

THE SANDPIPERS

LONGRIDGE

PRESTON ROAD, LONGRIDGE PR3 3BE



PART BUY - PART RENT

Homebuyer's Guide

create homes
CREATEHOMES.COM



THE SANDPIPERS

PRESTON ROAD, LONGRIDGE PR3 3BE

■ **THE SANDPIPERS is an exclusive development in the Ribble Valley, Lancashire which provides an exclusive selection of quality *Part Buy - Part Rent* properties.**

Each home has been created with modern lifestyles in mind, including plenty of space, designer kitchens and quality fixtures & fittings as standard throughout. Every plot has its own generous, fully turfed and fenced garden to call its own, as well as private parking in front of the property. It's the perfect opportunity to get your foot on the property ladder in a beautiful location.

DESIGNER LIVING IN A COUNTRYSIDE SETTING

The Sandpipers development in Longridge sits on the outskirts of the forest of Bowland, an area of outstanding natural beauty, just seven miles from the city of Preston.

The area commands stunning views of the adjoining RSPB Wetlands and the beautiful Ribble Valley.

As with all Create Homes developments, The Sandpipers is the ideal location to call home, with plenty of amenities right on the doorstep but also with close commuter links to Preston and the motorways of the M6, M65 and M61, for those who work in the surrounding towns and cities.

The village has several high schools and primary schools within its catchment area, giving families plenty of choice for their children's education.

For school leavers, there is a wide range of colleges & universities within a commutable distance, including Myerscough College, UCLAN in Preston and Lancaster University.





Site Map

PART BUY - PART RENT HOMES

- The Larches**
3 BEDROOM TERRACED
Private Driveway
PLOTS 4, 5, 6.
- The Ashton**
4 BEDROOM GABLE END
Private Driveway
PLOTS 7, 8.

Site map is indicative and for illustrative purposes only.



ASHTON



Four bedroom gable end family home with parking

This home features...

- Beautifully designed Vita - Moores kitchen with integrated Zanussi appliances
- Open plan kitchen/dining/entertainment area with French doors leading into rear garden
- Master Bedroom with beautiful ensuite
- Further double bedroom and two generous single bedrooms
- Separate downstairs cloakroom and two stores
- Generous turfed and fenced gardens
- Extra long private paved parking area for multiple cars
- Quality fixtures & fittings throughout

Part Buy - Part Rent

ASHTON

1026 ft² / 95m² Four bedroom gable end family home with parking



GROUND FLOOR

Kitchen / Dining
5.6m x 3.2m
18' 5" x 10' 6"

Utility
1.7m x 1.1m
5' 6" x 3' 7"

Store 1
1.5m x 0.8m
4' 9" x 2' 6"

Lounge
3.1m x 5.6m
10' 3" x 18' 5"

WC
0.9 x 1.6
2' 8" x 5' 4"



FIRST FLOOR

Master Bedroom
3.3m x 3.4m (Max)
11' 2" x 10' 8" (Max)

Bedroom 3
2.5m (Max) x 2.7m (Max)
8' 3" (Max) x 8' 8" (Max)

Family Bathroom
2.5m x 1.7m
8' 4" x 5' 6"

En-suite
2.3m x 1.2m
7' 5" x 3' 8"

Bedroom 4
3.1m (Max) x 2.1m (Max)
10' 1" (Max) x 6' 10" (Max)

Store 2
0.8m x 0.6m
2' 6" x 1' 9"

Bedroom 2
3.2m (Max) x 2.9m (Max)
10' 5" (Max) x 9' 4" (Max)

Benefits include...

Vita - Moores kitchen with integrated Zanussi appliances and gas hob | French doors to rear garden | Worcester Bosch heating system
| Stainless steel splash-back | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiled bathroom with Mira shower | White painted staircase and neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Patio to fenced & turfed rear garden
| Turf and landscaping to front garden | Front and back exterior lighting | Electric car charging point | Extra long block-paved drive which provides parking for multiple cars | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.

LARCHES



Three bedroom terraced family home with private parking

This home features...

