



# THE MEADOWS

RIBBLETON, PRESTON

An Exceptional Collection of 2, 3 and 4 Bedroom Homes  
for Sale through Shared Ownership

# WELCOME TO THE MEADOWS

**Situated to the east of Preston city centre, The Meadows is a collection of newly built 2, 3, and 4 bedroom homes. The popular location has been chosen to provide you with ready access to some of the best green space surrounding Preston, and to the city itself. Great transport connections also make it easy to travel across the region by road and train.**

Each home design on display gives an outstanding blend of contemporary style and quality finishing tailored to different kinds of homeowners – so you can be sure to find what you're looking for in your new home.



THE MEADOWS



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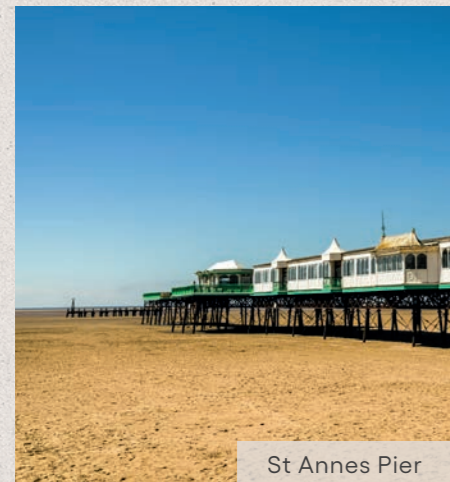
Preston, City Centre



Victorian covered market, Preston



The River Hodder valley, Forest of Bowland



St Annes Pier



Lytham St Annes



Preston Dock



Miller Park, Preston

# EVERYTHING YOU NEED TO HAND

**The Meadows builds on the established residential character of Miller Road, giving residents an excellent footing for the best the city has to offer, and the many attractions further afield. From the blue flag sandy beaches of the north west coastline to the Forest of Bowland and the adjacent Yorkshire Dales National Park, there's so much to explore.**

On your doorstep are all the shops and amenities you need day to day, and if you head into the city you'll find plenty more to do – from family fun at Wacky World Inflatable Park to art galleries, cinema, shopping and a wide selection of food and drink.

Head out of the city and you can take your pick from picturesque towns like Kirkham (home of a historic market charter that dates back to 1269) and Lytham St Annes – while Manchester is less than an hour away by train.



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# BEAUTIFULLY BRIGHT. TOTALLY MODERN.

All the 2, 3, and 4 bedroom homes on offer at The Meadows have modern living at the heart of their design ethos. With a considered blend of open plan layouts and optimal natural light, finishing is of the highest standard throughout, from the spacious interiors to the private garden spaces.

By scrutinising details for all kinds of buyers, everyone from empty nesters to first time buyers can step into comfort and feel very much at home.

Stylish and smart, the clean aesthetic chosen throughout is the perfect flowing canvass for you to make your own.



Please note that images represent a typical Marquee Homes show home.



# WILD SPACES. GREAT CONNECTIONS.

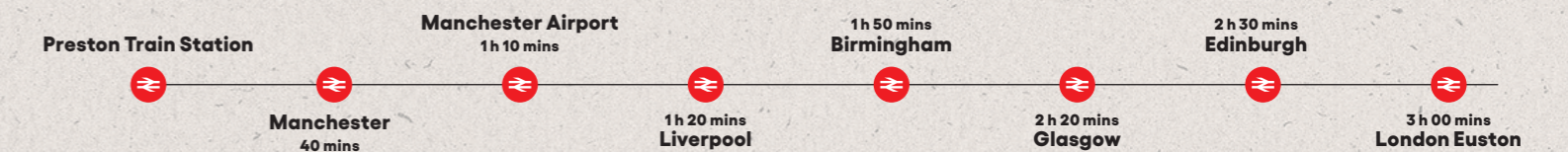
**Ideal for young families and commuters, The Meadows' location in Ribbleton places you in easy reach of numerous schools and colleges. With both Preston train station and the M6 just 2.5 miles away, you can connect with the wider region and beyond.**

On the doorstep is a wealth of green space, with corresponding amenities to enjoy. Nearby Ribbleton Park has an outdoor playground and skate park, and a couple of miles along the A59 is Brockholes Wild Nature Reserve and visitor centre. Cyclists, runners and walkers can also escape along the Preston Guild Wheel from here – a 21-mile circular loop that can be journeyed in either direction around the entire city.

