

Armitstead Barnett

Village and Rural Agents



We are very proud to introduce Lanley Homes Station Road development, our latest and exclusive development of 4 semi-detached houses set within the attractive village of Croston with all local amenities within walking distance. All new homes benefit from generously proportioned gardens with the added benefit of off road parking for 2 vehicles. Any purchaser looking for an exceptional new home, in an enviable village spot will find these houses are a particularly attractive proposition.

Lanley Homes at Station Road,
Croston,
Leyland, PR26 9RN

Guide Price £234,995







Croston Village:

The village dates back to the 7th century and is one of the most attractive villages in Central Lancashire. Attractive features include the 15th century cobbled Packhorse Bridge that crosses the River Yarrow and the Village Green that is the focal point of village life, indeed a Royal Charter granted by Edward I in 1283 permitted annual fairs and markets to be held on the Village Green which are still held reflecting the strong village community.

Croston has two excellent schools, Bishop Rawstorne Church of England Academy and Trinity and St Michaels Junior School. Bishop Rawstorne's recent exam results placed the school among the 100 top performing non-selective schools and the most recent OFSTED Report awarded an "outstanding" in terms of the overall effectiveness of the school. Trinity and St Michaels was again awarded a "good" in the most recent OFSTED Report – which ranks the school's overall performance in the top 20% of similar schools and in the top 20% of all schools.



There is a good variety of pubs and restaurants in the village together with a good selection of shops. A 20 minute train journey from Croston train station to Preston provides links to Inter City routes and proximity to the M6 provides further connectivity to the national motorway network with Preston, Chorley and Southport easily reached on good A roads. Croston is an attractive village in which to live and bring up a family – this exciting development provides homes to compliment village life.



The Properties

The four Freehold semi-detached houses all have the benefit of off road parking for 2 vehicles and generous rear gardens and as expressed elsewhere are set within a delightful village location. Please note there is a shared access between No 75 and 77

The layout of the development, the materials that will be used in the construction and the characteristic of the boundaries and driveways are designed to retain a rustic, rural feel whilst the homes themselves will have a contemporary edge with a focus on simple, easy family living.



Lanley Homes was founded in 1988 to provide a range of small scale housing developments and one off individual bespoke homes. The company has undertaken a number of schemes in the recent past including the development of two prestigious stand-alone bespoke homes at Farrington Lodge Gardens.

Lanley Homes provide only the best standards in design, detail and build quality. All homes come with the benefit of an NHBC warranty for peace of mind.

SPECIFICATION SHEET

Kitchens

Choice from a range of colours & styles
Choice of worktops and upstands
Granite upgrade (at an extra cost)
Underslung sink
Gas hob
Fridge freezer
Dishwasher

Utility Room

Space and plumbing for freestanding washing machine
Sink and drainer
Choice of worktop and upstand to match kitchen, base and wall cupboards,

Family Bathroom

Contemporary white bathroom suite
Mixer taps to bath and basin
Over bath thermostatic shower
Shower screen
Chrome heated towel rail
Chrome LED spot lights
Choice from selection of wall tiles and floor coverings.

En-suite

Contemporary white bathroom suite
Mixer taps to basin
Thermostatic shower
1200 shower enclosure
Chrome heated towel rail
Chrome LED spot lights
Choice from selection of wall tiles and floor coverings

Downstairs W.C.

Contemporary white suite
Mixer taps to basin
Chrome LED spot lights
Choice from selection of wall tiles and floor coverings.

Internal Features

Valliant Condensing boiler with mega flow tank
TV aerial sockets in lounge, kitchen & bedrooms
Choice from a selection of carpets and floor coverings for the whole house
Brushed chrome switches and sockets throughout downstairs
Intruder alarm
Double glazed windows.
Mains wired smoke and heat detectors
TV aerial sockets in lounge, Kitchen and bedrooms
Pre-wired for SKY HD
Oak internal doors
Gas feed and flue for a class 2 gas fire
Walls and ceilings skim finished and painted brilliant white
All wood painted gloss.
Solar water heating

