

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

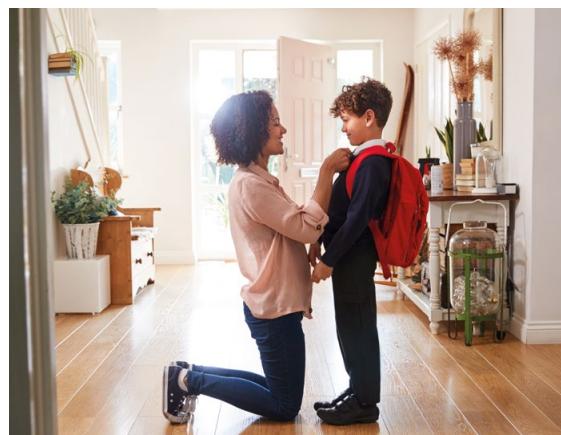
Discover the perfect blend of convenience and connectivity at Thistleton Park. Situated in a prime location with easy access to major roadways, commuting has never been so easy.

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.

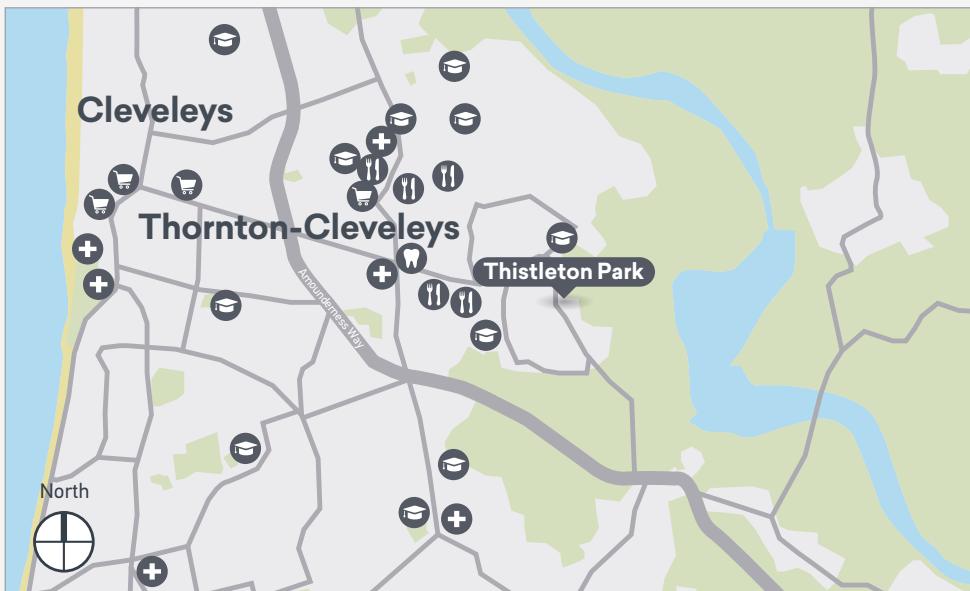
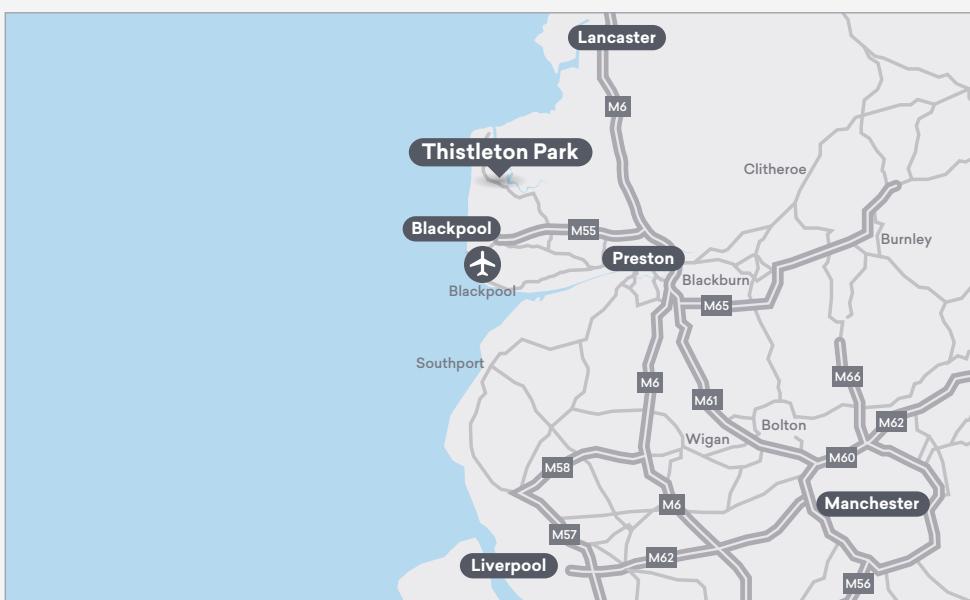
Experience luxury living thanks to modern interiors that prioritise social connection, high-quality Symphony Group kitchens completed with soft-close doors and drawers, laminate work surfaces, and quality appliances as standard.



View from Cleveleys to Blackpool Tower

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 and raise a family without giving up on the convenience of modern living.



