

# Carleton Grange

POULTON-LE-FYLDE, LANCASHIRE

A collection of 3 bedroom homes  
available with Shared Ownership

*A home of your own*

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Boats moored on the River Wyre, Blackpool

# Welcome to Carleton Grange

Close to the Fylde coast and just a few minutes down the road from the glittering lights of Blackpool, the attractive and historic market town of Poulton-le-Fylde is a great place to put down roots.

There are local schools and medical facilities, football and cricket teams, an excellent range of shops and an open-air market every Monday. You'll have a great choice of local pubs and restaurants too, together with parkland and a nearby nature reserve.

Legal & General Affordable Homes is offering a unique opportunity to live at Carleton Grange through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.



# Living at Carleton Grange



**Beautifully designed**  
Attractive new homes built with your lifestyle in mind.



**Express yourself**  
The neutral décor invites you to add your own touches and create your own look.



**Sit back in style**  
You'll immediately feel at home in the well-proportioned, open plan living areas.



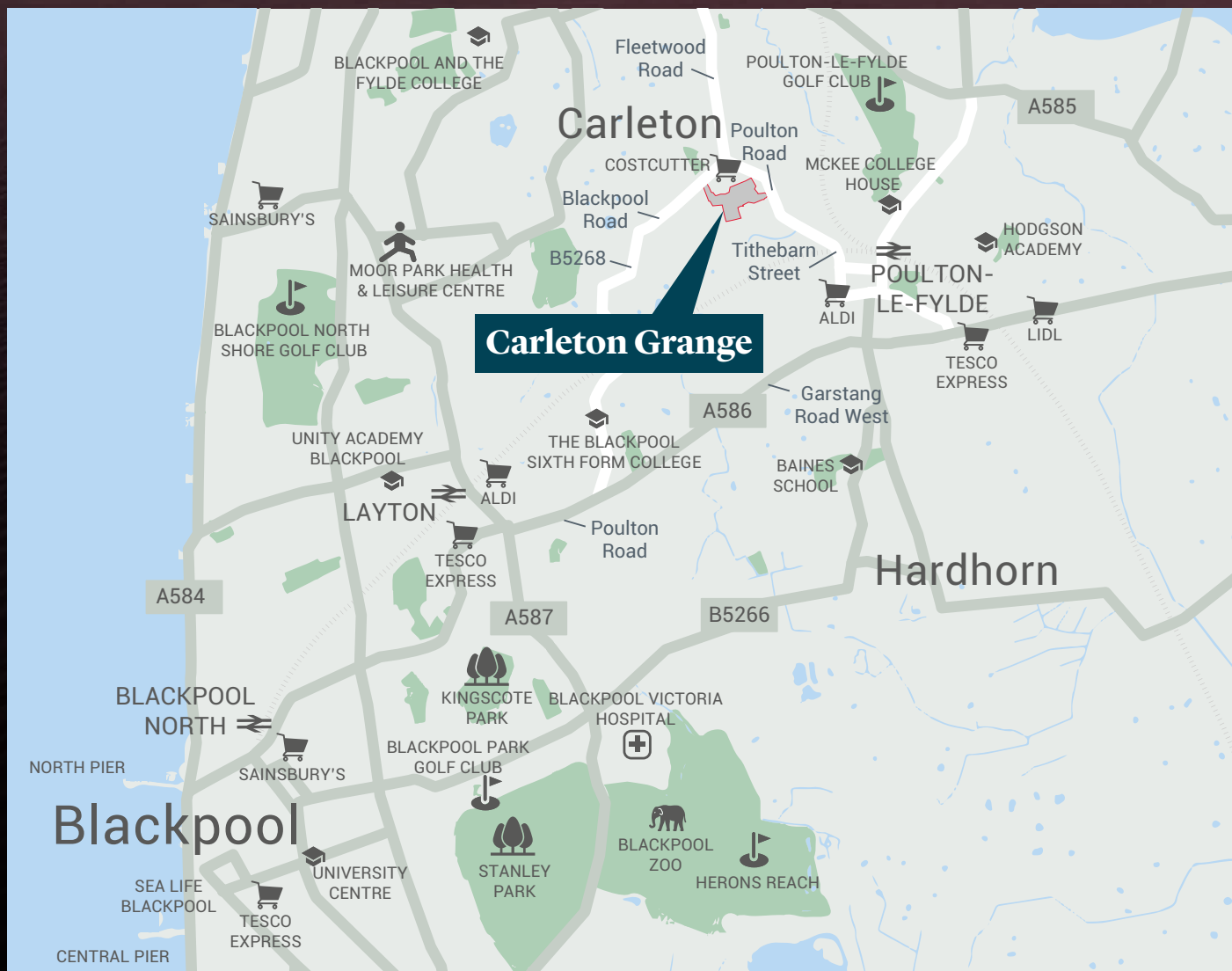
**Great location**  
You'll be five minutes from the town centre and ten from Blackpool's famous promenade.



Make yourself at home



# The wonders of Blackpool



## Entertainment on hand all year round

Everyone loves Blackpool. From the bustling waterfront of the Golden Mile to the big-name shows at the Winter Garden, from pulsating rollercoaster rides to the breathtaking Christmas illuminations, there's always something going on. You'll have a cinema and theatre, clubs, bars and restaurants – all within a few minutes drive of your front door.

Yet Blackpool is just one reason to choose this part of the world. The beautiful Fylde Coast offers great beaches, coastal parks and fascinating history, running all the way up to Morecambe Bay in the North and down to the Ribble Estuary in the South.