Beautifully designed Vita - Moores kitchen with integrated Zanussi appliances

Open plan kitchen/dining area with French doors leading into rear garden

Two double bedrooms and one single bedroom

Family bathroom and L-shaped lounge

Downstairs cloakroom and under-stairs storage

Generous turfed and fenced gardens

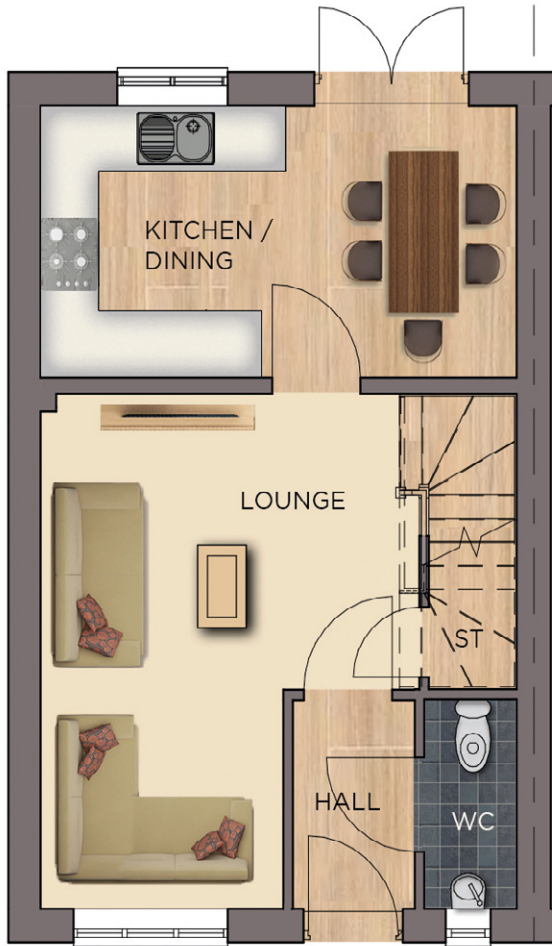
Private paved parking area for two cars

Quality fixtures & fittings throughout

Part Buy - Part Rent

 LARCHES

832 ft² / 77m² Three bedroom terraced home with private parking



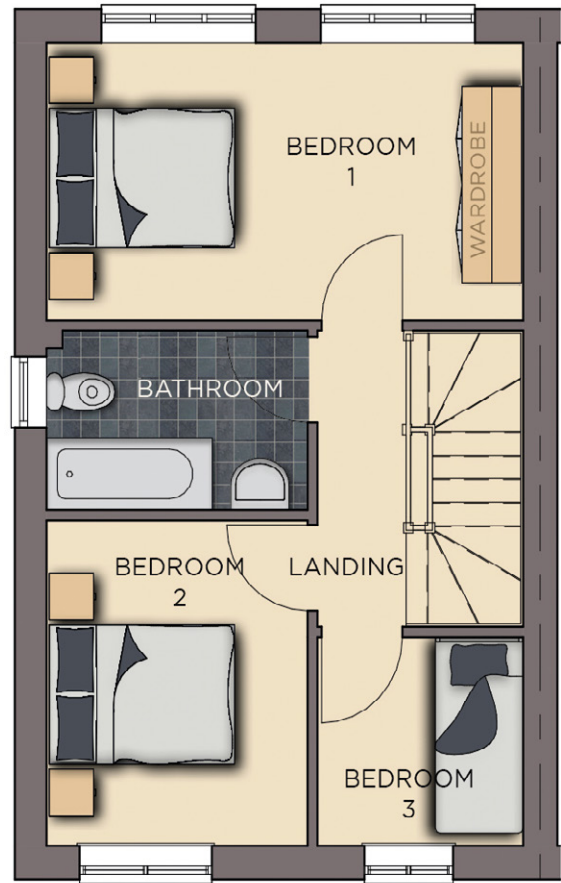
GROUND FLOOR

Kitchen / Dining
4.9m x 2.6m
16' 1 x 8' 7

Lounge
5.0m x 4.9m (Max)
16' 4 x 16' 1 (Max)

WC
2.0m x 1.0m
6' 7 x 3' 2

Store
1.8m x 0.9m
5' 9 x 2' 10



FIRST FLOOR

Bedroom 1
2.7m x 4.9m
8' 8 x 16' 1

Bedroom 2
3.1m x 2.7m
10' 4 x 8' 8

Family Bathroom
1.7m x 2.7m
8' 8 x 5' 8

Bedroom 3
2.1m x 2.0m
6' 10 x 6' 7

Benefits include...

