



# Onward

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living

*Farington Mews*

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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:

\*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

106m<sup>2</sup>

### 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

76m<sup>2</sup>

## 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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# 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 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

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

\*The specification 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/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 25% 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](mailto:sales@onward.co.uk)



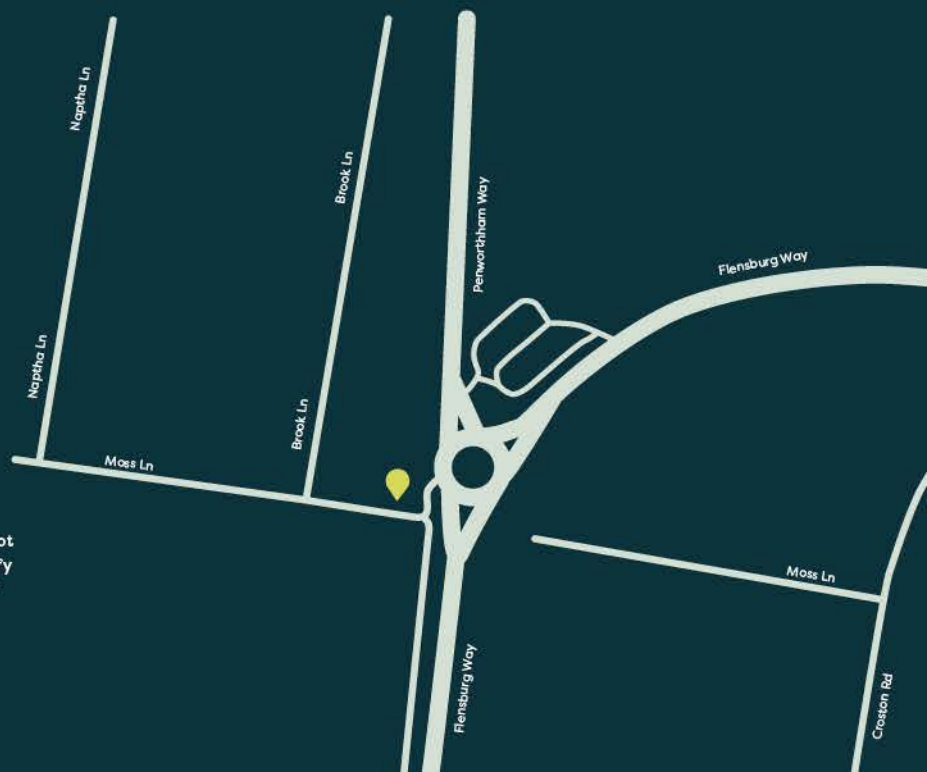


# Farington Mews

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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.