



Sandway
HOMES



Hey Farm Gardens, Crossens



Computer generated image of kitchen.



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

Sandway Homes are delighted to bring to the market a development of 2, 3 and 4 bedroom homes, located at our Hey Farm Gardens site, in the attractive area of Crossens. 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, contemporary fitted kitchens and bathrooms, turfed gardens and electric vehicle charging points throughout.

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

Hey Farm Gardens is a stylish and contemporary development of 30 houses, perfectly located in the village of Crossens.

Great Location

Crossens is located in the northern-most part of Southport, close to the charming village of historic Churchtown. The area benefits from many local attractions, with Southport's 'Jewel in the Crown' - the Botanic Gardens - within walking distance. A short, ten minute drive brings you to Southport Town Centre, with its many shops, boutiques, bars and independent restaurants, with Birkdale and Formby also within easy reach.

A coastal town, Southport is just one of the many beaches Sefton has to offer as the breathtaking coastline stretches for a further twenty-two miles through Birkdale, Ainsdale, Formby and Crosby. There's plenty to explore!

There is a great choice of primary and secondary schools in the area, including within Crossens itself, St Johns Primary and St Patricks Primary which is in the neighbouring town of Churchtown. Nearby secondary schools include Greenbank High in Southport and Birkdale High, whilst private schools include Scarisbrick Hall and Merchant Taylor's School in Crosby, which is a 40-minute drive away.

There are also well established sports and recreational facilities with tennis, cricket and cycling clubs operating locally, as well as nearby access to championship golf courses, including Royal Birkdale and Ainsdale.



Image above shows the spectacular coastlines

Hey Farm Gardens, Fell View, Crossens, PR9 8JX



Connectivity

Southport, Preston, Liverpool and the surrounding areas are easily accessible by car. There are good links to public transport and regular bus services to Southport, Preston and Liverpool, located only a short walk away. The area benefits from good links to community groups with local amenities easily accessible on foot or by cycle.

The nearest train stations are Meols Cop and Southport both a few minutes drive from Hey Farm Gardens. With such great commuter links it's the perfect place to call home.

Images above show Churchtown and Southport

Hey Farm Gardens: Site Plan

Designed with our customers in mind, we are delighted to offer a range of house types to choose from to enhance your lifestyle. Hey Farm Gardens is accessible via Fell View and nestled between existing, attractive housing, with a backdrop of the Three Pools Waterway separating the development from acres of rural landscape.

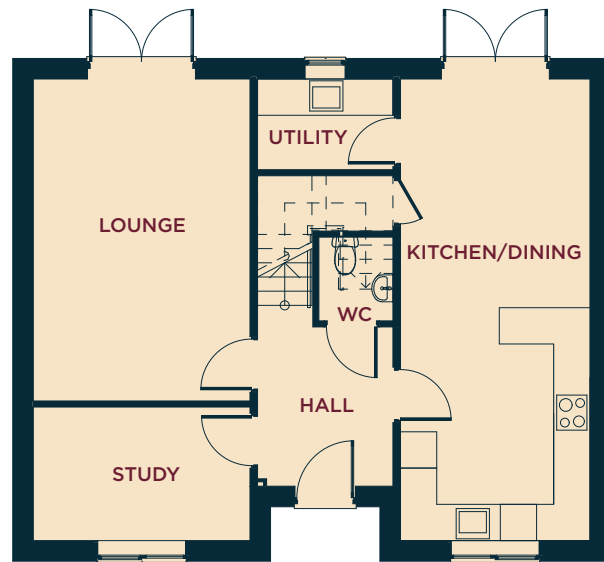


Please note the site plan does not show ownership boundaries or include easements and/or wayleaves.

