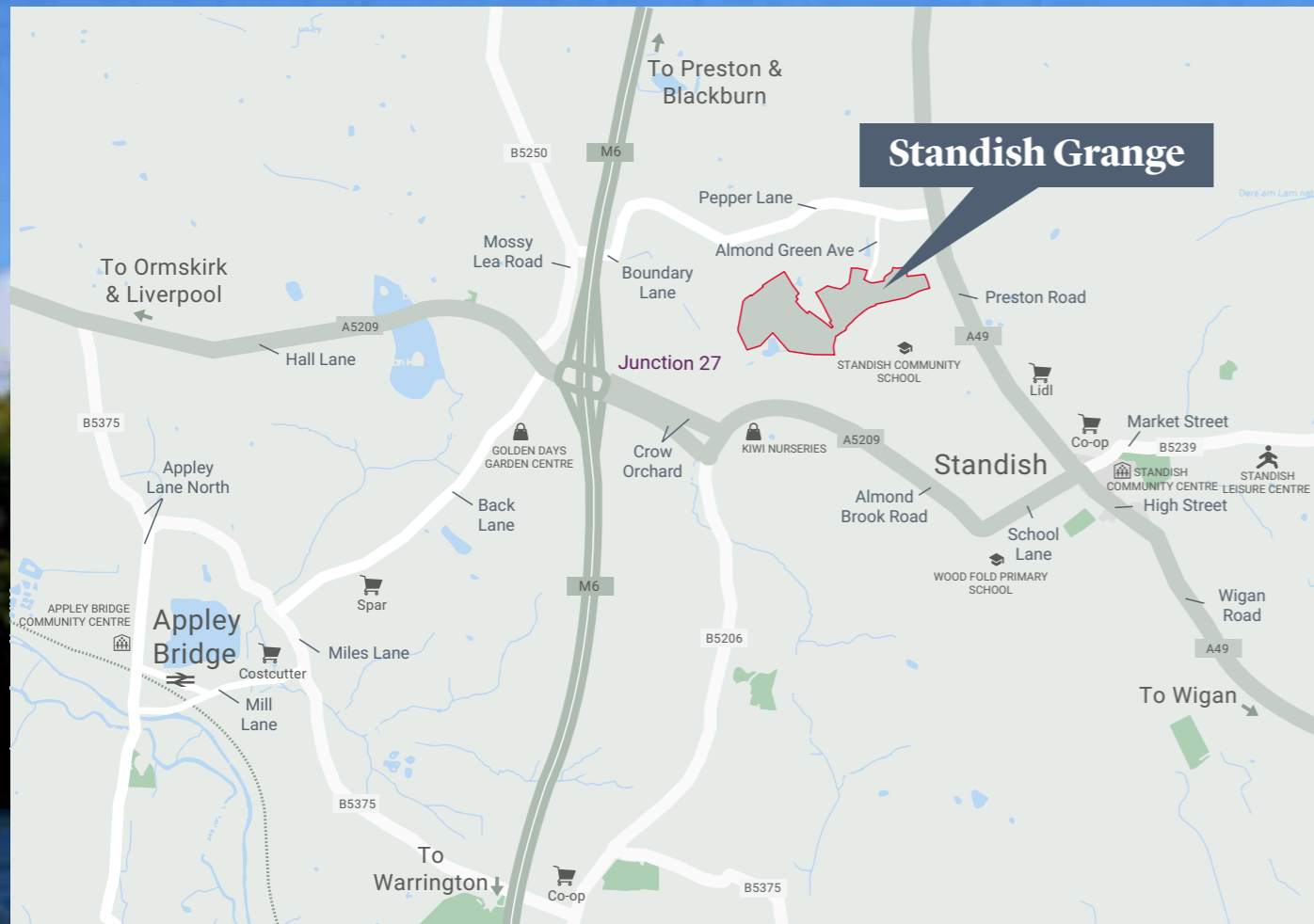


## Good connections

It's an easy drive to the M6 from your front door, with quick connections to Liverpool, Manchester and the rest of the country.