## BY CAR



## BY TRAIN



# PROPERTY SCHEDULE AND SITE PLAN

PLOT	TYPE	BEDS	SIZE				
01	The Olive	4-bed	1,149 sqft	38	The Hazel	3-bed	1,075 sqft
02	The Bay	2-bed	858 sqft	39	The Bay	2-bed	858 sqft
03	The Bay	2-bed	858 sqft	48	The Laurel	3-bed	1,118 sqft
04	The Olive	4-bed	1,149 sqft	49	The Laurel	3-bed	1,118 sqft
05	The Hazel	3-bed	1,069 sqft	57	The Laurel	3-bed	1,118 sqft
06	The Olive	4-bed	1,149 sqft	58	The Laurel	3-bed	1,118 sqft
07	The Olive	4-bed	1,149 sqft	59	The Juniper	3-bed	1,016 sqft
08	The Juniper	3-bed	1,016 sqft	60	The Juniper	3-bed	1,016 sqft
09	The Juniper	3-bed	1,016 sqft	61	The Laurel	3-bed	1,118 sqft
14	The Hazel	3-bed	1,075 sqft	62	The Laurel	3-bed	1,118 sqft
15	The Bay	2-bed	858 sqft	63	The Bay	2-bed	858 sqft
18	The Hazel	3-bed	1,075 sqft	64	The Hazel	3-bed	1,075 sqft
19	The Laurel	3-bed	1,118 sqft	65	The Juniper	3-bed	1,016 sqft
32	The Hazel	3-bed	1,069 sqft	66	The Juniper	3-bed	1,016 sqft
33	The Hazel	3-bed	1,075 sqft	67	The Hazel	3-bed	1,075 sqft
34	The Bay	2-bed	858 sqft	77	The Bay	2-bed	858 sqft
36	The Laurel	3-bed	1,118 sqft	78	The Hazel	3-bed	1,075 sqft
37	The Hazel	3-bed	1,075 sqft				

## KEY:

- The Bay
- The Juniper
- The Laurel
- The Hazel
- The Olive



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RIBBLETON, PRESTON



# THE BAY

This attractive 2 bedroom home offers accommodation over two floors. The ground floor includes a spacious hallway and a living room with French double doors that lead onto the rear garden. A kitchen / dining area to the front of the property, and a cloakroom / WC and storage cupboard, complete the ground floor layout.

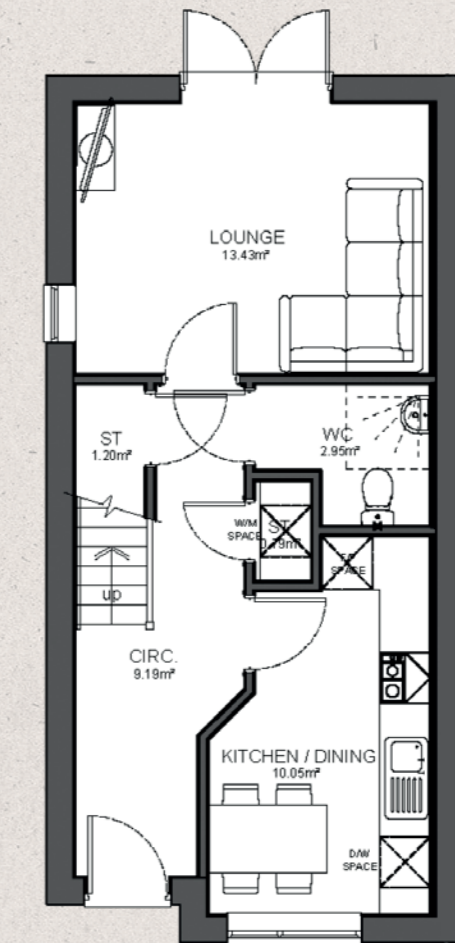
On the first floor there are two double bedrooms and a family bathroom.

