

# Thistleton Park

A STUNNING COLLECTION OF  
2, 3 AND 4 BEDROOM HOMES

**Homes designed  
for modern lifestyles**



## Welcome to **Thistleton Park**

Nestled within the established residential area of Thornton-Cleveleys, this vibrant Community redefines coastal living. Conveniently situated amidst local amenities, including the planned Co-Op shop facility along Lambs Road, this development promises family-friendly living thanks to a range of thoughtfully designed two, three, and four-bedroom homes.

Boasting a range of Shared Ownership, Thistleton Park residents can enjoy a harmonious blend of modern comfort and timeless elegance in a convenient setting that is ideal for family life.

From excellent schools to bustling shopping districts, Thornton-Cleveleys itself boasts a rich array of amenities and attractions. Whether you're exploring Marsh Mill museum and craft centre or venturing into nearby towns like Cleveleys, Fleetwood, or Poulton-Le-Fylde, you'll find a wealth of opportunities for leisure and relaxation.

Join us at Thistleton Park and discover the perfect balance of coastal serenity and urban convenience. Your dream home awaits.

A NEW COMMUNITY AND WAY OF LIFE







# A great place to live

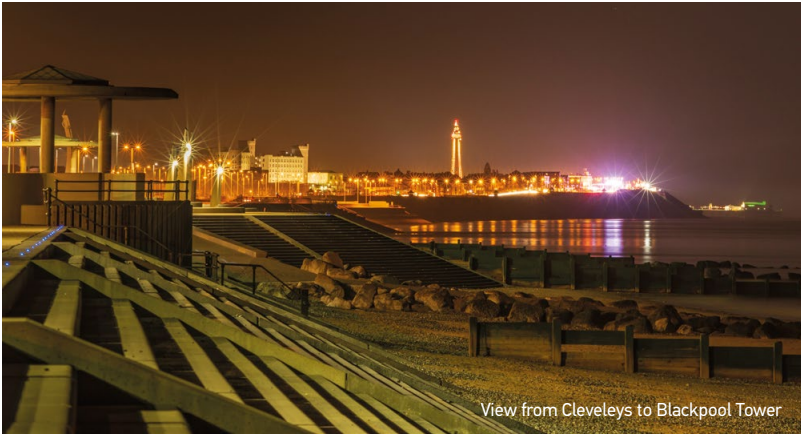
**Discover the perfect blend of convenience and connectivity at Thistleton Park. Situated in a prime location with easy access to major roadways, commuting has never been so easy.**

Commuting from Thistleton Park is smoother than ever before. With the recent improvements to the A585, Amounderness Way now offers direct links to the wider road and motorway network via the M55 and M6, making travel to nearby cities and beyond a breeze.

For those who prefer public transportation, the Poulton-le-Fylde train station is just 3.9 miles away and provides direct lines to major cities like Manchester, Liverpool, and Leeds. Additionally, regular bus services and the coastal tram line offer convenient travel options throughout the North-West region, including access to Preston City Centre, Fleetwood, and Blackpool.

Families will also find peace of mind knowing that quality education is within reach. With three primary schools and two secondary schools, all boasting Good Ofsted ratings, located within four miles of the development, you can better position your children to receive a top-tier education.

Experience luxury living thanks to modern interiors that prioritise social connection, high-quality Symphony Group kitchens completed with soft-close doors and drawers, laminate work surfaces, and quality appliances as standard.





# A place to call home

With contemporary architectural designs, close proximity to road networks and public transport, and excellent education options, Thistleton Park is the perfect Community for those looking to settle down a raise a family without giving up on the convenience of modern living.



Travel times by car (Estimate only)	Airport	Supermarket
Blackpool – 16 mins	School	Doctors
Preston – 28 mins	Restaurant	Dentist
Lancaster – 40 mins		
Manchester – 1 hr		
Liverpool – 1 hr 10 mins		



These high-specification 2, 3, and 4-bedroom homes are generously sized and thoughtfully designed with family living in mind.