Make yourself at home



## It's all on your doorstep

Standish dates back to the 12th century and is a delightful place to live. It has its own river, over 20 listed buildings and a church that was already well established in the 13th century. You'll be within walking distance of the local pub and tea room, with lots of handy shops close by. There's a local ALDI, a hairdresser, post office, bakers, pharmacy, cricket club, schools and a healthcare centre. Surrounded by fields, there are lots of country walks to enjoy and the woodlands of Ashfield Park are well worth a visit.

### The road to Wigan

Follow the main road south and you'll soon be in Wigan, with all the facilities of a major town. The Galleries Shopping Centre is a must for a spot of retail therapy and sports lovers will know all about the town's famous rugby and football teams. Preston is also close, while Manchester is within easy reach, offering the bright lights and fabulous shopping of a great city.

You'll be living in an area of outstanding beauty. From the trails at Haigh Woodlands Park to the Worthington Lakes, there is always somewhere new to explore.

*An area of  
outstanding  
beauty*

# You're connected

## *Fast or slow. Set your own pace.*

Whether you choose a winding lane or major motorway, this is a part of the world where you can find your own pace. The Standish Cycleway Project has opened up many cycle paths and the village is on the Wigan to Chorley bus route with regular services to destinations across the area.

Junction 27 of the M6 is a quick drive from Standish, linking you quickly to Preston, Liverpool and Manchester.

Nearby Appley Bridge station offers rail services to Manchester. In Wigan there are two stations, with fast links to Preston, Manchester, Liverpool and London.

When you want to leave the country, Manchester Airport and Liverpool John Lennon Airport are both easy to get to by road or rail.