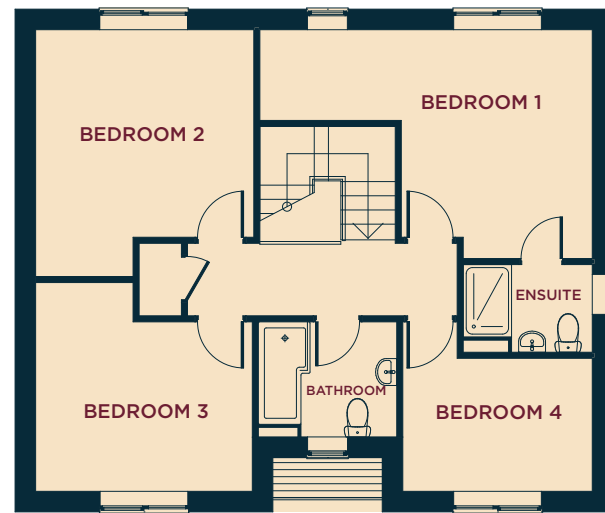
Kingfisher (KIN) 4 Bedroom Detached

AREA: **136m²**
PLOT 23 (B)
PLOT 1 (R)

| Dimensions | |
|----------------|----------------|
| Lounge | 5.3 x 3.6 sq 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 Hey Farm Gardens



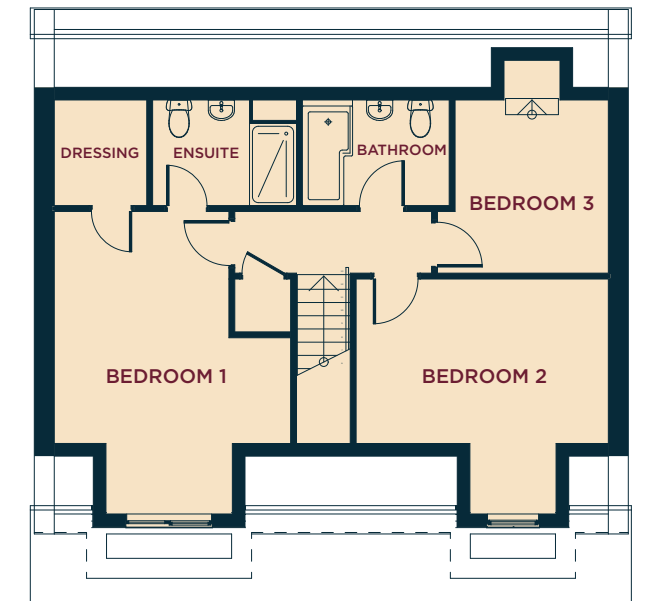
Egret (EGR) 4 Bedroom Detached

AREA: **138m²**
PLOT 11 (R)

| Dimensions | |
|----------------|----------------|
| Lounge | 4.5 x 4.0 sq m |
| Kitchen/Dining | 6.3 x 3.6 sq m |
| Study | 3.2 x 2.2 sq m |
| Bedroom 1 | 4.0 x 4.0 sq m |
| Bedroom 2 | 4.3 x 2.8 sq m |
| Bedroom 3 | 2.9 x 2.6 sq m |
| Bedroom 4 | 3.6 x 3.1 sq m |
| Bathroom | 2.5 x 1.8 sq m |



GROUND FLOOR



FIRST FLOOR



Computer generated image of 'Egret' at Hey Farm Gardens

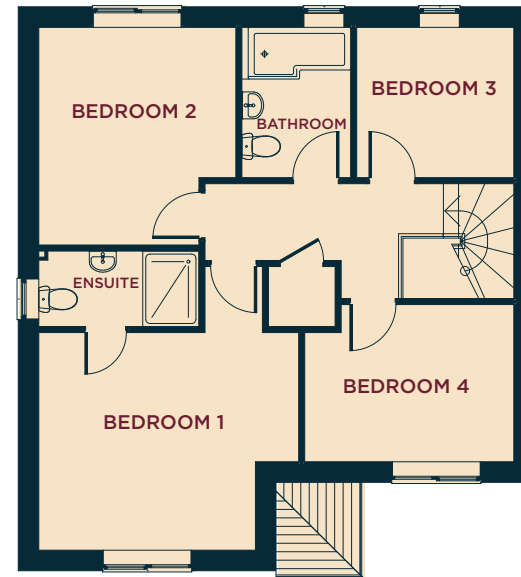
Shearwater (SHE) 4 Bedroom Detached

AREA: **125m²**
PLOT 10/12 (B)
PLOT 22 (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



