



MARQUEE
H O M E S

The Weavers

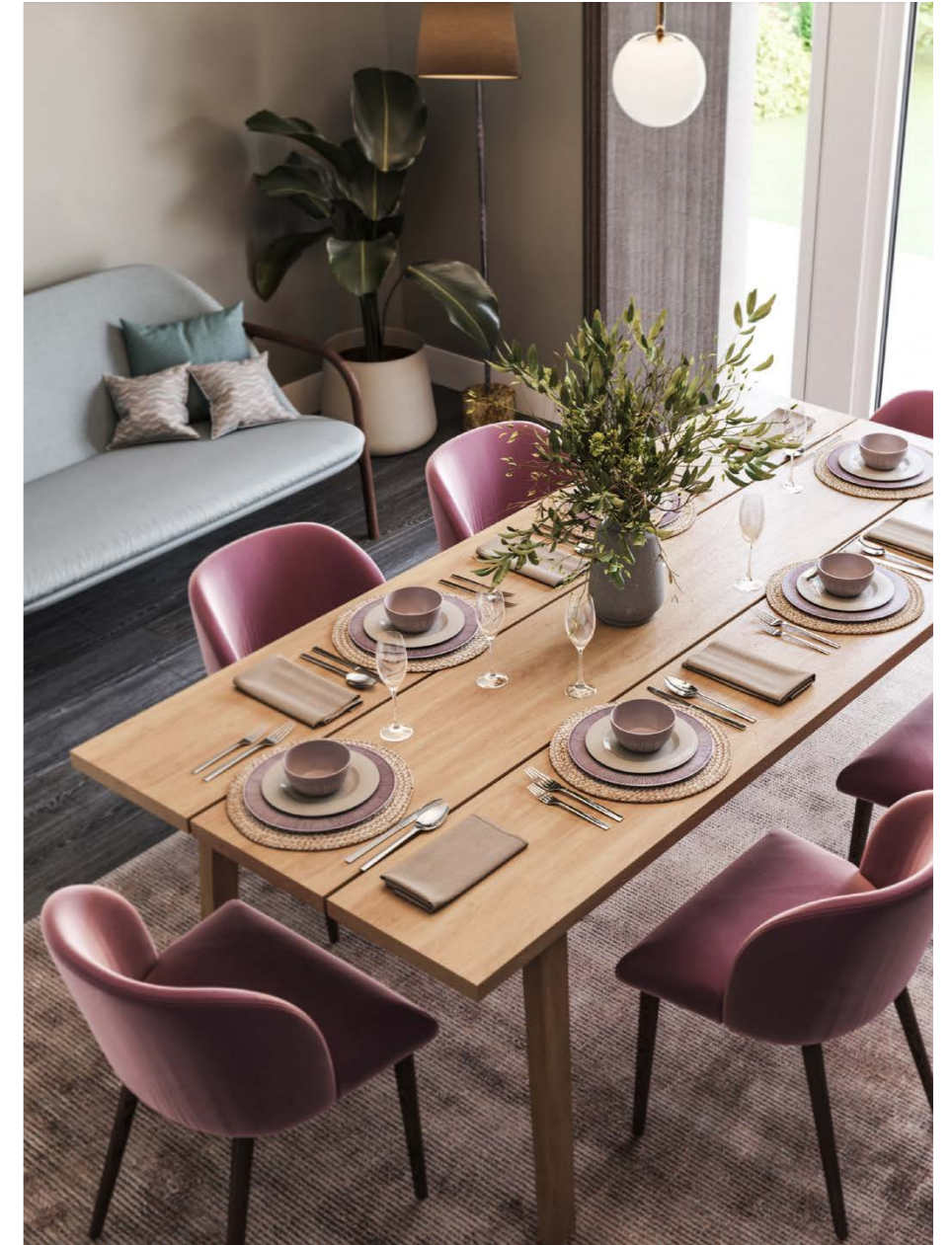
LOSTOCK HALL, PRESTON



An outstanding collection
of two, three and four-bedroom
homes through Shared Ownership

WWW.MARQUEEHOMES.CO.UK

Discover the perfect blend of family living and serene countryside at The Weavers



Located in Lostock Hall, a village with a family feel within the South Ribble Borough of Lancashire. Situated on the south side of the river Ribble, three miles south of Preston and 2.5 miles north of Leyland.