High-quality Symphony Group kitchens completed with soft-close doors and drawers, laminate work surfaces, and high-end appliances as standard.



Direct links to major cities like Manchester, Liverpool, Preston, and Leeds via Poulton-le-Fylde train station, just 3.9 miles away.



First-rate amenities on your doorstep, from bowling at YMCA's well-equipped leisure centre, to live performances at Thornton Little Theatre, and fine dining at acclaimed Michelin restaurant Twelve.



Direct links to the wider road and motorway network via the M55 and M6, making travel to nearby cities and beyond a breeze.



Choose from three primary and two secondary schools, all boasting Good Ofsted ratings, located within four miles of your new home.



Close proximity to popular seaside towns like Lytham, St Anne's, Blackpool and Fleetwood for those family getaways and days out.



With Marsh Mill Retail Village and nearby towns like Cleveleys, Fleetwood, and Poulton-Le-Fylde nearby, there's a rich array of attractions on your doorstep.



Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/thistletonpark](https://placesforpeople.co.uk/thistletonpark)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Thistleton Park, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

\*Home Builders Federation Watt a Save report Feb 2023









Computer Generated Image — Thistleton Park

## Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

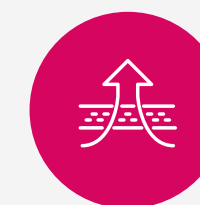
Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Thistleton Park is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



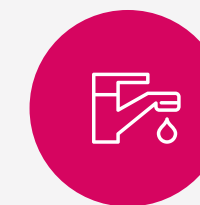
**Car charging points**  
One for every house, encouraging greener travel.



**Forward-thinking fabric design**  
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



**Energy-efficient lighting**  
LED light fittings and bulbs lower energy use as well as your bills.



**Water-saving devices**  
Our kitchen and bathroom fittings save both water and money.

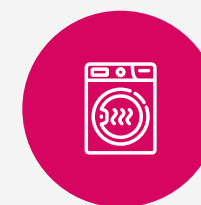
**At Thistleton Park, you can enjoy a more comfortable home that costs less to run, with everything you need close by.**



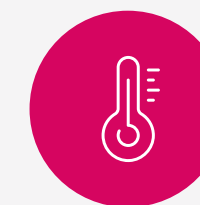
**Good ventilation**  
Our homes come with good ventilation for a comfortable environment.



**Double glazed windows**  
Benefit from a reduction in heat loss, noise and energy payments.



**Eco-appliances**  
Most of our fitted appliances are A rated so cheaper to run.



**Seasonally efficient**  
Our homes reduce the risk of overheating in the warmer months.





**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

Aerial image of Brooklands — Milton Keynes

# When you buy a home from Places for People, you know you're in safe hands...

## What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

## Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

## What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.







# steps to secure your dream home

Here's what your home buying  
journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales team will be right by your side, supporting and guiding you every step of the way.

## Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

## Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

## Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

## Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

## Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

## Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

## Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

## Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!



---

**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

---

Christian, Places for People Customer



---

**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

---

Ellie, Places for People Customer





**We create homes where  
Community matters. We improve  
our Customers' lives every day  
through the homes we build and  
the Communities we manage.**



**Because Community Matters**  
#WeAreCommunity  
Proud to be creating sustainable  
Communities for the long term



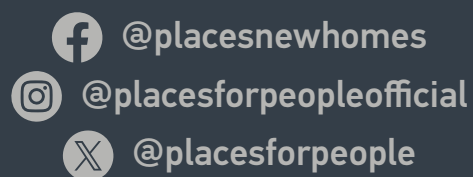
[placesforpeople.co.uk/thistletonpark](https://placesforpeople.co.uk/thistletonpark)

Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of or constitute any representation, warranty or contractual agreement. These particulars have been prepared for the convenience of interested purchasers, and the information provided is intended as a preliminary guide only and should not be relied upon as statements or representations of facts. The computer generated images and photography used within this brochure are provided for illustrative purposes only and may not reflect the actual size, layout and internal or external finish of the completed units. We regret that we cannot accept responsibility for error or misdescription, and the specification shall not form any part of the contract. Please refer to the sales team for details of the plot of your choice.