## First Floor

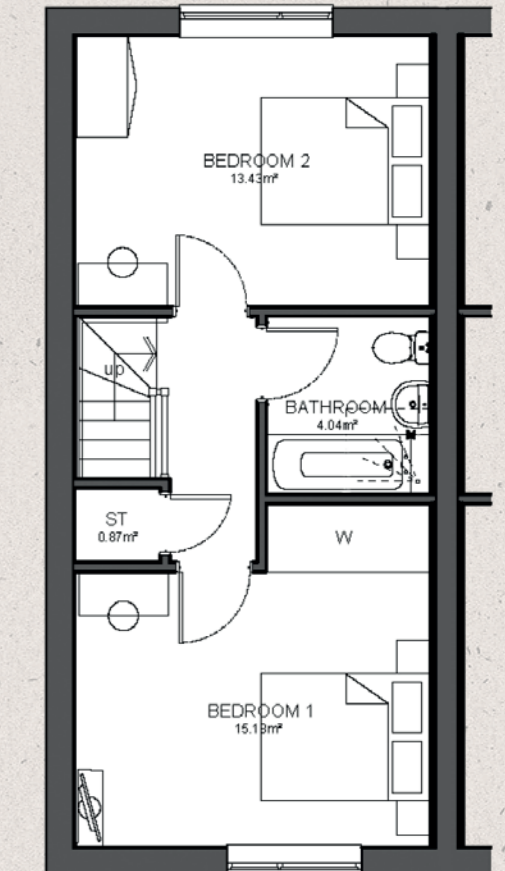
Bedroom 1	15.18m <sup>2</sup>
Bedroom 2	13.43m <sup>2</sup>
Bathroom	4.04m <sup>2</sup>

## Ground Floor

Hall	9.19m <sup>2</sup>
WC	2.95m <sup>2</sup>
Lounge	13.43m <sup>2</sup>
Kitchen / Dining	10.05m <sup>2</sup>



Ground Floor



First Floor



# THE JUNIPER

This attractive 3 bedroom home offers accommodation over two floors. The ground floor includes a spacious hallway opening to a living room at the rear of the property, where French double doors lead out into the garden. A kitchen / dining area to the front of the property, and a cloakroom / WC and storage cupboard, complete the ground floor layout.

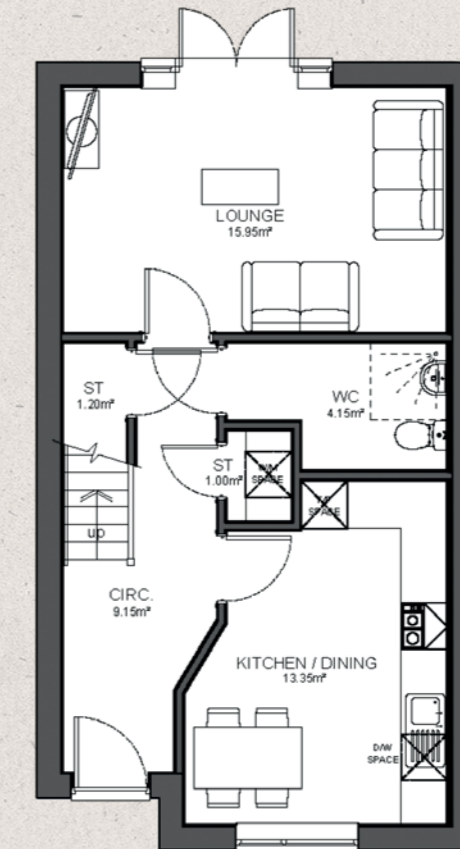
Upstairs, two double bedrooms and a single bedroom are complemented by a family bathroom.