The Weavers is a collection of newly built two, three and four-bedroom homes. This popular location provides well-connected living with everything you need close to home, yet with a rural feel. Lostock Hall offers ready access to green spaces, as well as easy access to Preston city centre. Great transport links make travelling across the region easy.

Each of the designs at The Weavers provides an outstanding blend of style and finish – everything you want from a modern new home.

Something for everyone

The location of The Weavers gives residents a wide range of beautiful outdoor amenities on the doorstep and further afield. There are plenty of local nature reserves and parks to help you get the most out of the area, including Cuerden Valley Park, Worden Park and Brockholes Nature Reserve. The nearby River Lostock is a nature-packed oasis that's popular with walkers.

The Weavers is designed for modern daily life. With great transport links and lots of amenities, including a selection of supermarkets within a short drive, everything you need is close to hand. And don't forget, the family-friendly city of Preston is on the doorstep. There's always something to do here: shopping, entertainment, history, and culture, eating out or nights out.

With an excellent choice of schools nearby, it's easy to see why The Weavers is a great location for growing families.

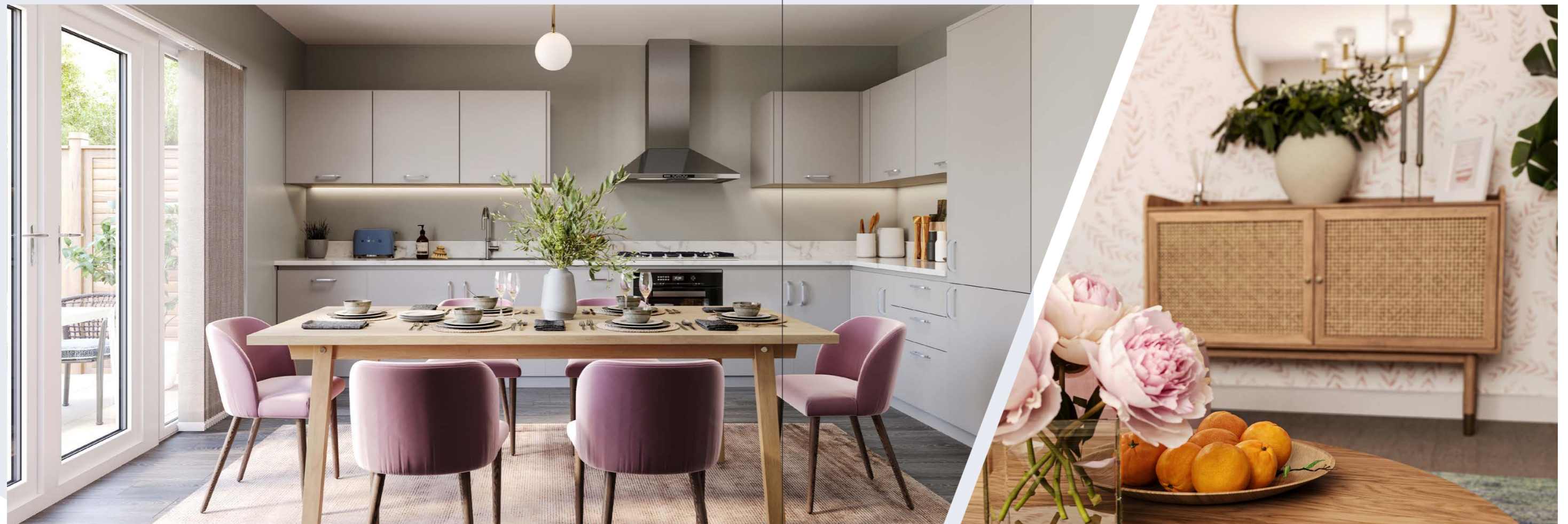


Modern living with style

All the two, three and four-bedroom homes on offer at The Weavers have modern living at the heart of their design. 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.

We are mindful of the modern family's needs and lifestyle - everyone from first-time buyers to growing families can step into a world of comfort and feel very much at home.