[placesforpeople.co.uk/thistletonpark](https://placesforpeople.co.uk/thistletonpark)

Follow us on



#BecauseCommunityMatters



# Thistleton Park

## The Ellingham 3 bedroom home



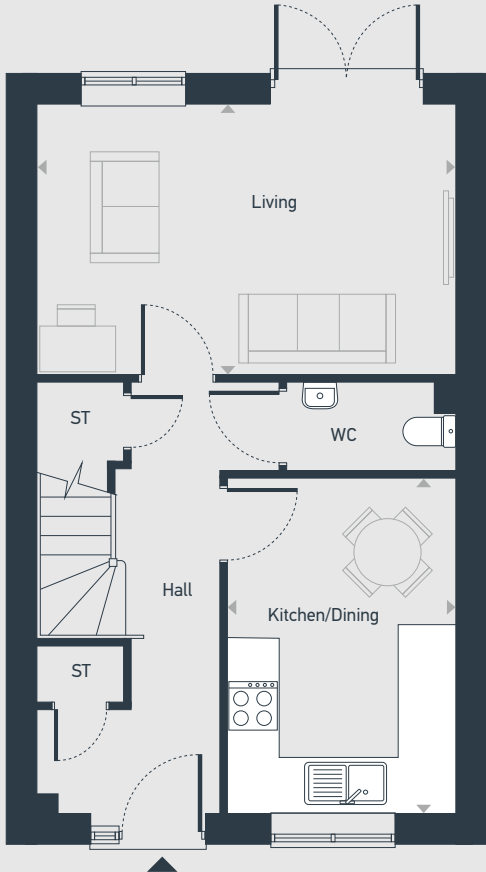


Thistleton  
Park

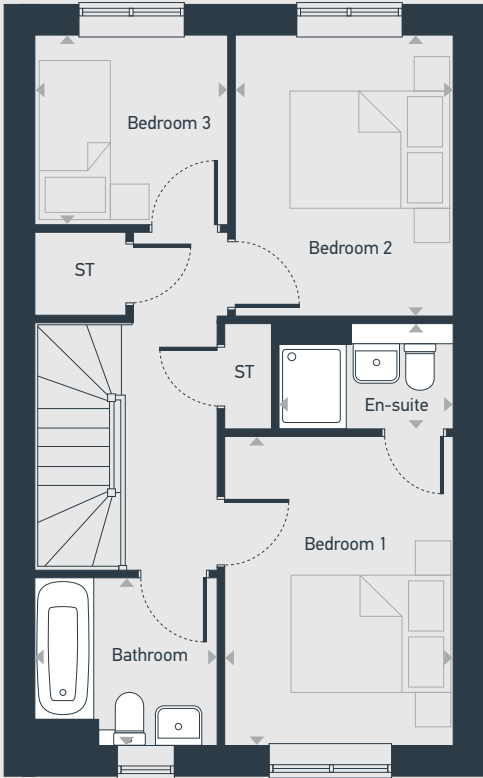
The Ellingham  
3 bedroom home

Plots as drawn: 1, 3, 5, 7, 55, 65, 67 and 74  
Handed: 2, 4, 6, 8, 56, 66, 68 and 75

83.18 sq.m / 895 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet  
Understairs storage has a reduced head height

DIMENSIONS	m	ft
Living	4.95m x 3.19m	16'2" x 10'5"
Kitchen/Dining	3.97m x 2.69m	13'0" x 8'10"

DIMENSIONS	m	ft
Bedroom 1	3.65m x 2.70m	12'0" x 8'10"
En-suite	2.06m x 1.27m	6'9" x 4'2"
Bedroom 2	3.31m x 2.57m	10'10" x 8'5"
Bedroom 3	2.28m x 2.23m	7'6" x 7'3"
Bathroom	2.15m x 1.97m	7'0" x 6'5"



07386 683255 | [centralandnorthsales@placesforpeople.co.uk](mailto:centralandnorthsales@placesforpeople.co.uk) | [placesforpeople.co.uk/thistletonpark](https://placesforpeople.co.uk/thistletonpark)  
Lambs Rd, Thornton-Cleveleys FY5 5JR

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail.