### By Bicycle

Lidl Supermarket  
0.6 miles

The Standish Centre  
1 mile

HIC BIBI Nature Reserve  
1.8 miles

Ashfield Park  
2 miles

Appley Bridge train station  
2.7 miles

Fairy Glen, Appley Bridge  
3 miles



### By Car

Miniature Gauge Railway  
4.4 miles

Haigh Hall  
4.6 miles

Wigan  
5 miles

Tigers Clough  
9 miles

Manchester Airport  
31.3 miles

Liverpool John Lennon Airport  
32.8 miles



### By Train

Manchester Piccadilly  
36 minutes

Liverpool Lime Street  
53 minutes

Birmingham New Street  
1 hour 35 minutes

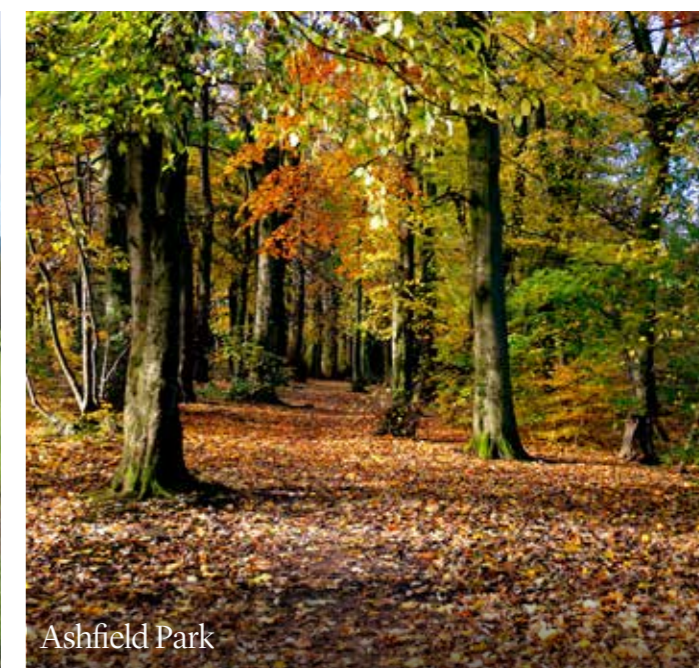
London St Pancras  
2 hour 52 minutes



Face of Wigan by Rick Kirby



View towards Standish from Haigh Hall



Ashfield Park



Standishgate, Wigan



Haigh Hall

# Site Plan



**Key**

<span style="color: blue;">●</span>	Two Bedroom Houses
<span style="color: purple;">●</span>	Two Bedroom Maisonettes
<span style="color: red;">●</span>	Future Phase of LGAH Shared Ownership Homes
<span style="color: lightblue;">●</span>	LGAH Rented Homes
<span style="color: grey;">●</span>	Bloor Homes

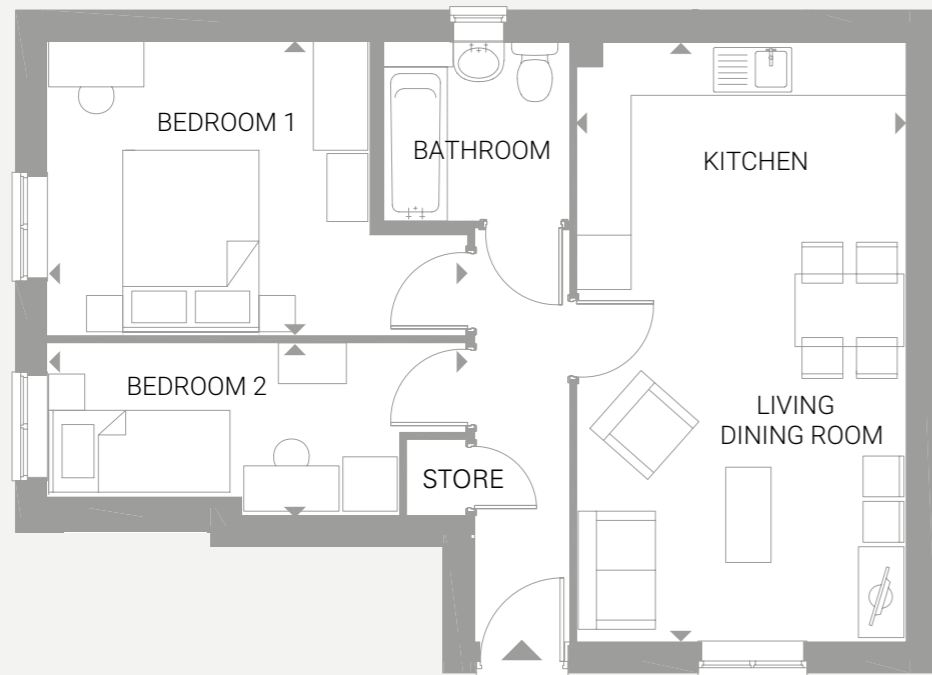
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# Two Bedroom Maisonette