With stunning design and features, the clean aesthetic which flows throughout offers the perfect canvas to make a home your own.



Keeping you connected

Lostock Hall gives young families a superb choice of schools and colleges. Boasting three primary schools including the Ofsted *outstanding Lostock Hall Community Primary School and for older children, Lostock Hall Academy. Also, one of the UK's largest universities, UCLan is less than *four miles away.

Other amenities you can connect to include a well-used local library, supermarkets, a range of convenient shops and family friendly leisure centres in Bamber Bridge and Leyland. Lostock Hall is also home to the stunning South Ribble War Memorial and Peace Garden in St Catherine's Park, while St Catherine's Hospice is situated at the original Lostock Hall. Lostock Hall Carnival 5K race takes place every summer and always has a fabulous atmosphere.

Lostock Hall train station is 0.2 miles or a three-minute walk from The Weavers, connecting with Preston in 10 minutes. Direct bus services between Chorley, Leyland and Preston and beyond run through Lostock Hall on a frequent service.

TRAIN STATIONS*

Lostock Hall	0.2 miles
Preston	3.3 miles

TRAVEL*

Preston City Centre	4.1 miles
Cuerden Valley Park	2.4 miles
Lytham St Annes	17.3 miles
Lancaster	27.7 miles
Manchester	31.7 miles
Manchester airport	37.0 miles

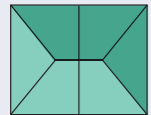
SCHOOLS*

Lostock Hall Community Primary School	0.3 miles
Our Lady & St Gerard's RC Primary School	0.4 miles
Applebee Wood Community Specialist School	0.7 miles
Lostock Hall Academy	0.6 miles

*All journey times are approximate
 *Ofsted Outstanding as at 04/04/2023 - Ofsted | Lostock Hall Community Primary School
 *UCLan, Fylde Road, Preston to Avondale Dr, Lostock Hall, Preston - Google Maps

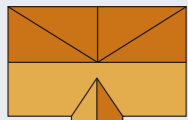


Our homes at The Weavers



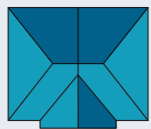
THE HADDON

2 bedroom - Total floor area: 872 sq ft
Plots: 2, 11, 12, 36, 49



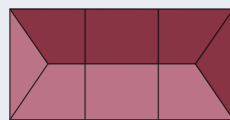
THE GOSFORD

3 bedroom - Total floor area: 912 sq ft
Plots: 1, 13, 35, 50



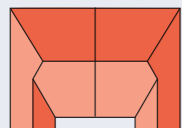
THE PETWORTH

3 bedroom - Total floor area: 950 sq ft
Plots: 3, 4, 5, 6, 43, 44



THE LYME

3 bedroom End & Mid - Total floor area: 1,051 sq ft
Plots: 7, 8, 9, 10, 37, 38, 39



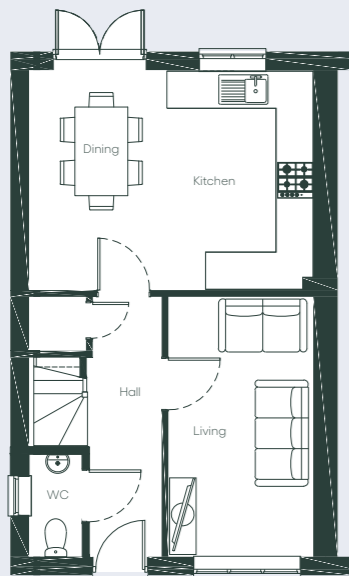
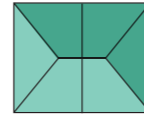
THE BALMORAL