## First Floor

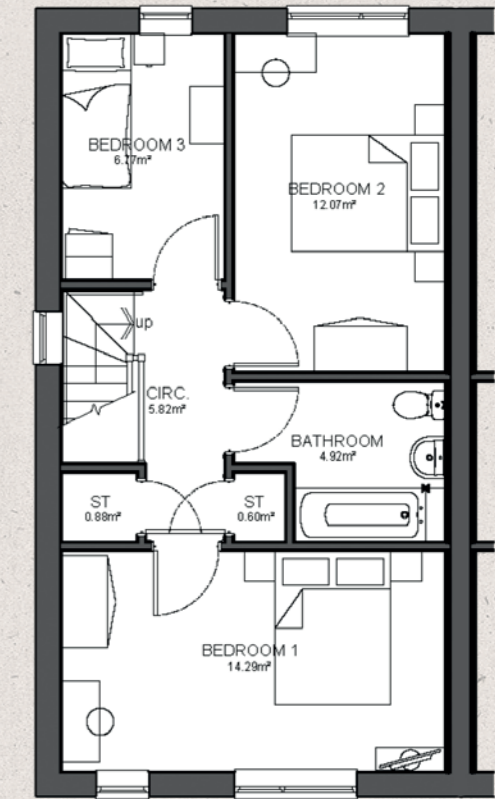
Bedroom 1	14.29m <sup>2</sup>
Bedroom 2	12.07m <sup>2</sup>
Bedroom 3	6.77m <sup>2</sup>
Bathroom	4.92m <sup>2</sup>

## Ground Floor

Hall	9.15m <sup>2</sup>
WC	4.15m <sup>2</sup>
Lounge	15.95m <sup>2</sup>
Kitchen / Dining	13.35m <sup>2</sup>



Ground Floor



First Floor





# THE LAUREL

This spacious 3 bedroom home offers accommodation over two floors. The ground floor includes a kitchen / dining area to the front of the property and a living room to the rear, with French double doors opening out into the garden. There is also a cloakroom / WC and storage cupboard.

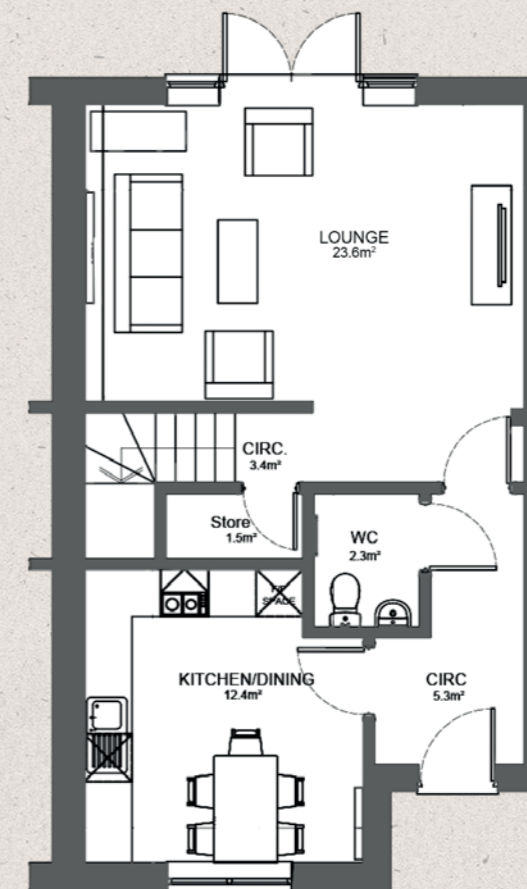
Upstairs is a master bedroom with en suite, a family bathroom and two further bedrooms, one double and one single.

