



Sandway
HOMES



Sandy Brook, Ainsdale



Computer generated image of the spacious living room in our Kingfisher property



An exclusive development of 2, 3 & 4 bedroom homes.

Sandway Homes are delighted to offer an attractive development of 2, 3 and 4 bedroom homes, located at our Sandy Brook development in the popular area of Ainsdale. Built to a superb standard by North West developer, Barnfield Construction Limited, our approach has been to provide a variety of house types and layouts for the modern day buyer featuring open-plan layouts, three-storey living, contemporary fitted kitchens and bathrooms, turfed gardens as well as allocated parking throughout.

This scheme will appeal to growing families, as well as first time buyers and those looking for a versatile home in a picturesque location.

NHBC



All Sandway Homes come with a dedicated handover and after sales service and a full ten year warranty from NHBC.

Many of our homes are available to first time buyers with just a 5% deposit through the Help to Buy scheme. Please ask our Sales Agent for more details.

Sandy Brook is a stylish and contemporary development of 48 houses, perfectly located near Ainsdale.

Great Location

Ainsdale sits on the southern edge of Southport, nestled between Formby and Birkdale. Ainsdale is renowned for its natural coastline and nature reserves.

With access to the Sefton coastal path and Trans Pennine Trail, there are a number of nature trails leading to Ainsdale Sand Dunes and Woodlands. This area is considered one of the most important wildlife sites in the country. The dunes are home to rare plant species, whilst the woodlands play an important role in conserving the population of the Red Squirrel.

Nearby, Ainsdale Village offers great shopping, restaurants and plenty of local amenities, with the vibrant city lights of Liverpool not too far away! An ideal place to experience the best of both worlds.

With breathtaking scenery and championship golf courses such as Formby and Royal Birkdale on your doorstep it makes Sandy Brook an enviable location surrounded by natural beauty.



Education

Three 'outstanding' schools are located in the area, including Ainsdale St John's Church of England Primary School, Greenbank High and Merefield School - all in close proximity to Sandy Brook.



Images show the spectacular sand dunes and coastline, nearby Southport Golf Links and the charming village of Birkdale.

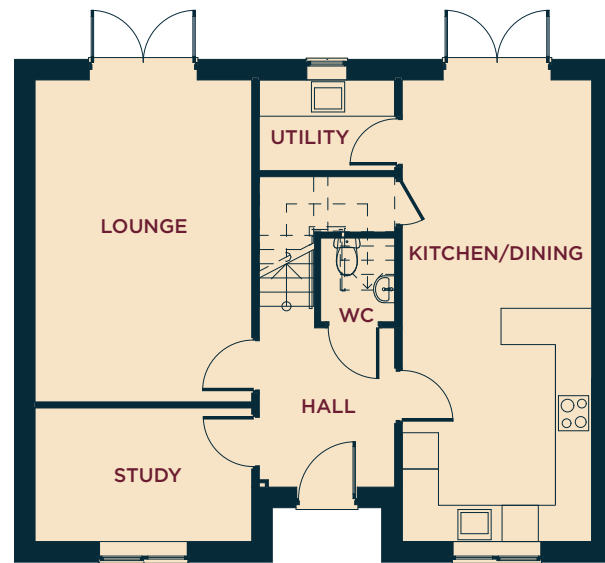


Please note the site plan does not show ownership boundaries or include easements and/or wayleaves.

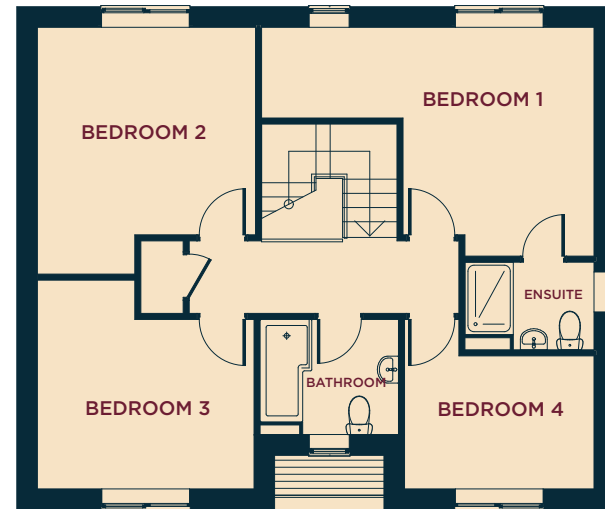
Kingfisher (KIN) 4 Bedroom Detached

AREA: **136m²**
PLOT 16/46 (B)
PLOT 8 (R)