4 bedroom - Total floor area: 1,239 sq ft
Plots: 45, 46, 47, 48



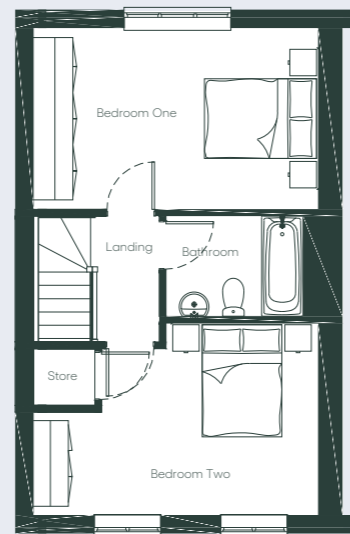
HADDON

2 bedroom - Total floor area: 872 sq ft
Plots: 2, 11, 12, 36, 49



Ground Floor

Living	14' 5" X 8' 2"	116 sq ft
Kitchen/Dining	15' 9" X 12' 2"	192 sq ft
Store	3' 1" X 2' 11"	9 sq ft



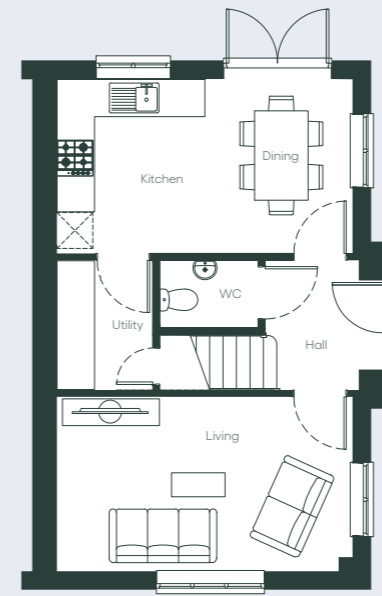
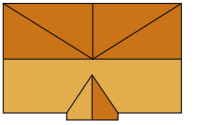
First Floor

Bedroom One	15' 9" X 10' 0"	159 sq ft
Bedroom Two	15' 9" max X 10' 7" max	144 sq ft
Bathroom	7' 7" X 5' 6"	42 sq ft
Store	3' 4" X 3' 1"	10 sq ft

Please note CGI's are for illustrative purposes only. Dimensions are for guidance only and all measurements and areas may vary during construction.

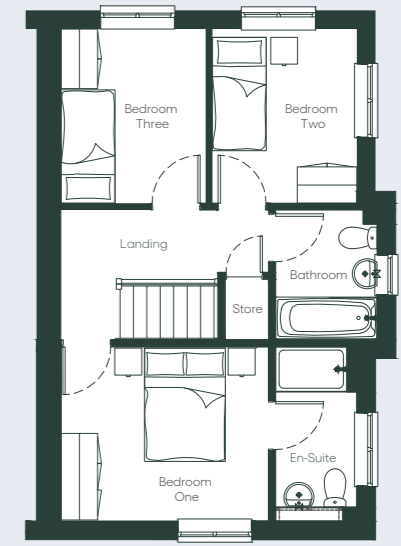
GOSFORD

3 bedroom - Total floor area: 912 sq ft
Plots: 1, 13, 35, 50



Ground Floor

Living	16' 2" X 9' 6"	155 sq ft
Kitchen/Dining	16' 2" X 9' 6"	155 sq ft
Utility	7' 1" X 5' 2"	37 sq ft



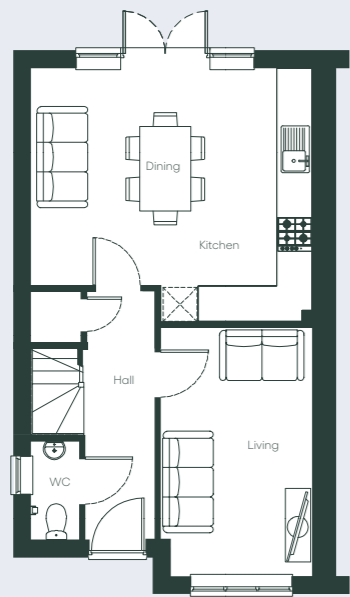
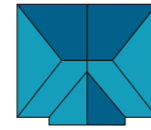
First Floor

Bedroom One	11' 4" X 9' 6"	109 sq ft
Bedroom Two	9' 6" X 7' 10"	75 sq ft
Bedroom Three	9' 6" X 7' 10"	75 sq ft
Bathroom	7' 1" X 5' 6"	39 sq ft
En-suite	8' 9" max X 4' 5" max	38 sq ft

Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture.