Vita - Moores kitchen with integrated Zanussi appliances and gas hob | French doors to rear garden
| Worcester Bosch heating system | Stainless steel splash-back | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
| White painted staircase and neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Patio to fenced & turfed rear garden | Turf to front garden | Front and back exterior lighting | Block-paved private parking for two cars | Electric car charging point
| 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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ACHIEVE YOUR DREAM CREATE HOME WITH

Part Buy - Part Rent

HOME REACH
The Key to Home Ownership



MAKING NEW HOMES MORE ACCESSIBLE WITH HOME REACH - JUST 5% DEPOSIT

We have partnered with heylo to provide Part Buy - Part Rent homes at our prestigious Sandpipers Development in Longridge. That means that many more people now have the opportunity to live in one of our quality Create Homes in this beautiful countryside location through the Home Reach scheme, with no compromise in quality.

■ Thanks to this great initiative, we can offer you the chance to part buy - part rent your stunning new Create Home. Your budget and affordability will decide the size of the share you initially purchase. You will then pay a monthly rent on the rest, whilst enjoying the security of home-ownership and the opportunity to own up to 100% at a later date if you wish.

Part Buy - Part Rent

HOW THE HOME REACH SCHEME WORKS

■ You can initially purchase shares up to 75% of your home, depending on your affordability* and heylo will become your landlord, granting you a 125-year lease. This means you will be able to live in your home as if you've bought it outright, with just a 5% deposit.

PART BUY - PART RENT HOMES AT THE SANDPIPERS, LONGRIDGE

■ Under this scheme, we offer two stunning house-types that you can part buy - part rent, so there is something for every family:

THE ASHTON - a large gable end property with four bedrooms and a stunning open plan kitchen dining area overlooking the garden.

THE LARCHES - a beautifully designed terraced property with three bedrooms and a spacious open plan kitchen dining area.

* Dependent on affordability.



ADVANTAGES OF SCHEME

■ **This scheme is very flexible, you can sell or move at any time, or buy more of your home in the future and stop paying rent on that part.**

- ✓ You can enjoy the security of home ownership.
- ✓ It's an affordable way to get on the property ladder.
- ✓ There is no stamp-duty for first time buyers (up to £500,000 property value)
- ✓ It can be a great investment, as your share of the property could go up in value if there is an increase in property prices.
- ✓ Pets are allowed, unlike in some rental agreements.
- ✓ You have the freedom to decorate and improve your home to your taste.

CHECK YOUR ELIGIBILITY

■ **You are eligible to purchase a Part Buy - Part Rent property at The Sandpipers, Longridge if the following relates to your circumstances:**

- ✓ Your household income does not exceed £80,000 per annum.
- ✓ You have a deposit (at least 5% of the share value).
- ✓ You have been registered and approved for shared ownership by a Help to Buy agent (we can advise you on this step).
- ✓ You are a first-time buyer or previously owned a home, but cannot afford to buy 100% of the property now.
- ✓ You have passed a financial assessment, demonstrating you are able to purchase the minimum share value and support the monthly costs.
- ✓ You have a good credit history (no bad debts or County Court judgments) and can afford the regular payments and costs involved in buying a home.
- ✓ The property will be your principle and only home at time of purchasing.

HOME REACH
The Key to Home Ownership



ESSENTIAL INFORMATION:

READ THESE TWO HELPFUL GUIDES FROM HOME REACH TO START YOUR HOME JOURNEY WITH PART RENT - PART BUY

■ Help to Buy Guide ■ The Key to Home Ownership

VISIT: createhomes.com/partbuy-partrent

CLICK HERE TO APPLY FOR HELP TO BUY ONLINE



Kitchen Style



**ENJOY QUALITY KITCHENS WITHOUT
COMPROMISE ON STYLE OR FUNCTION**

Our beautiful Part Buy, Part Rent homes at our 'Prestige' development at The Sandpipers in Longridge, allow you to enjoy your new home without any compromise on quality or good looks. We believe these beautiful homes offer buyers the very best on the market in terms of modern design and specification, with a stunning Vita - Moores kitchen at its heart.