## First Floor

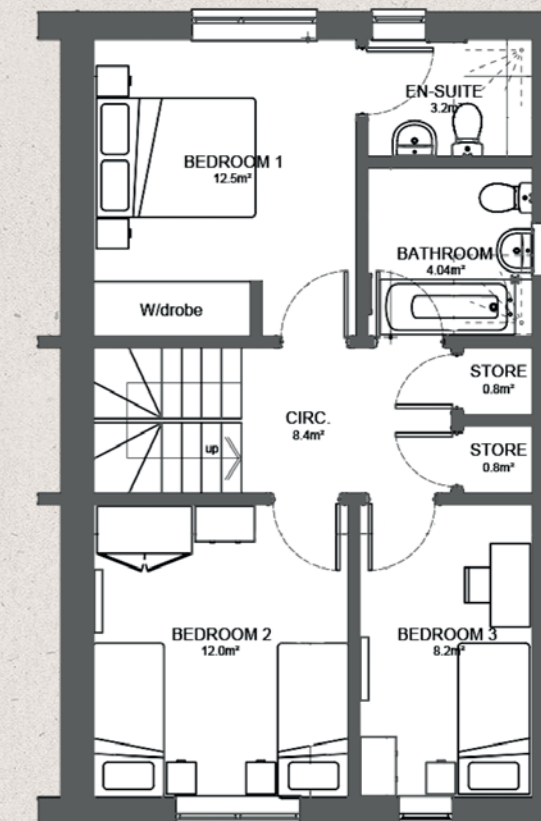
Bedroom 1	12.5m <sup>2</sup>
En-suite	3.2m <sup>2</sup>
Bedroom 2	12.0m <sup>2</sup>
Bedroom 3	8.2m <sup>2</sup>
Bathroom	4.04m <sup>2</sup>

## Ground Floor

Hall	5.3m <sup>2</sup>
WC	2.3m <sup>2</sup>
Lounge	23.6m <sup>2</sup>
Kitchen / Dining	12.4m <sup>2</sup>



Ground Floor



First Floor



# THE HAZEL

This attractive double fronted property includes a living room with French double doors leading into the garden, plus a kitchen diner, cloakroom / WC and storage on the ground floor.

On the first floor are two double bedrooms, a single bedroom and a family bathroom.

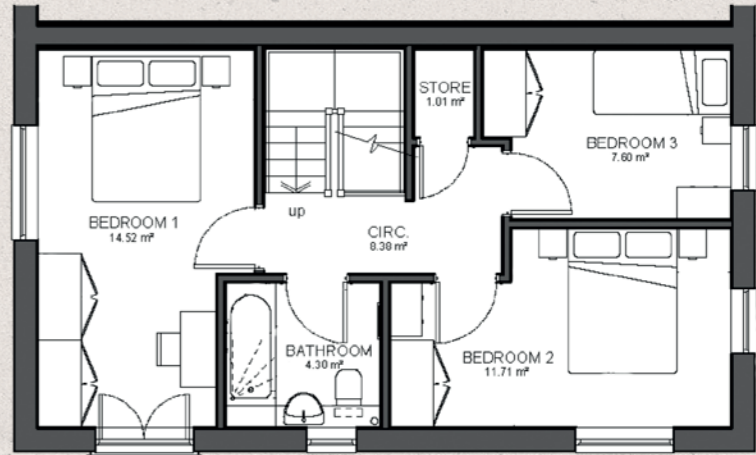
## First Floor

Bedroom 1	14.52m <sup>2</sup>
Bedroom 2	11.71m <sup>2</sup>
Bedroom 3	7.60m <sup>2</sup>
Bathroom	4.30m <sup>2</sup>