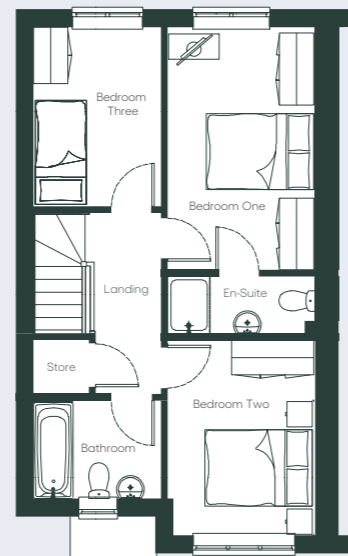
PETWORTH

3 bedroom - Total floor area: 950 sq ft
Plots: 3, 4, 5, 6, 43, 44



Ground Floor

Living	14' 5" max X 8' 9" max	126 sq ft
Kitchen/Dining	16' 4" max X 14' 8" max	224 sq ft
Store	2' 11" X 2' 10"	8 sq ft



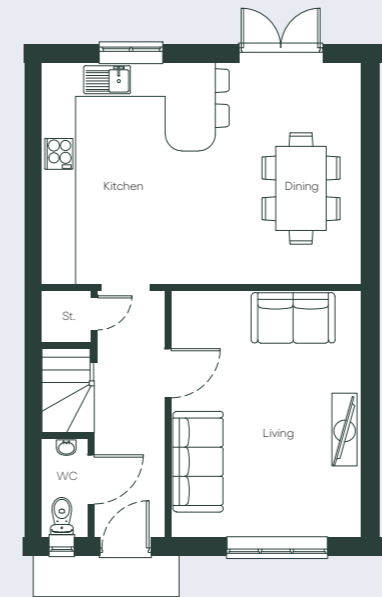
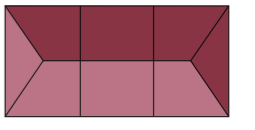
First Floor

Bedroom One	14' 1" X 8' 6"	121 sq ft
Bedroom Two	11' 3" max X 8' 6" max	96 sq ft
Bedroom Three	10' 5" X 7' 4"	77 sq ft
Bathroom	7' 4" X 5' 8"	42 sq ft
En-Suite	8' 6" X 3' 3"	28 sq ft

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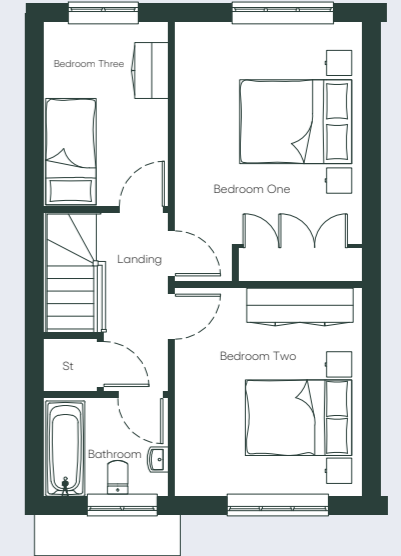
LYME

3 bedroom End & Mid - Total floor area: 1,051 sq ft
Plots: 7, 8, 9, 10, 37, 38, 39



Ground Floor

Living	12' 11" max X 18' 6" max	240 sq ft
Kitchen/Dining	16' 1" X 12' 2"	200 sq ft
WC	2' 7" X 5' 8"	15 sq ft



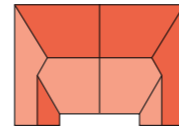
First Floor

Bedroom One	10' 9" X 15' 2"	124 sq ft
Bedroom Two	10' 9" X 12' 2"	104 sq ft
Bedroom Three	7' 3" X 10' 9"	74 sq ft
Bathroom	7' 4" X 5' 8"	42 sq ft

Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture.