Ground Floor  
Plot Nos 146\*, 148, 150 & 152



FRONT ELEVATION



GROUND FLOOR

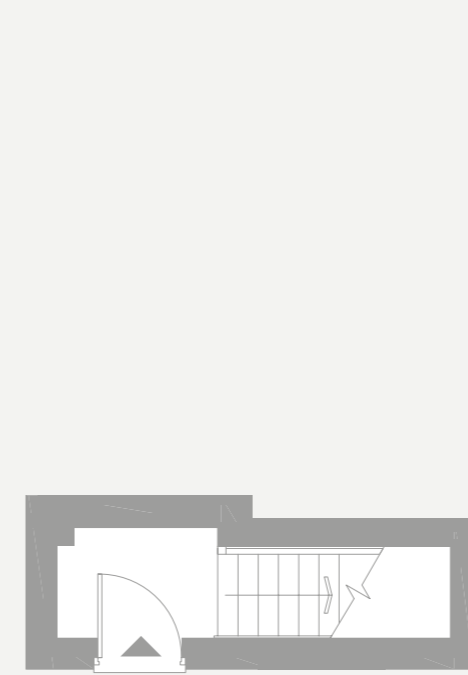
\* PLOT 146 IS HANDED FROM THE PLAN DRAWN

# Two Bedroom Maisonette

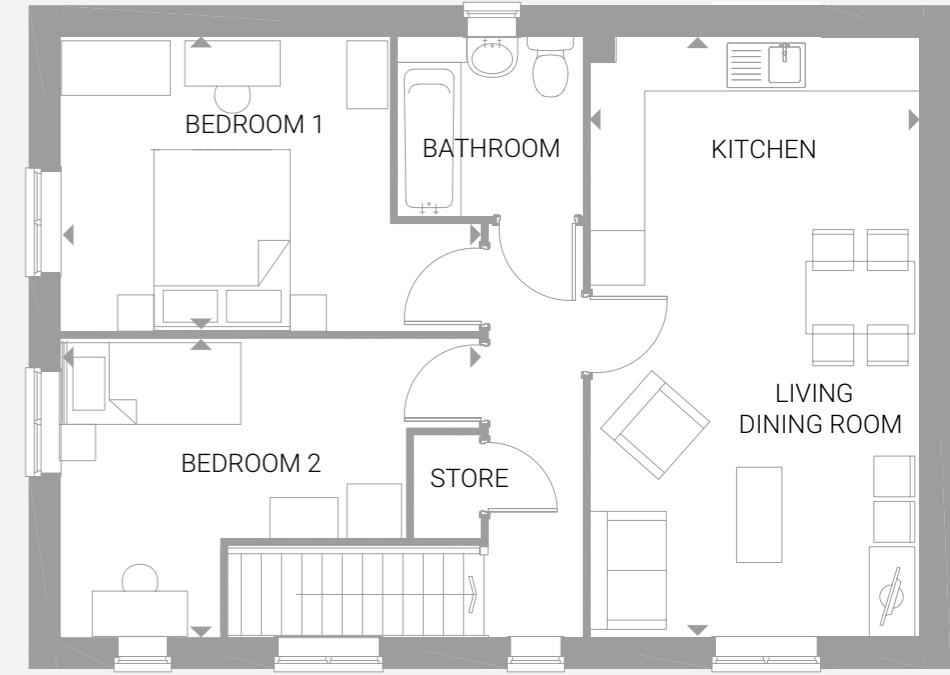
First Floor  
Plot Nos 147\*, 149, 151 & 153



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

\* PLOT 147 IS HANDED FROM THE PLAN DRAWN

Dimensions	TOTAL AREA: 56.1 SQ M 604 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.70m x 3.67m	21' 11" x 12' 0"		
Bedroom 1	3.28m x 3.61m	10' 9" x 11' 10"		
Bedroom 2	1.73m x 3.93m	5' 8" x 12' 10"		



Dimensions	TOTAL AREA: 63.1 SQ M 680 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	6.70m x 3.67m	21' 11" x 12' 0"		
Bedroom 1	3.28m x 3.67m	10' 9" x 12' 0"		
Bedroom 2	1.73m x 3.93m	5' 8" x 12' 10"		

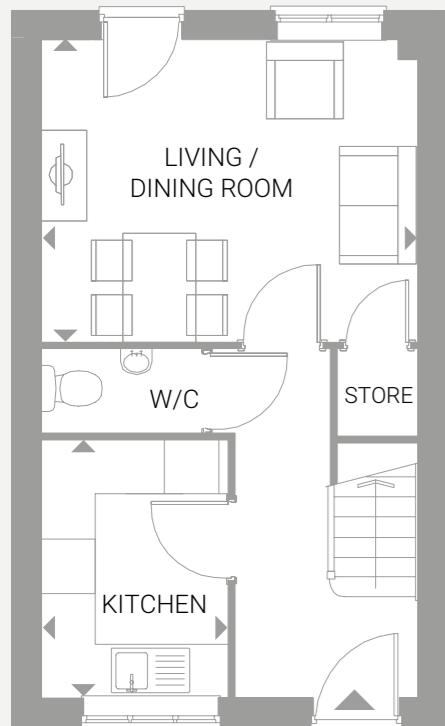
Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