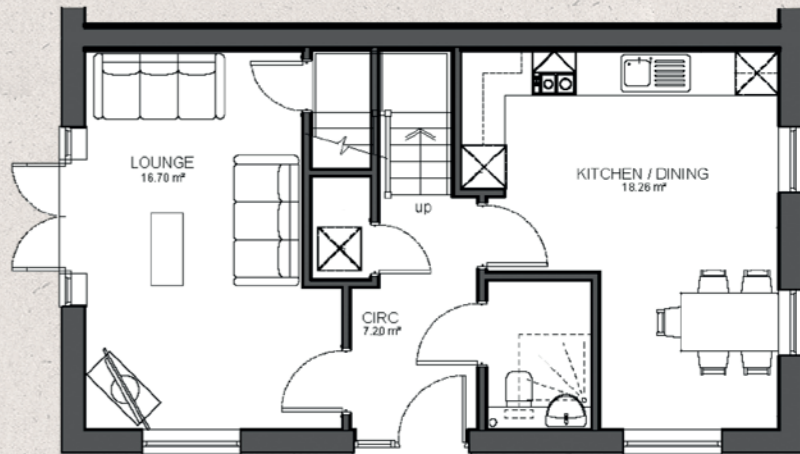
## Ground Floor

Hall	7.20m <sup>2</sup>
WC	2.97m <sup>2</sup>
Lounge	16.70m <sup>2</sup>
Kitchen / Dining	18.26m <sup>2</sup>

Please note:  
The Hazel detached is 0.5m<sup>2</sup> smaller than The Hazel semi detached.



First Floor



Ground Floor



# THE OLIVE

This attractive 4 bedroom detached family home offers accommodation over two floors. A spacious hallway with large living room at the front of the property leads onto a spacious family kitchen with snug and dining area at the rear.

On the first floor is a master bedroom with en suite, a family bathroom and three further bedrooms, another double room and two singles.

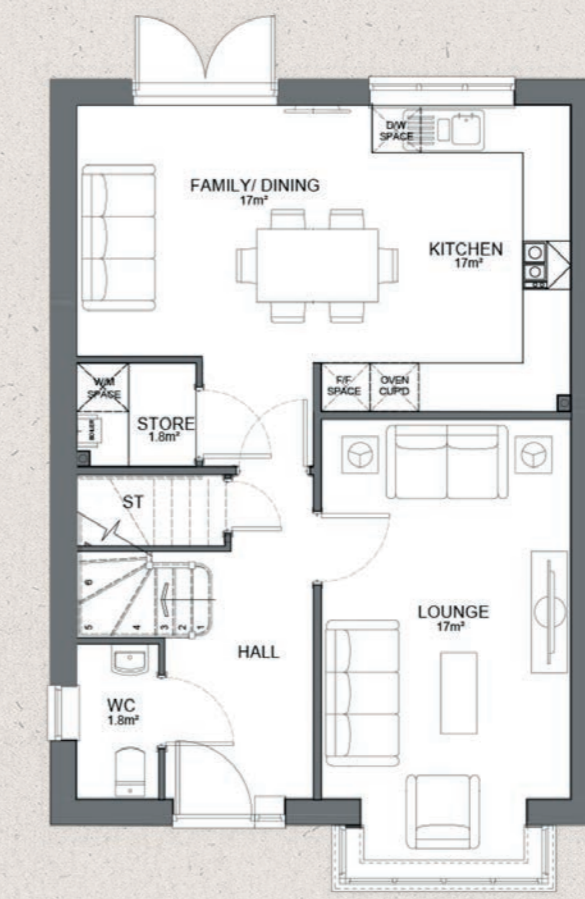
The Olive also features a single garage.