# Thistleton Park

## Site plan

-  **The Harrington**  
4 bedroom home
-  **The Ellingham**  
3 bedroom home
-  **The Dalton**  
2 bedroom home
-  **Affordable Rent**



[placesforpeople.co.uk/thistletonpark](https://placesforpeople.co.uk/thistletonpark)  
Lambs Road, Thornton-Cleveleys, FY5 5JR



Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – June 2024.



## Key information about the home

There are variations of shared ownership models which have different features. The model of shared ownership may vary depending on:

- what rules were in place at the time the home was funded or planning permission granted
- where the home is located
- whether the home is for a specific group of people

The table below highlights the key features of common shared ownership schemes. The information in this document is for the new model shared ownership.

Shared ownership model	Older model shared ownership	Standard model shared ownership	New model shared ownership
Minimum initial share	25%	25%	10%
Lease length	Typically, leases were issued for 99 years from new	Leases are for a minimum of 99 years from new but typically at least 125 years	Leases will be for a minimum of 990 years from new
Initial repair period	No	No	Yes
Buying more shares - minimum purchase	10% or 25%	10%	5%
1% share purchase	No	No	Yes
Landlord's nomination period	8 weeks or 12 weeks	8 weeks	4 weeks

When you are looking for shared ownership homes, you should always check the Key Information Document to see which model covers that specific home.

When you buy a home through shared ownership, you enter into a shared ownership lease. The lease is a legal agreement between you (the 'leaseholder') and the landlord. It sets out the rights and responsibilities of both parties.

Before committing to buy a shared ownership property, you should take independent legal and financial advice.

This key information document is to help you decide if shared ownership is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference. This document 'Key information about the home' is a summary and you should consider the information in 'Summary of costs' and 'Guide to shared ownership' before making a decision.



This does not form part of the lease. You should carefully consider the information and the accompanying lease and discuss any issues with your legal adviser before signing the lease.

Failure to pay your rent, service charge, or mortgage could mean your home is at risk of repossession.

The costs in this document are the costs as at the date issued. These will increase (typically on an annual basis) and you should take financial advice on whether this will be sustainable for you.



## Property Details

Address	<b>4 Blackberry Drive Thornton Cleveleys</b>																												
Property type	<b>3 Bedroom Semi</b>																												
Scheme	<b>Shared ownership</b>																												
Full market value	<b>£236,995</b>																												
Share Purchase Price and Rent Examples	<p><b>The share purchase price is calculated using the full market value and the percentage share purchased.</b></p> <p><b>If you buy a 25% share, the rent will be £407.34 a month.</b></p> <p><b>If you buy a larger share, you'll pay less rent.</b></p> <table border="1"> <thead> <tr> <th>Share</th><th>Share Purchase Price</th><th>Monthly rent</th></tr> </thead> <tbody> <tr> <td>10%</td><td><b>£23,699.50</b></td><td><b>£488.80</b></td></tr> <tr> <td>20%</td><td><b>£47,399.00</b></td><td><b>£434.49</b></td></tr> <tr> <td>30%</td><td><b>£71,098.50</b></td><td><b>£380.18</b></td></tr> <tr> <td>40%</td><td><b>£94,798.00</b></td><td><b>£325.87</b></td></tr> <tr> <td>50%</td><td><b>£118,497.50</b></td><td><b>£271.56</b></td></tr> <tr> <td>60%</td><td><b>£142,197.00</b></td><td><b>£217.25</b></td></tr> <tr> <td>70%</td><td><b>£165,896.50</b></td><td><b>£162.93</b></td></tr> <tr> <td>75%</td><td><b>£177,746.25</b></td><td><b>£135.78</b></td></tr> </tbody> </table> <p><b>The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.</b></p> <p><b>Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.</b></p>		Share	Share Purchase Price	Monthly rent	10%	<b>£23,699.50</b>	<b>£488.80</b>	20%	<b>£47,399.00</b>	<b>£434.49</b>	30%	<b>£71,098.50</b>	<b>£380.18</b>	40%	<b>£94,798.00</b>	<b>£325.87</b>	50%	<b>£118,497.50</b>	<b>£271.56</b>	60%	<b>£142,197.00</b>	<b>£217.25</b>	70%	<b>£165,896.50</b>	<b>£162.93</b>	75%	<b>£177,746.25</b>	<b>£135.78</b>
Share	Share Purchase Price	Monthly rent																											
10%	<b>£23,699.50</b>	<b>£488.80</b>																											
20%	<b>£47,399.00</b>	<b>£434.49</b>																											
30%	<b>£71,098.50</b>	<b>£380.18</b>																											
40%	<b>£94,798.00</b>	<b>£325.87</b>																											
50%	<b>£118,497.50</b>	<b>£271.56</b>																											
60%	<b>£142,197.00</b>	<b>£217.25</b>																											
70%	<b>£165,896.50</b>	<b>£162.93</b>																											
75%	<b>£177,746.25</b>	<b>£135.78</b>																											