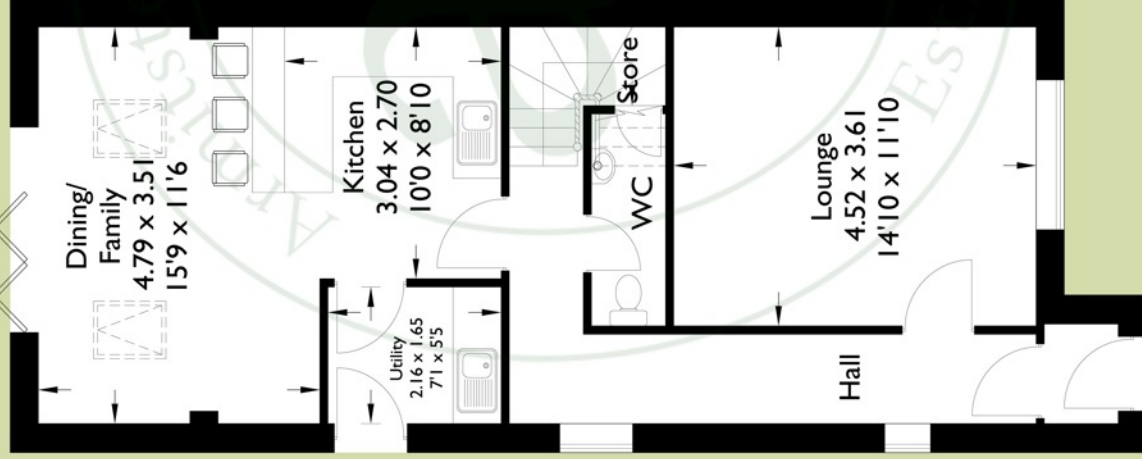
External Features

10 year NHBC warranty
Double glazed windows and doors
Turfed/seeded rear gardens, garden paths and patio area.
Close board garden fencing
Security light – front and rear

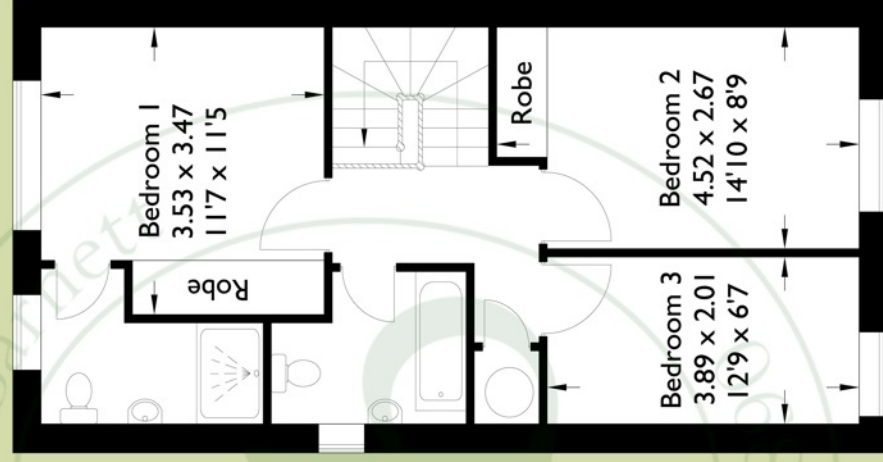
House 1 & House 3, Station Road, Croston

Approximate Gross Internal Area : 109.68 sq m / 1180.58 sq ft

Total : 109.68 sq m / 1180.58 sq ft



Ground Floor



First Floor

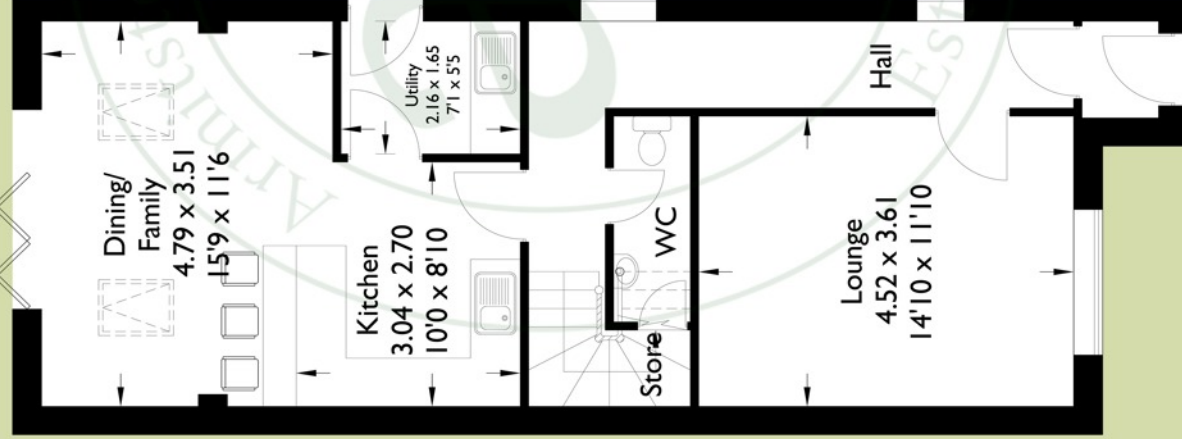


For information purposes only. Not to scale.
Visual representation of the proposed development.
Not intended to be used for any other purpose.
Not intended to be used for any other purpose.