Dimensions	
Lounge	5.3 x 3.6sq m
Kitchen/Dining	7.6 x 3.2 sq m
Study	3.6 x 2.2 sq m
Bedroom 1	3.8 x 3.2 sq m
Bedroom 2	4.1 x 3.6 sq m
Bedroom 3	3.6 x 3.5 sq m
Bedroom 4	3.2 x 2.2 sq m
Bathroom	2.3 x 1.9 sq m



GROUND FLOOR



FIRST FLOOR



Computer generated images of 'Kingfisher' at Sandy Brook



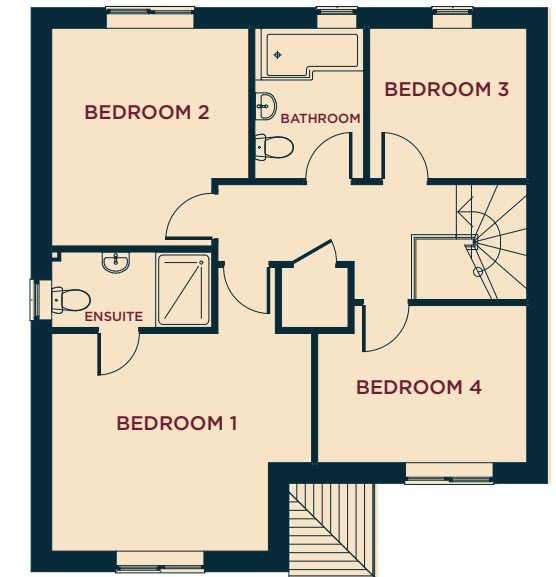
Shearwater (SHE) 4 Bedroom Detached

AREA: **125m²**
PLOT 22/26/35/39 (B)
PLOT 25/45 (R)

Dimensions	
Lounge	4.4 x 3.7 sq m
Kitchen/Dining	7.9 x 2.8 sq m
Study	2.7 x 2.6 sq m
Bedroom 1	3.6 x 3.6 sq m
Bedroom 2	3.6 x 3.3 sq m
Bedroom 3	2.6 x 2.5 sq m
Bedroom 4	3.5 x 2.6 sq m
Bathroom	2.5 x 1.8 sq m



GROUND FLOOR



FIRST FLOOR

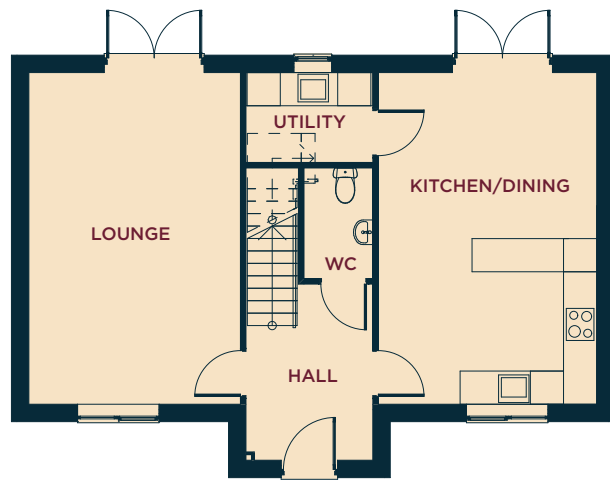


Computer generated images of 'Shearwater' at Sandy Brook

Peregrine (PER) 4 Bedroom Detached

AREA: **92m²**
PLOT 47 (R)

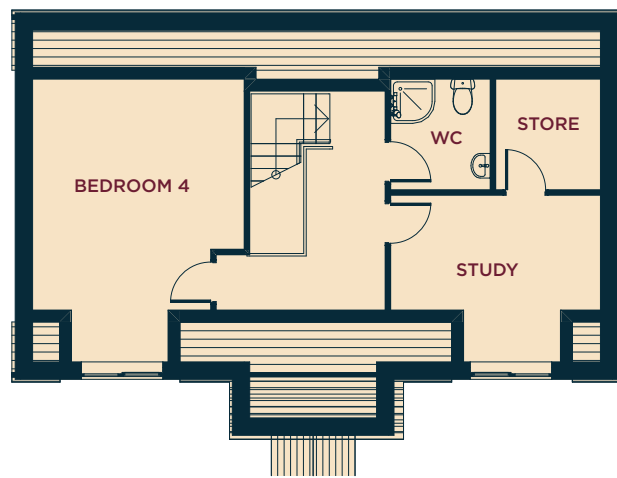
Dimensions	
Lounge	6.0 x 3.8 sq m
Kitchen/Dining	6.0 x 4.0 sq m
Study	3.8 x 2.1 sq m
Bedroom 1	3.8 x 3.6 sq m
Bedroom 2	4.0 x 3.2 sq m
Bedroom 3	4.0 x 2.8 sq m
Bedroom 4	4.2 x 3.8 sq m
Bathroom	2.3 x 1.9 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