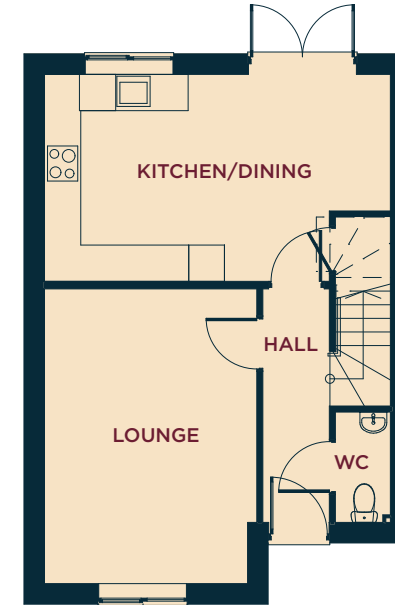
Computer generated images of 'Shearwater' at Hey Farm Gardens



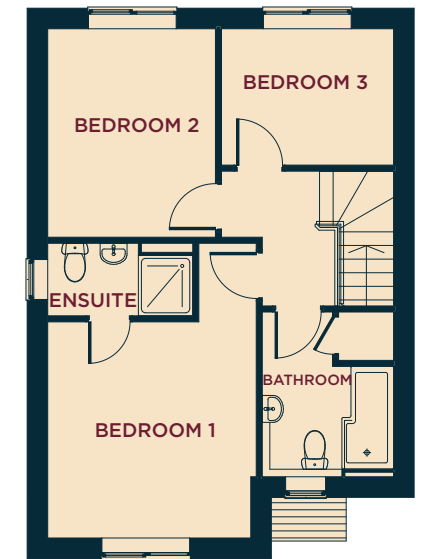
Sandpiper (SPR) 3 Bedroom Detached

AREA: **92m²**
PLOT 2/3 (B)
PLOT 19 (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

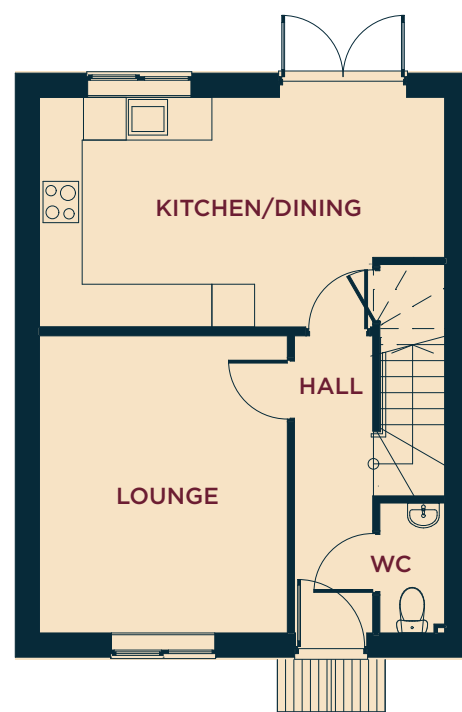


Computer generated image of 'Sandpiper' at Hey Farm Gardens

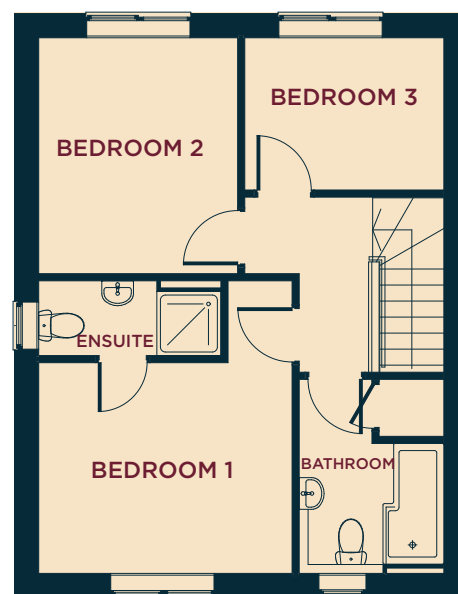
Curlew (CUR) 3 Bedroom Semi-Detached

AREA: **86m²**
PLOT 4/5/20/21 (B)
PLOT 8/9 (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