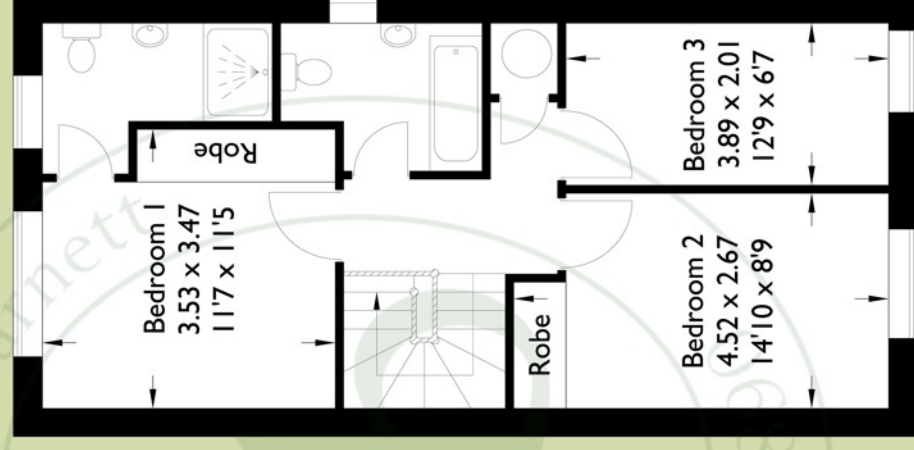
House 2 & House 4, Station Road, Croston

Approximate Gross Internal Area : 109.68 sq m / 1180.58 sq ft

Total : 109.68 sq m / 1180.58 sq ft



Ground Floor



First Floor



For information purposes only. Not to scale.
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GENERAL REMARKS:

Services: Mains water, mains electricity, gas and mains drainage are connected and available.

Drainage/Surface Water Maintenance: As part of Croston's sustainable drainage requirements, the four properties will be constructed with a shared surface water retention system to slow the delivery of surface water to the main drains.

Please note there is a shared access between No 75 and 77

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession to be given on completion.

Council Tax: A council tax band will be allocated upon completion of build

Viewings: Viewings are strictly by appointment with the sole selling agents.

For the attention Of David Cowburn Bsc (Hons) FRICS FAAV

Method of Sale: Private Treaty

SUBJECT TO CONTRACT



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

1. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property
4. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.
6. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

RESERVATION AGREEMENT FORM GUIDANCE
Lanley Homes @ Station Road, Croston PR26 9RN

- The Reservation Agreement Form is to be returned completed to Armitstead Barnett, 59 Liverpool Road North, Burscough, Ormskirk, L40 0SA or by email to burscough@abarnett.co.uk
- The Reservation Date – Once the build is finalised then the prospective purchaser has 28 days to exchange contracts at this point 10% of the property price will be payable. Upon exchange a completion date for sale will be discussed upon which the remaining 90% of the purchase price will be payable.
- Reservation deposit cheques are to be made payable to Lanley Developments C/o Armitstead Barnett, 59 Liverpool Road North, Burscough L40 0SA
- The Reservation Fee is a fixed amount of £1,000
- The Reservation Fee is a non-refundable sum and is ultimately deducted from the eventual fixed sale price. However the Reservation Fee may be refundable at the discretion of Lanley Developments.
- For the avoidance of doubt the exchange of contracts needs to take place 28 days after the build is completed.
- The Completion of Build is the date upon which the property has been built where you will be invited to inspect the property, a completion notice will be provided by Lanley Homes or any party instructed on its behalf. The estimated date for completion of construction is to be confirmed by Lanley Homes.



RESERVATION AGREEMENT FORM
Lanley Homes at Station Road, Croston PR26 9RN



Plot No

Agreed Purchase Price £

IN CONSIDERATION of the sum of £..... (the Reservation Fee) paid by the Purchaser (as named below) the Vendor (Lanley Homes) HEREBY AGREES to **reserve** the above mentioned Property at the Agreed Purchase Price for the Purchaser until the **Reservation Date** which is the(day) of.....(month)(year).

In accordance with the details as generally set out below and subject to the terms and conditions of the Vendor's standard Form of Contract and Transfer. Upon the signing and exchanging of the standard Form of Contract on, or before, the **Reservation Date** the Purchaser will pay to the Vendor's Solicitors a deposit of 10% of the Purchase Price of the Property, or any other sum as the Vendor may choose to accept, by way of a deposit, notwithstanding the terms contained within the said Contract. The Reservation Fee will be deducted off the Agreed Purchase Price on Completion of the Purchase of the Property.

AS WITNESS the hands of the parties hereto:

Full Name of Purchaser(s)

Signed by the Purchaser(s)

Dated this.....**(day) of**.....**(month)**.....**(year)**

Address of Purchaser(s)

Tel (mobile) **Email Address**

House to Sell – YES / NO

Selling Price £ **Estate Agent**

Mortgage Arrangements – Building Society

Purchaser's Solicitor

Signed for and on behalf of the Vendor by way of receipt of the Reservation Fee paid by cheque / cash

on the above terms.....**(Director) Date**.....

Vendor's Solicitor – Details TBC

Lanley Homes, Lynton House, Ackhurst Business Park, Foxhole Road, Chorley, Lancashire, PR7 1NY
Tel: 01257 238 609