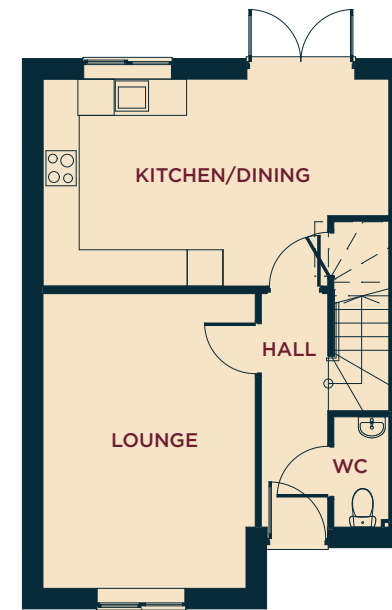


Computer generated image of 'Peregrine' at Sandy Brook

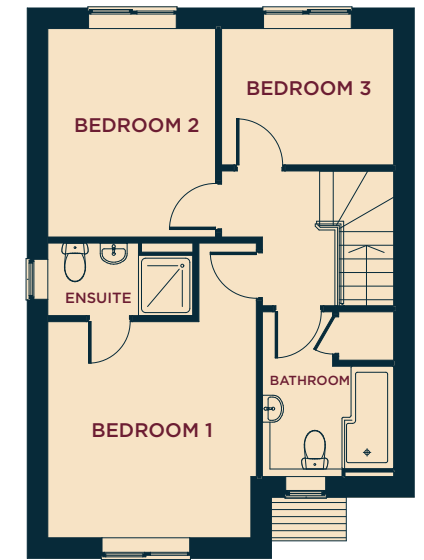
Sandpiper (SPR) 3 Bedroom Detached

AREA: **92m²**
PLOT 21/42 (B)
PLOT 48/27 (R)

Dimensions	
Lounge	4.9 x 3.5 sq m
Kitchen/Dining	5.7 x 3.4 sq m
Bedroom 1	3.6 x 3.5 sq m
Bedroom 2	3.5 x 2.8 sq m
Bedroom 3	2.9 x 2.3 sq m
Bathroom	2.2 x 1.8 sq m



GROUND FLOOR



FIRST FLOOR

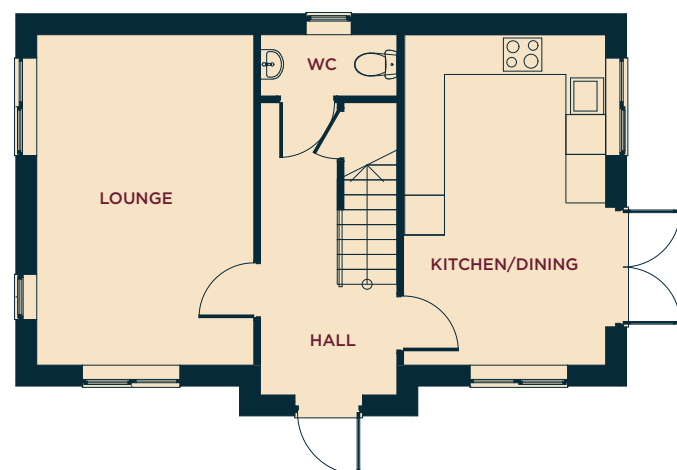


Computer generated image of 'Sandpiper' at Sandy Brook

Osprey (OSP) 3 Bedroom Detached

AREA: **87m²**
PLOT 15/38 (R)

Dimensions	
Lounge	5.0 x 3.3 sq m
Kitchen/Dining	5.0 x 3.1 sq m
Bedroom 1	5.0 x 3.1 sq m
Bedroom 2	3.3 x 2.8 sq m
Bedroom 3	3.3 x 2.1 sq m
Bathroom	2.1 x 1.7 sq m