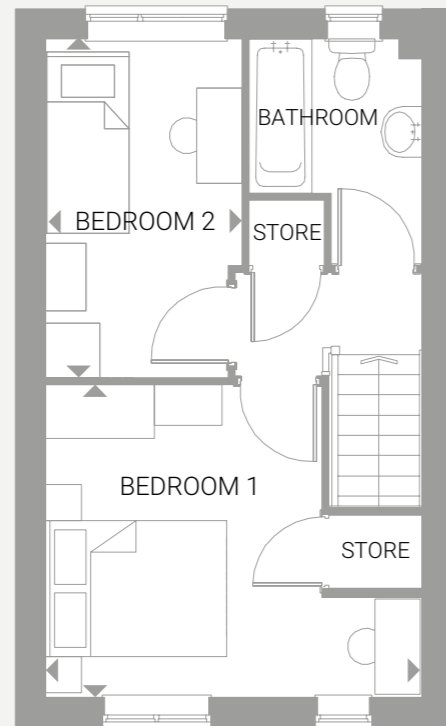
# Two Bedroom House

Plot Nos 154, 155\* & 156

*space  
to relax*



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

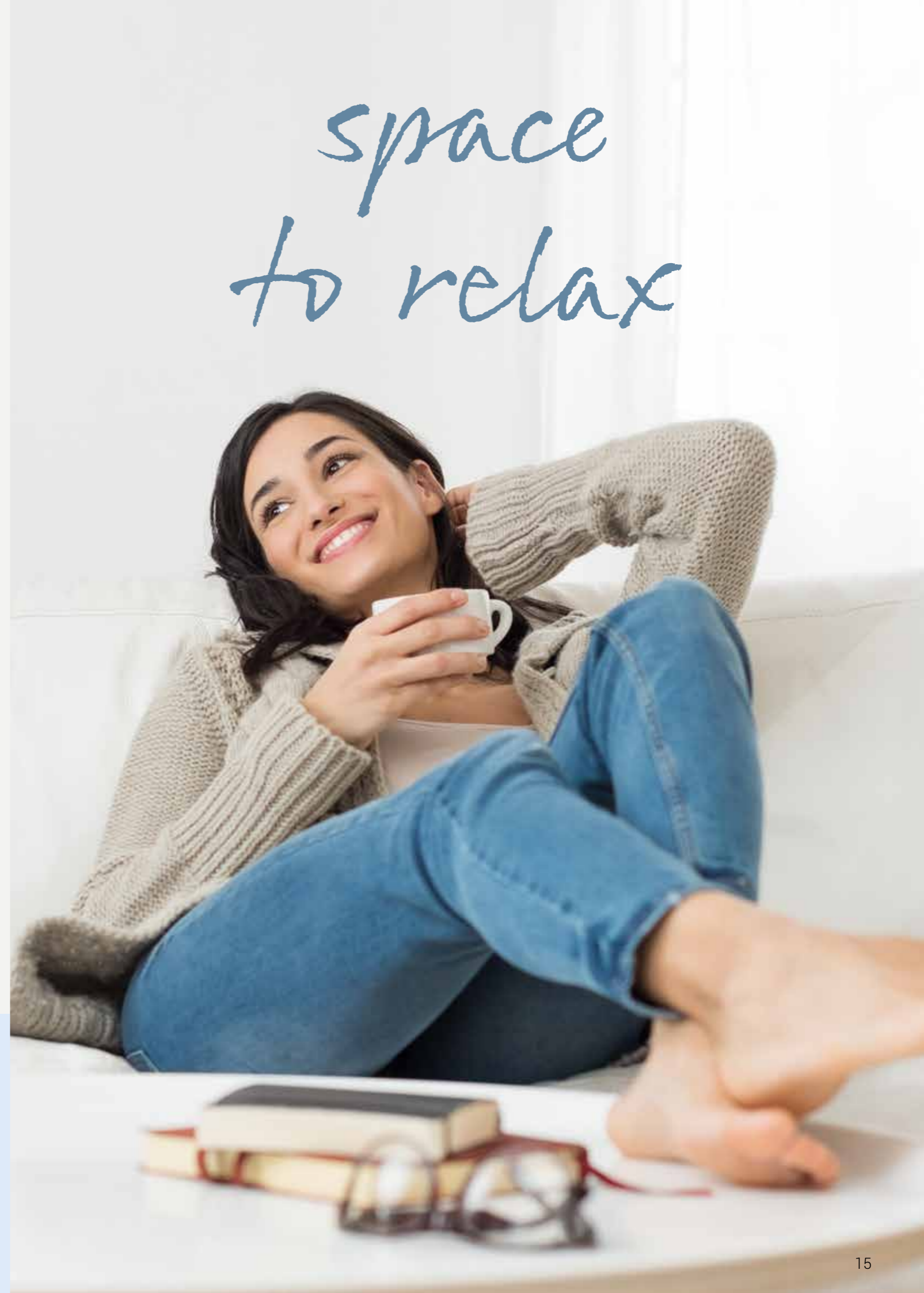
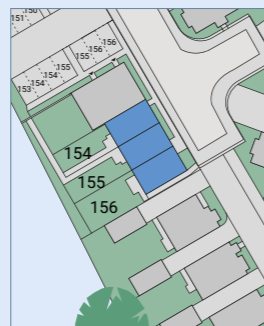
\* PLOT 155 IS HANDED FROM THE PLAN DRAWN