**First Floor**

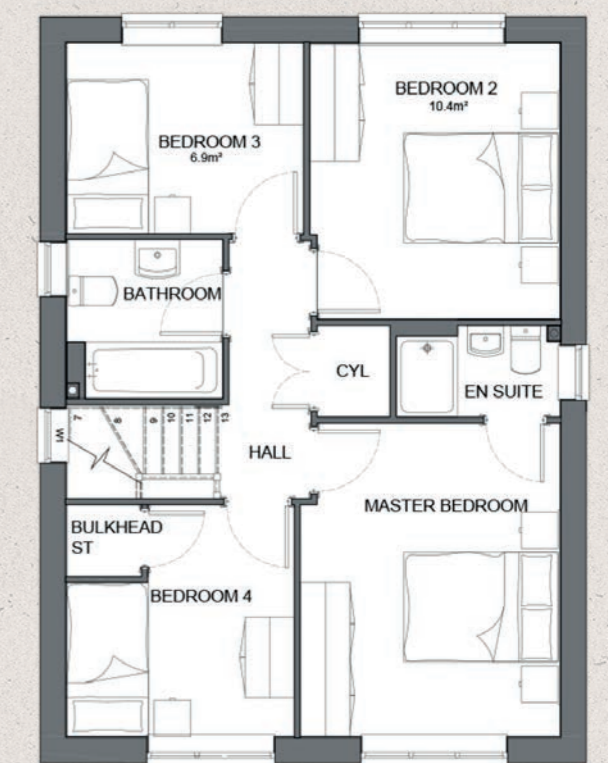
Master Bedroom	12.0m <sup>2</sup>
En-suite	3.2m <sup>2</sup>
Bedroom 2	10.4m <sup>2</sup>
Bedroom 3	6.9m <sup>2</sup>
Bedroom 4	6.4m <sup>2</sup>
Bathroom	4.04m <sup>2</sup>

**Ground Floor**

WC	1.8m <sup>2</sup>
Lounge	17.0m <sup>2</sup>
Kitchen / Dining	17.0m <sup>2</sup>



Ground Floor



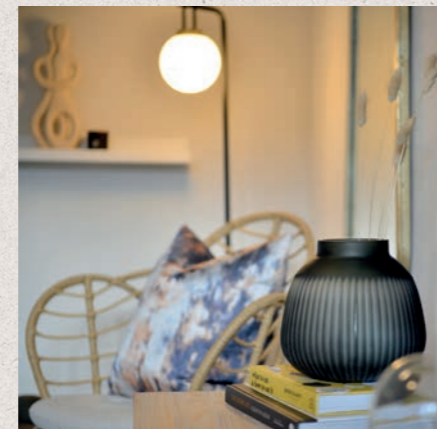
First Floor

# A SUPERB SPEC, INSIDE AND OUT

**All homes at The Meadows are built to a high specification with contemporary living in mind. Light, spacious rooms are complemented by eye catching stylish bathroom designs and kitchen/diners equipped with convenient fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.**

A number of eco-features have also been integrated into the designs. With solar panels, electric vehicle charging points and energy efficient boilers complementing full double-glazing throughout, your new home is efficient and economical to heat and maintain.

We've paid just as much attention to detail outside as in, with a range of large and small conveniences – from off-road parking to lighting at both the front and rear.



THE MEADOWS

Contemporary kitchen with ample storage

Oven hob and extractor

White sanitaryware

Thermostatic shower

Generous bathroom tiling

Carpets and vinyl flooring throughout

Off-street parking

Mirrors to bathrooms

Turfed front and rear gardens

Double glazed windows

Electric car charging point

Wall or fencing provided to all boundaries

External front and rear lights

Outside tap

10-year NHBC warranty



# SHARED OWNERSHIP

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible. You initially purchase a part share in a home through a mortgage and savings. You only need to buy as much as you can afford, usually a minimum of 25%\* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own. The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because its calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste. Shared Ownership is a government backed initiative. Below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move

\*lower shares may be available.

RIBBLETON, PRESTON



Marquee Homes is the sales arm of Community Gateway Association, established in 2005 to provide a range of affordable housing for people across Preston and beyond.

With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.



We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWC Sales & Lettings Ltd.

They will take you through all the requirements and aspects of your purchase and can be contacted on:

**T: 01772 501051**

**E: [TheMeadows@marqueehomes.co.uk](mailto:TheMeadows@marqueehomes.co.uk)**



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