GROUND FLOOR



FIRST FLOOR

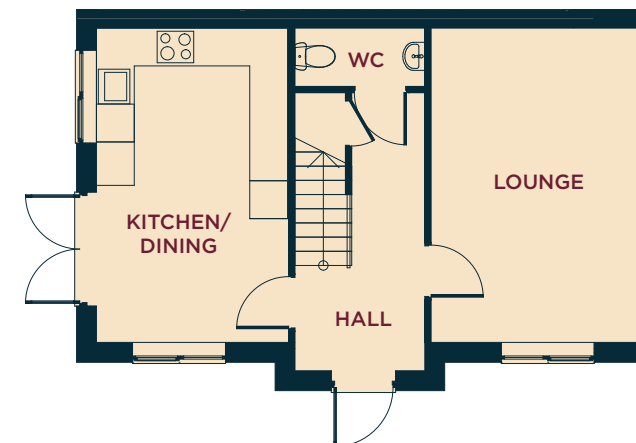


Computer generated image of 'Osprey' at Sandy Brook

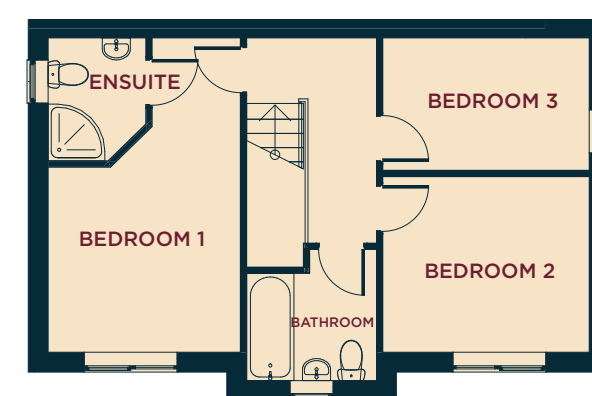
Sanderling (SLG) 3 Bedroom Semi-Detached

AREA: **87m²**
PLOT 31 (R)

Dimensions	
Lounge	5.0 x 3.3 sq m
Kitchen/Dining	5.0 x 3.1 sq m
Bedroom 1	5.0 x 3.1 sq m
Bedroom 2	3.3 x 2.8 sq m
Bedroom 3	3.3 x 2.1 sq m
Bathroom	2.1 x 1.7 sq m



GROUND FLOOR



FIRST FLOOR

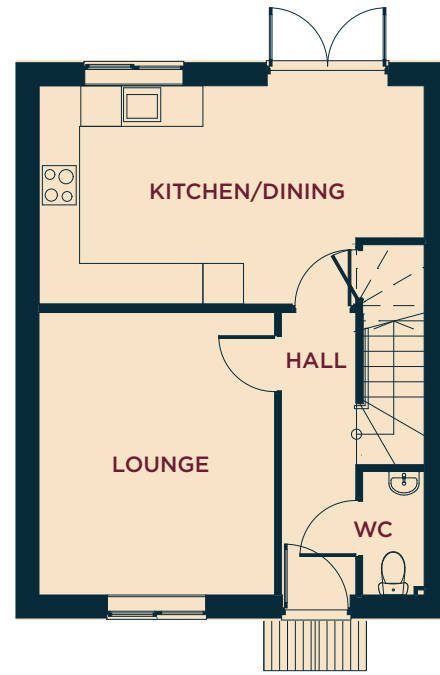


Computer generated image of 'Sanderling' at Sandy Brook

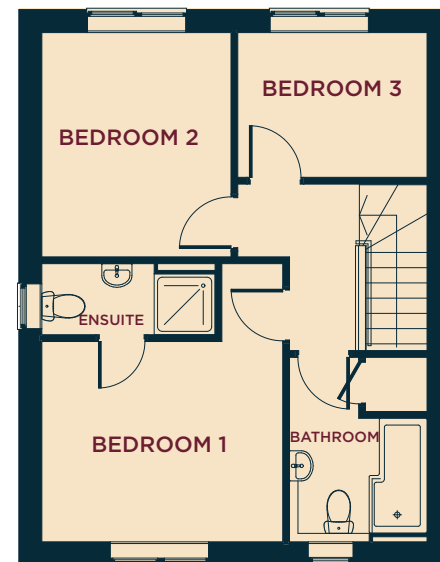
Curlew (CUR) 3 Bedroom Semi-Detached

AREA: **86m²**
PLOT 28/29 (B)
PLOT 23/24/30/43/44 (R)