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## Dimensions TOTAL AREA: 60.20 SQ M 648 SQ FT

	Length	Width	Length	Width
Living / Dining Room	3.35m	4.20m	10' 11"	13' 9"
Kitchen	2.86m	2.08m	9' 4"	6' 9"
Bedroom 1	3.07m	3.47m	10' 0"	11' 4"
Bedroom 2	3.75m	2.18m	12' 3"	7' 1"





# Specification

## Kitchen

- Contemporary kitchen in Woodbury gloss white with chrome handles and under unit lighting
- Dark Ash wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and cooker hood
- Space for fridge/freezer
- Space for washing machine
- Integrated recycling bin

## Cloakroom

- Contemporary white close coupled toilet and basin with chrome tap
- Splashback tiling to basin

## Bathroom/Ensuite

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap
- Glass shower screen to bath
- Thermostatic shower over bath
- Porcelanosa Madagascar Blanco wall tiling to bath and splashback tiling to basin area
- Chrome towel rail

## Flooring

- Vinyl flooring to kitchen, bathroom and cloakroom
- Regency Care Free twist pile carpet living/dining area and twist pile carpet to remaining areas

## General

- White UPVC double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Timeless' white
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC build warranty



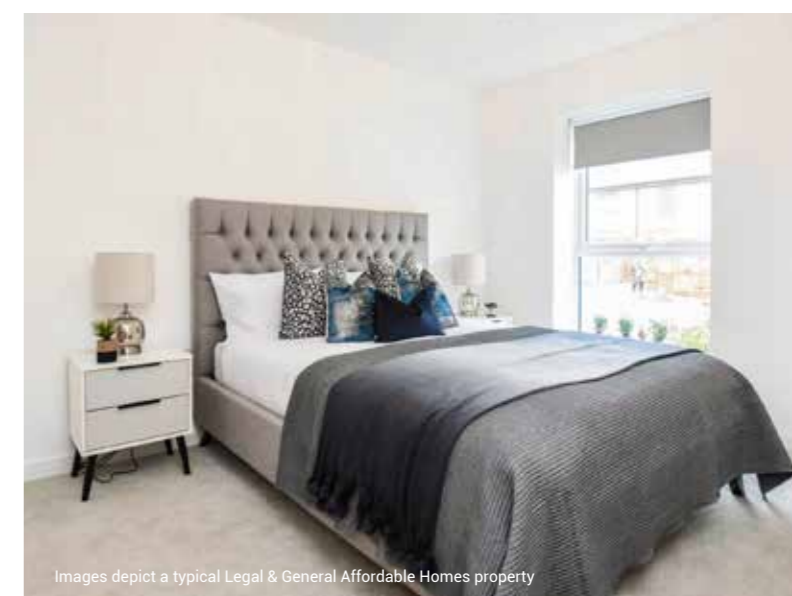
## Electrical

- Door bell
- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and all bedrooms
- Telephone point to hall cupboard
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom
- Spur for future provision of alarm
- Light to front and rear elevation

## External

- Two parking bays per house
- One parking bay per maisonette
- Paved patio area to house gardens
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Rotary dryer to house gardens

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

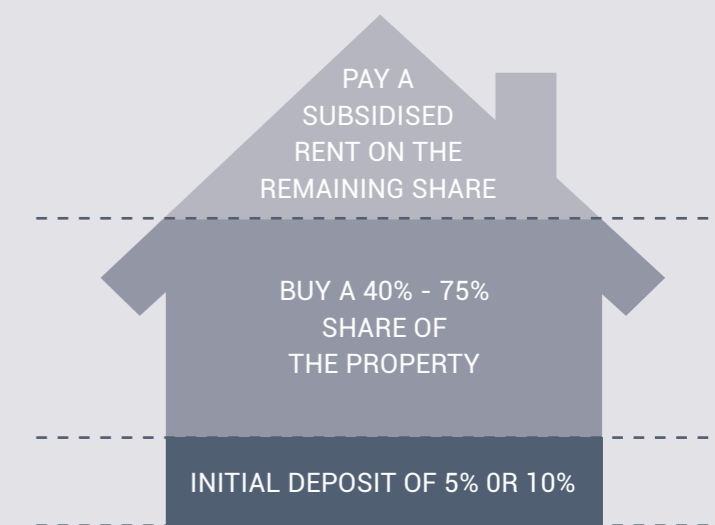
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)



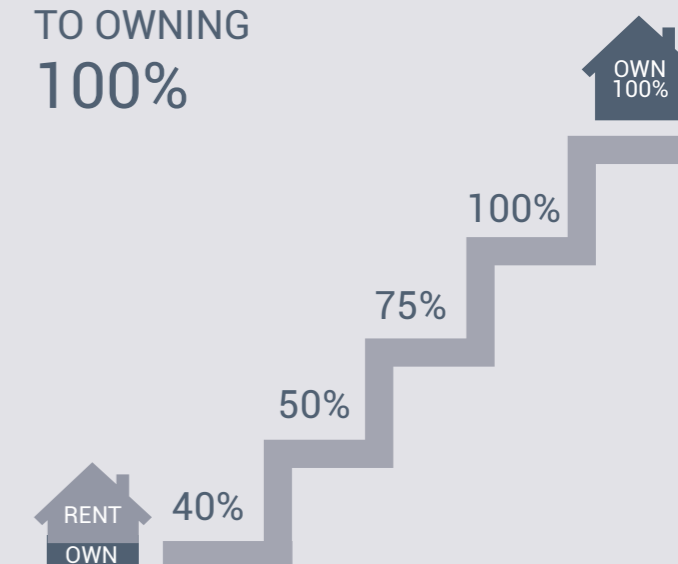
## Breakdown example of a new home at Standish Grange



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.








# People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

-  **Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.
-  **Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.
-  **Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Standish Grange

PEPPER LANE, STANDISH, WIGAN WN6 0PX

Call to book an appointment

 0800 118 2325

 [landgah.com/standish-grange](http://landgah.com/standish-grange)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.