Travel times by car
(Estimate only)
Blackpool - 16 mins
Preston - 28 mins
Lancaster - 40 mins
Manchester - 1 hr
Liverpool - 1 hr 10 mins

- Airport
- School
- Restaurant
- Supermarket
- Doctors
- Dentist



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



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.



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.



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.





10 steps to secure your dream home

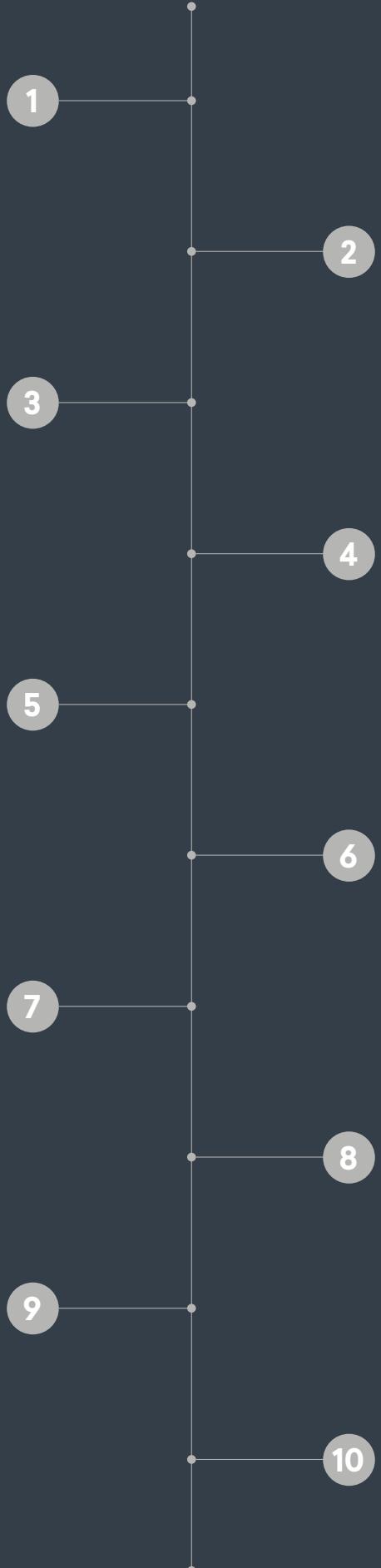
Here's what your home buying
journey looks like...

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



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Thistleton Park

**The Ellingham
3 bedroom home**



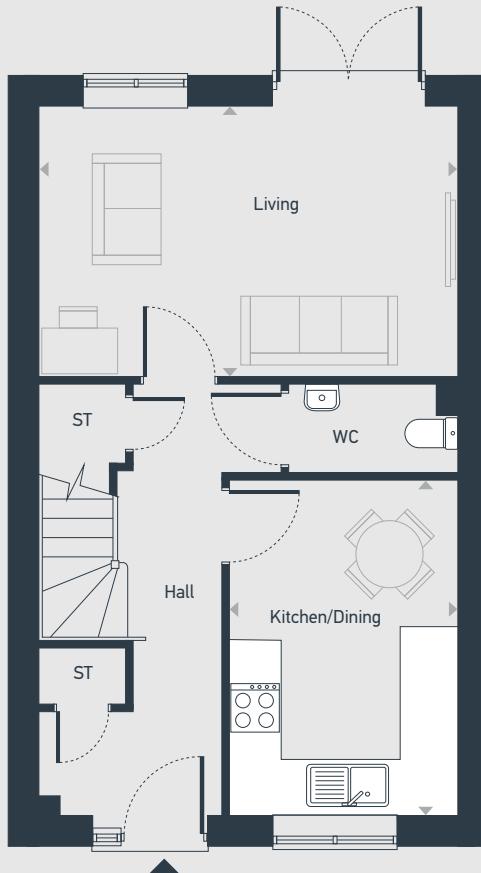
Thistleton Park

The Ellingham 3 bedroom home

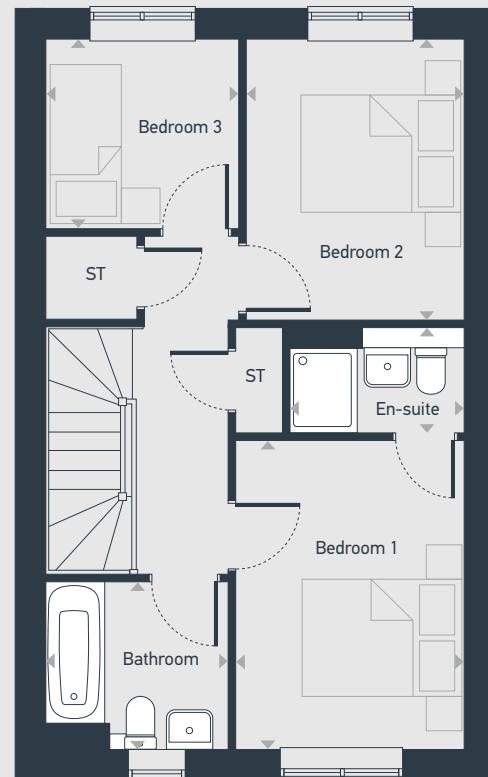
Plots as drawn: 1, 3, 5, 7, 55, 65, 67 and 74

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"



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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**



 **Places
for People**

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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.

North



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#BecauseCommunityMatters