Dimensions	
Lounge	4.2 x 3.5 sq m
Kitchen/Dining	5.7 x 3.2 sq m
Bedroom 1	3.6 x 3.0 sq m
Bedroom 2	3.3 x 2.8 sq m
Bedroom 3	2.8 x 2.1 sq m
Bathroom	2.8 x 2.0 sq m



GROUND FLOOR



FIRST FLOOR

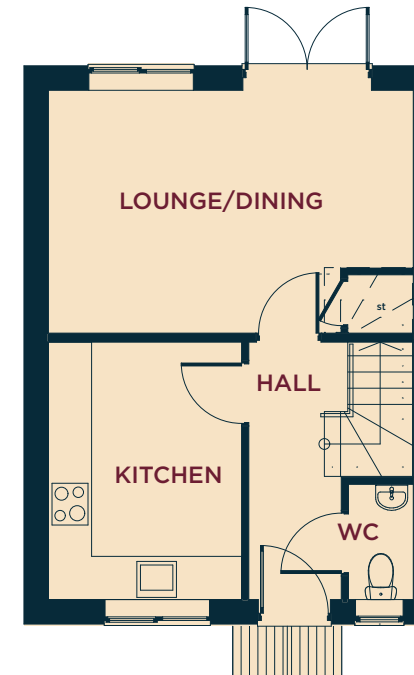


Computer generated image of 'Curlew' at Sandy Brook

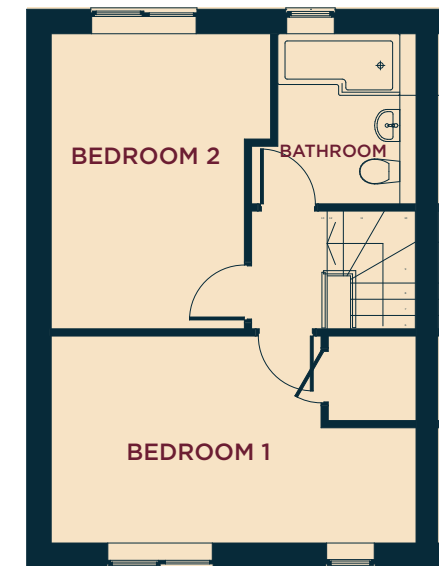
Avocet (AVO) 2 Bedroom Semi-Detached

AREA: **72m²**
PLOT 19/20 (R)

Dimensions	
Kitchen	3.6 x 2.7 sq m
Lounge/Dining	5.1 x 3.4 sq m
Bedroom 1	5.1 x 2.9 sq m
Bedroom 2	4.1 x 2.7 sq m
Bathroom	2.4 x 1.9 sq m



GROUND FLOOR



FIRST FLOOR

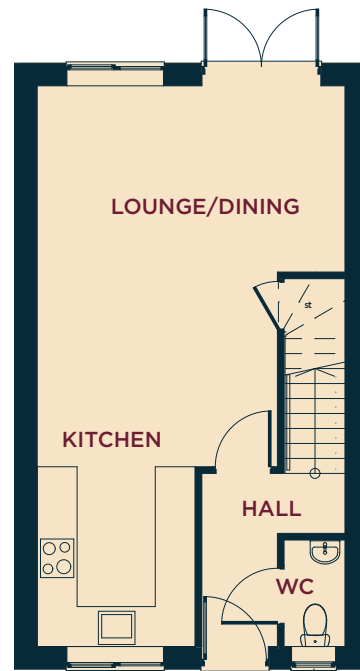


Computer generated image of 'Avocet' at Sandy Brook

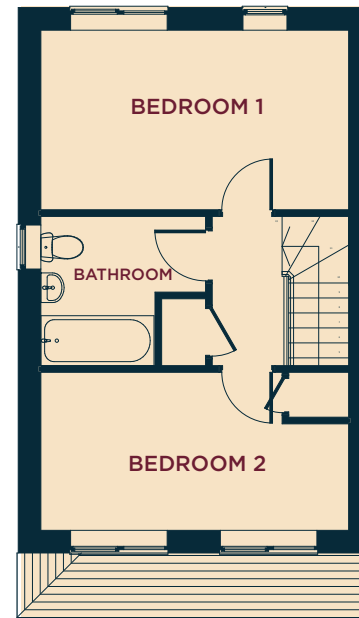
Wagtail (WAG) 2 Bedroom Semi-Detached

AREA: **74m²**
PLOT 6/7 (B)
PLOT 40/41 (R)