Gill M.

GILL MATHISON,
FOUNDER - CREATE HOMES

OPEN-PLAN LIVING

Kitchen Specifications



Every kitchen/diner in our quality Part Buy - Part Rent homes are designed for the whole family to enjoy, with plenty of space dine and entertain, but no compromise on style.

Your Create Homes kitchen diner has been perfectly designed with quality finishes and appliances included. The layouts of the spaces are ergonomically planned so that no space is wasted, with plenty of storage and room for the whole family to cook, eat and entertain.

Your kitchen diner enjoys access to the generous rear garden through the French doors, which flood the space with light and extends the living area, by bringing the outside in.

INCLUDED AS STANDARD:

Your beautiful Create Homes kitchen offers the following specification:

- ✓ Vita fitted kitchen by Moores
- ✓ Built in Zanussi Oven
- ✓ Built in Zanussi Fridge Freezer
- ✓ Zanussi four ring gas hob
- ✓ Miro box-style chimney extractor
- ✓ Blanco Crest single lever mixer tap
- ✓ Blanco Flex Pro single bowl inset sink
- ✓ Laminated worktop
- ✓ 100mm laminated upstand to match worktop
- ✓ Stainless steel splashback to hob
- ✓ Double sockets with USB points to habitable rooms
- ✓ Schneider brushed chrome switches & sockets

THE ASHTON

Ground floor with kitchen/diner



THE LARCHES

Ground floor with kitchen/diner



Artist impressions are for illustrative purposes only.

STYLISH & MODERN

Kitchen Design



We have worked with our kitchen partner Moores, to bring you a modern kitchen design, which is not only functional and hard-wearing, but also very beautiful.



Your Create Homes kitchen from the Vita Collection, has been created from a palette of beautiful colours and modern textures, with up-to-the-minute styling and functionality, designed to look stunning for many years to come.

OUR HOMES ARE FITTED WITH ONE OF TWO STUNNING COLOUR COLLECTIONS:

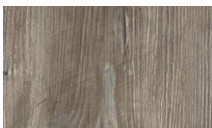
WARM GREY & PINE

UNITS



Warm Grey

WORKTOP



Grey Pine

SPLASHBACK



Stainless Steel

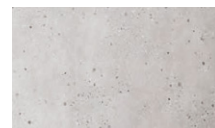
HAZE & TERRAZZO

UNITS



Haze

WORKTOP



Natural Terrazzo

SPLASHBACK



Stainless Steel

Visual impressions are for indicative purposes only.



LONGRIDGE

**Find your new home
at our Sandpipers
development, nestled
just outside the
vibrant market town of
Longridge, near Preston
in the Ribble Valley**



the perfect place to call home

With everything you could possibly want on your doorstep, make your new forever home at The Sandpipers and enjoy life to the full in this beautiful countryside setting.

ABOUT THE AREA

■ The market town of Longridge, north-east of Preston and close to other beautiful Ribble Valley communities, such as those in Ribchester, Garstang, Chipping, Goosnargh, Whalley, Alston and

Grimsargh, couldn't be a more perfect place to call home.

A small and vibrant market town, surrounded by stunning countryside, has all the amenities you could possibly need close to hand, yet is within easy reach of commuter destinations via the M65, M6, M55, M61 and A6 networks.

Just outside the town is the countryside development of



The Sandpipers. This exclusive development is the perfect place to bring up your family, work from home or even retire to, with everything that this lovely market town has to offer - right on your doorstep!

'Ridgers', as the locals call themselves, appreciate the wide variety of shops, cafés, restaurants, supermarkets, pubs and other local entrepreneurial business that the town offers, as well as the churches, schools, sport facilities and community & health centres available to all, which make this close community a strong and vibrant one.

LOCAL BUSINESSES

Longridge is the shopping and social centre of the local farming district and its interesting mixture of independent shops, eateries and galleries also attracts visitors from all over the region, who enjoy the local produce and hospitality.