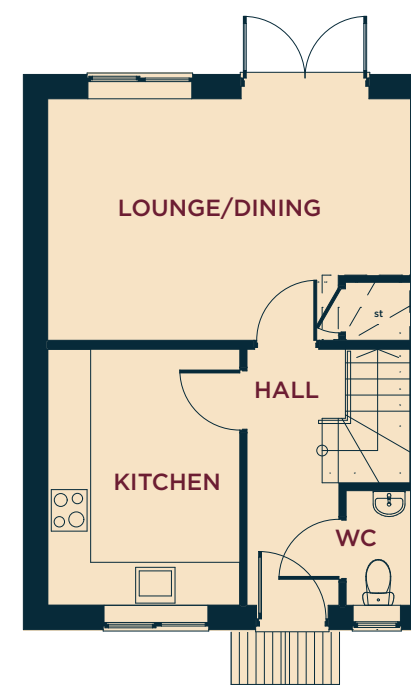


Computer generated image of 'Curlew' at Hey Farm Gardens

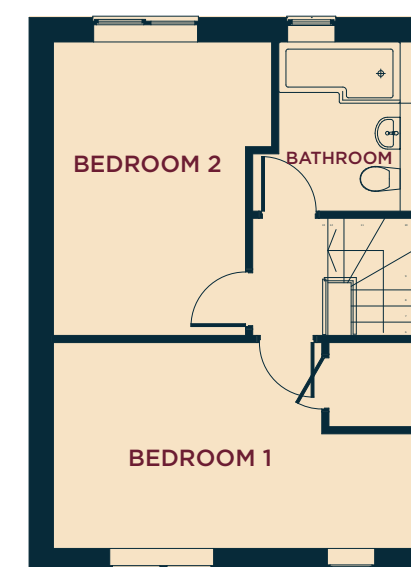
Avocet (AVO) 2 Bedroom Semi-Detached

AREA: **72m²**
PLOT 6/7 (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

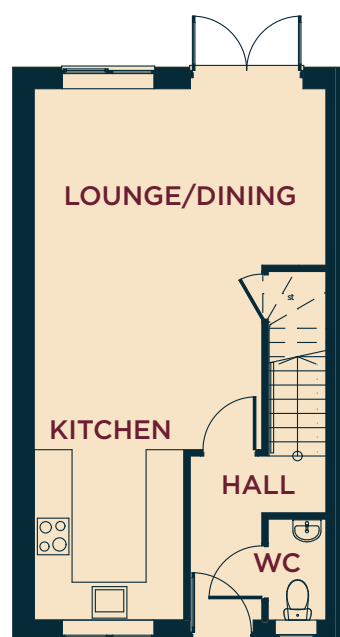


Computer generated image of 'Avocet' at Hey Farm Gardens

The Skylark (SKY) 2 Bedroom Terraced

AREA: **74m²**
PLOT 28/29/30 (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 1.9 sq m |



GROUND FLOOR



FIRST FLOOR



Computer generated image of 'Skylark' at Hey Farm Gardens

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.



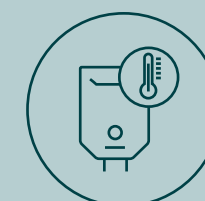
Quality fitted kitchens with a choice of cabinets, worktops and handles.



Modern white bathrooms with contemporary chrome fittings.



Integrated appliances including oven, hob and extractor.



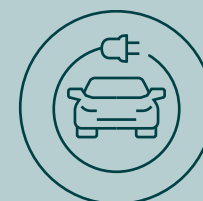
Gas central heating and energy efficient boiler.



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.



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