Monthly payment  
to the landlord

**In addition to the rent above, the monthly payment to the landlord includes:**

<b>Service charge</b>	<b>£0.00</b>
<b>Estate charge</b>	<b>£13.00</b>
<b>Buildings insurance</b>	<b>£24.53</b>
<b>Management fee</b>	<b>£10.67</b>
<b>Reserve fund payment</b>	<b>£0.00</b>

**Total monthly payment *excluding rent*                      £48.20**

Reservation fee

**£ 500**

**You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.**

**The reservation fee secures the home for 70 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is partially refundable.**



## Eligibility and requirements

Eligibility	<p>You can apply to buy the home if both of the following apply:</p> <p>your household income is £80,000/£90,000 or less you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs</p> <p>One of the following must also be true:</p> <p>you're a first-time buyer you used to own a home but cannot afford to buy one now you're forming a new household - for example, after a relationship breakdown you're an existing shared owner, and you want to move you own a home and want to move but cannot afford to buy a new home for your needs</p> <p>If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.</p> <p>As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.</p>
Tenure	Leasehold
Lease type	Shared ownership House lease
Lease term	<p>999 years</p> <p>For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.</p>



## Shared ownership details

Maximum share you can own	<b>You can buy up to 100% of your home.</b>
Transfer of freehold	<b>At 100% ownership, the freehold will transfer to you</b>
Landlord	<b>Places for People Homes Limited</b> <b>305 Gray's Inn Road, London</b> <b>WC1X 8QR</b>  <b>Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord, and agree to pay rent to the landlord on the remaining share.</b>
Rent review	<b>Your rent will be reviewed each year by a set formula using the for the previous 12 months [plus 1%]</b>  <b>For more information, see the Rent Review section in the 'Summary of Costs' document which includes an example of how rent could increase over a 5 year period. A worked example demonstrating how the rent is calculated at review is also set out in Appendix 2 of the lease.</b>



## Other details

Initial repair period

**Up to £500 a year for the first 10 years to help with essential repairs. For more information, see section 5, 'Maintaining and living in the home', in the 'Key information about shared ownership' document.**

Landlord's first option to buy

**When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. (The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available.) If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.**

Pets

**You can keep pets at the home but must obtain the landlords written permission, please consult your conveyancer**



## Subletting

### Subletting

**You can rent out a room in the home at any time, but you must live there at the same time.**

**You cannot sublet (rent out) your entire home unless either:**

- **you own a 100% share**
- **you have your landlord's permission, which they will only give in exceptional circumstances**

**If you're a serving member of the armed forces, and you're required to serve away from the area where you live for a fixed period, you may sublet the entire home subject to the landlord's permission.**