Dimensions	
Kitchen	2.7 x 2.4 sq m
Lounge/Dining	5.7 x 4.6 sq m
Bedroom 1	4.6 x 2.7 sq m
Bedroom 2	4.6 x 2.4 sq m
Bathroom	2.2 x 1.7 sq m



GROUND FLOOR



FIRST FLOOR

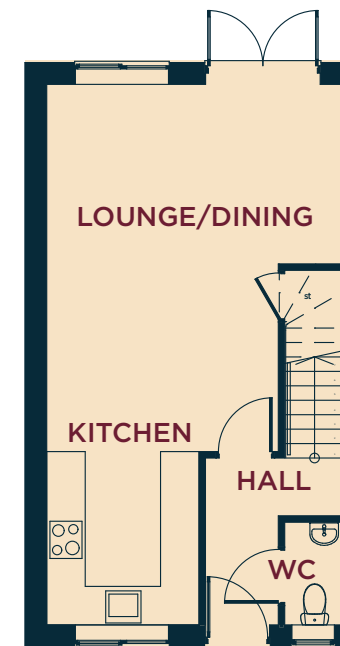


Computer generated image of 'Wagtail' at Sandy Brook

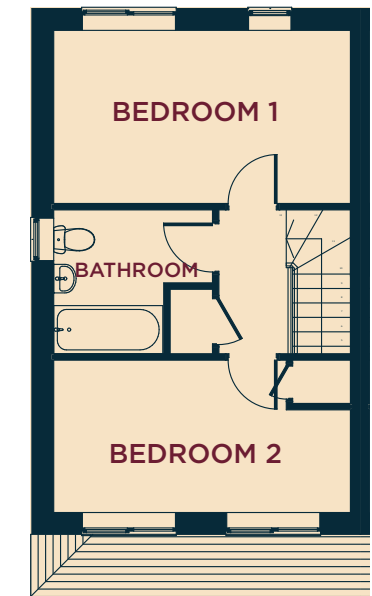
Woodlark (WOO) 2 Bedroom Terraced

AREA: **74m²**
PLOT 32/33/34 (B)

Dimensions	
Kitchen	2.7 x 2.4 sq m
Lounge/Dining	5.7 x 4.6 sq m
Bedroom 1	4.6 x 2.7 sq m
Bedroom 2	4.6 x 2.4 sq m
Bathroom	2.2 x 1.7 sq m



GROUND FLOOR



FIRST FLOOR



Computer generated image of 'Woodlark' at Sandy Brook



Computer generated image of kitchen.

Specification

We hope you love our range of Sandway Homes as much as we do. Each of our homes have been designed to delight, with high quality fittings as standard.

However, we recognise you may wish to add your own personal touches making your home unique to you. We offer a variety of choices on kitchens and tiling allowing you to tailor your home to meet your requirements and reflect your style.

Our Sales team will happily advise you of all optional extras available to you. As choices will be factored into the construction process, they will also provide you with a date by which you will need to inform us of your choices.

All that you will then need to do is collect the keys to your beautiful, new home.



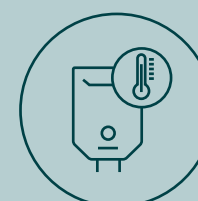
Quality fitted kitchens with a choice of cabinets, worktops and handles.



Modern white bathrooms with contemporary chrome fittings.



Integrated appliances including oven, hob and extractor.



Gas central heating and energy efficient boiler.



PVC double glazed, security windows and doors.



Generous gardens with turf and fencing.



Electric vehicle charging point.



Mains powered smoke detectors fitted as standard.

Disclaimer: Customers should note that the illustrations contained are examples of our housetypes. The dimensions indicated are approximate and houses and floor plans may be mirrored versions of the illustrations, depending on plot. Materials such as render and roof tiles may also differ from plot to plot and it is recommended that the customer checks the individual specifications for each plot, prior to making reservation.



Sandway
HOMES

Sandway Homes Limited
Magdalen House
30 Trinity Road
Bootle, Merseyside
L20 3NJ

E: sales@sandwayhomes.co.uk

T: 0151 909 5715

W: sandwayhomes.co.uk

@: [@sandwayhomes](https://www.instagram.com/sandwayhomes)