The town is home to several great pubs, cafés and restaurants, as well as doctors' surgeries, a dentist, optician, pharmacy and post office. On the main streets, there are plenty of local business to frequent, such as a bakery, micro-brewery, fish & chip shops, a deli, hair & beauty salons, antique shop, several



boutiques, gift & homeware shops, a department store, garden centre, plus a variety of supermarkets and more... There is also a dairy close by to The Sandpipers, which offers a choice of delicious ice creams the whole family will enjoy, as well as regular farmers' markets, where you can buy locally grown produce.



A PLACE TO ENJOY NATURE

■ Set in glorious countryside, Longridge is understandably a popular starting point for country walks and cycle rides and is the ideal place to call home, due to its pretty countryside location.

The market town commands a view of the whole of the Fylde Plain and is close to the Forest of Bowland and Beacon Fell Country Park, affording acres of woodland to explore. From the top of Longridge Fell, a long ridge above the River Ribble, it is possible to see the Welsh Mountains, the Isle of Man, Ingleborough and the Loud Valley.

Situated close to The Sandpipers development is the Grimsargh Wetlands, a nature reserve consisting of three reservoirs providing & conserving habitats for a range of birds, insects and other wildlife. There is a local Alpaca rescue centre for visitors

to support in the area and animal lovers can take riding lessons at the local horse rehabilitation centre. The area is also a dog-walkers paradise.

A VIBRANT COMMUNITY

■ There are many community groups in Longridge, with great facilities including the civic hall, several churches, social clubs, a public library, parks, a vibrant sports & arts centre, a dance academy, heritage centre and art gallery. Get involved as much as you like in community social activities, or become a volunteer for one of the many good causes supported by the people of the town.

For sports fans, the town has its own local football club Longridge Town F.C., a women's hockey team, a golf club and a sports & arts centre, where you can enjoy other activities such as yoga, table tennis, squash, cricket, badminton and even dance.



Longridge has regular farmers and craft markets, as well as an annual agricultural show, great fun for all the family and allows locals to interact with local producers and makers and support their work.

THE WIDER AREA

■ A convenient location, the surrounding areas to Longridge offer many opportunities for days out, with easy access to Preston, Blackpool, Lancaster, Clitheroe, Skipton, The Lakes and The Yorkshire Dales.



EDUCATION

Longridge and nearby Alston and Goosnargh support a large choice of educational establishments for children of all ages, including:

- St Cecilia's RC High School
- Longridge High School
- St Wilfrid's Primary School
- Barnacre Road Primary School
- Goosnargh C of E Primary School
- St Francis Catholic Primary School
- Aslton Lane Catholic Primary School
- Little People at The Limes Nursery

For school leavers there is a choice of higher education opportunities including:

- Myerscough College
- UCLAN in Preston
- Cumbria University in Lancaster

Longridge parish is also the location of Alston Hall, a residential adult education college, operated by Lancashire Adult Learning, as well as Longridge Teaching Centre, which specialises in engineering. Alston Observatory has regular public days where you can learn the wonders of the universe right above you through their super-strong telescope.

HISTORY OF LONGRIDGE

■ **The town has an interesting history which dates as far back in time as the Bronze Age. Cromwell and his army passed through the area on their way to the battle of Preston in 1648.**

The market town, which has had its share of industry in the past, is home to 15 listed buildings, all of which are recorded in the National Heritage List for England. You can find out more about the history of the village by visiting the Heritage and Visitor Centre, which is situated in the centre of Longridge by the former old Preston and Longridge Railway line. The original station, which served the old cotton mills & quarries, operated between 1840 to 1967. It has been thoughtfully converted to house the Heritage and Visitor Centre, which has plenty of archives to explore, along with a café and meeting rooms for hire.

Come and visit!

■ **Why not visit Longridge for a day out and spend a few hours browsing round the shops and having a bite to eat and really get a taste of what life could be like for you and your family in this stunning location?**

Combine your day out with a visit to The Sandpipers, where you could find the home of your dreams in our intimate development, just outside the town centre. Get in touch today:

CREATEHOMES.COM/SANDPIPERS





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