BALMORAL

4 bedroom - Total floor area: 1,239 sq ft
Plots: 45, 46, 47, 48



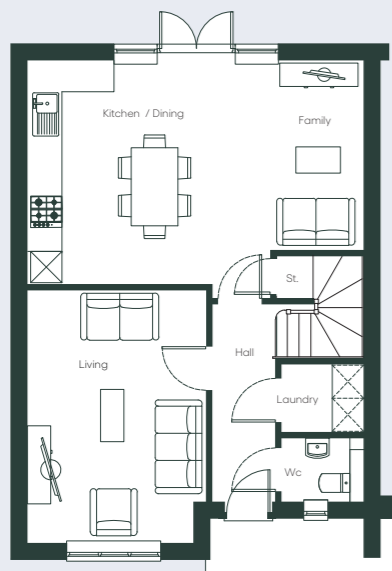
A superb spec, inside and out

All homes at The Weavers are built to an excellent specification. Light, spacious rooms are complemented by eye-catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout.

A number of eco-features have also been integrated into the designs. These range from air source heat pumps and electric vehicle charging points to full double glazing. So your new home is efficient and economical to heat and maintain.

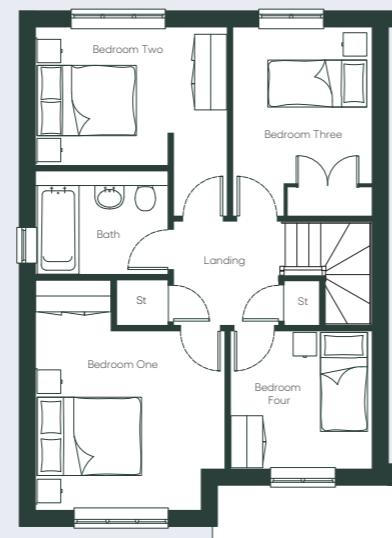
Attention to detail is just as comprehensive throughout the exterior, from off-road parking to front and rear lighting.

- 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
- Air source heat pumps
- Underfloor heating on the ground floor
- Electric car charging point
- Wall or fencing provided to all boundaries
- External front and rear lights
- Outside tap
- 10-year NHBC warranty



Ground Floor

Living	11' 3" max X 15' 10" max	187 sq ft
Kitchen/Dining/Family	20' 11" max X 13' 8" max	263 sq ft
WC	4' 0" X 4' 11"	20 sq ft
Laundry	5' 1" X 4' 3"	22 sq ft



First Floor

Bedroom One	11' 10" X 14' 5"	117 sq ft
Bedroom Two	12' 0" X 8' 7"	107 sq ft
Bedroom Three	8' 5" X 11' 10"	100 sq ft
Bedroom Four	8' 7" X 8' 7"	76 sq ft
Bathroom	8' 4" X 5' 6"	49 sq ft

Please note CGIs are for illustrative purposes only. Dimensions are for guidance only and all measurements and areas may vary during construction.



Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture.

Shared ownership

Stepping into your new home is one of the best and most exciting achievements in 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 it's 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 subject to passing financial assessment.

10 easy steps to buy

- 1** Find your dream home. LWC Sales and Lettings are here to help over the phone or in person onsite.
- 2** Speak to a qualified independent Mortgage Advisor to see what percentage of your home you can buy. We work with Metro Finance, who will use an affordability calculator to work out the perfect share for you. Call Metro on **0114 270 1444** for a quick self-check. You can input your details online on www.metrofinancelive.co.uk.
- 3** Financial sign off - when the share and ways to fund your purchase are agreed you can then proceed to a financial sign off. Metro Finance will do this on our behalf. They will ask you to send several documents to them so they can check them on our behalf.
- 4** You will receive some more information from us to consider before you reserve.
- 5** Choose which solicitor you will be using.
- 6** Pay the reservation fee and complete paperwork set by LWC Sales and Lettings.
- 7** Start your mortgage application and fully instruct your solicitor.
- 8** If you are financing the house purchase with a mortgage, a valuation will be carried out following which you will receive your mortgage offer.
- 9** Exchange contracts, sign the contract and lease and pay your deposit.
- 10** Complete the sale and receive your keys.

After you move in, colleagues in our Development team will be on hand to look after you as you settle into your new Shared Ownership home.



The Weavers

LOSTOCK HALL, PRESTON



MARQUEE
H O M E S

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.

LWC/

**LISA WESTERMAN
SALES & LETTINGS**

We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWCSL. They will take you through all the requirements and aspects of your purchase and can be contacted on:

Phone number: 01772 595300

Email address: sales@the-weavers.zendesk.com