You'll be surrounded by areas of outstanding natural beauty. The fells, valleys and moorland of the Forest of Bowland are within easy reach, and the rugged beauty of the Yorkshire Dales is just waiting to be explored. Yet the real jewel in the crown is the Lake District, with its brooding hills and magnificent expanses of water, offering the perfect destination for an afternoon of mountain biking or a romantic weekend away.

Although surrounded by nature, you are not far from two great cities. The shops, galleries, music venues and sporting arenas of Manchester and Liverpool are on hand whenever you want to visit. This is a part of the world that has everything.





Blackpool Pier



Stocks and market cross in Poulton-le-Fylde



Winter Gardens Shopping Mall

# You're connected with so many places to explore

From your local railway station at Poulton-le-Fylde it's just six minutes on the train into Blackpool. There are also direct services to Preston, Chorley, Bolton, Wigan, St Helens, Liverpool Lime Street and Manchester Piccadilly. Or take the train to Oxenholme and arrive at the gateway to the Lake District in just over an hour.

Road connections are excellent too. It's a ten-minute drive into Blackpool and the A585 provides a quick link to the M55 and national motorway network. There are also regular bus services into Blackpool and other local towns.

From Liverpool you can take the ferry to Dublin or the Isle of Man and both Liverpool and Manchester have major airports with flights to destinations across Europe.

Yet perhaps the best form of transport is to pull on a pair of walking boots and explore the banks of the local river. Or follow one of the many coastal or inland paths that make this part of the world so special.



## By Bicycle

- Costcutter Supermarket  
0.5 mile
- Post Office  
0.5 miles
- The Corn Mill Cafe  
0.7 miles
- Poulton-Le-Fylde Station  
0.8 miles
- Tesco Express  
1.2 miles
- Poulton-Le-Fylde Golf Club  
1.3 miles
- Kincraig Nature Reserve  
1.5 miles



## By Train

From Poulton-le-Fylde Station

- Blackpool North  
6 mins
- Preston  
16 mins
- Warrington  
52 mins
- Liverpool  
1 hour 16 mins
- Windermere  
1 hour 20 mins
- Manchester Airport  
1 hour 23 mins
- London Euston  
2 hours 37 mins



## By Car

- Aldi  
0.8 miles
- Morrisons  
2 miles
- Blackpool Zoo  
3.6 miles
- Winter Gardens  
4.1 miles
- Blackpool Tower  
4.6 miles
- Liverpool  
55.9 miles
- Lake District  
43.4 miles



# Site Plan



## Key

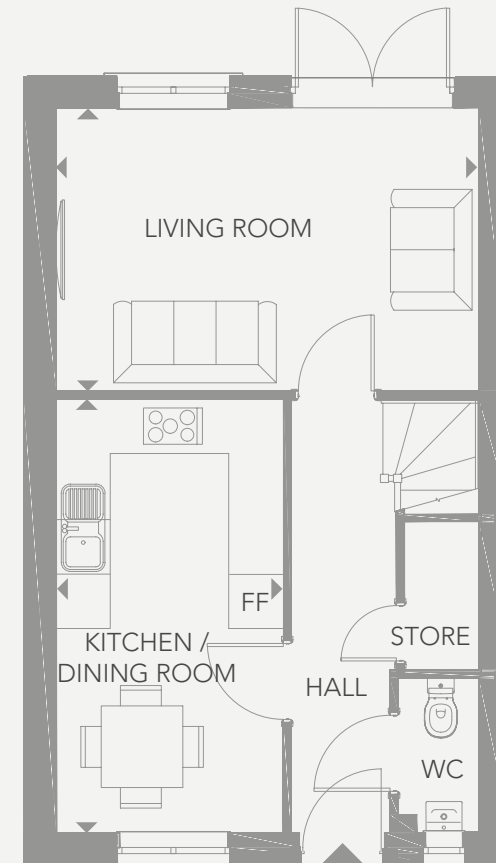
- Three Bedroom Houses
- LGAH Completed Homes
- LGAH Rented Homes
- Story Homes

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

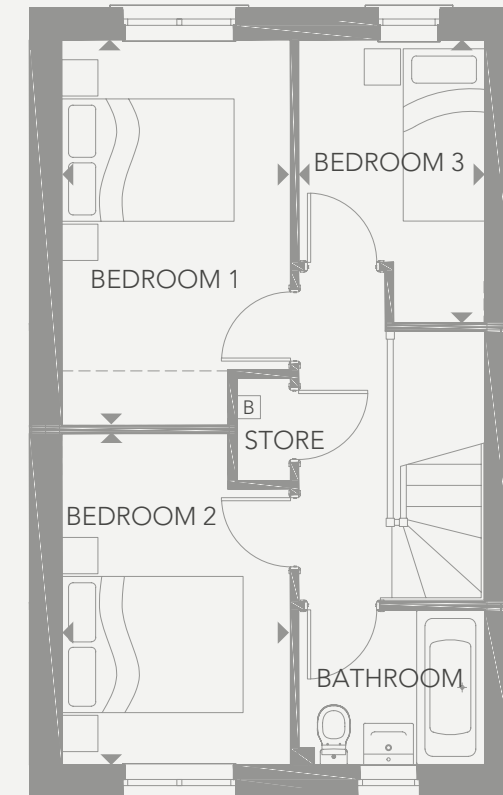
# Three Bedroom Houses

Plots 43 & 44\*

\* PLOT 44 IS HANDED FROM THE PLAN DRAWN



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

## Key

FF - SPACE FOR FRIDGE / FREEZER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 75.8 SQ M 816 SQ FT	
	Length	Width
Kitchen/Dining Room	2.50m x 4.77m	8' 3" x 15' 8"
Living Room	4.66m x 3.12m	15' 4" x 10' 3"
Bedroom 1	2.52m x 4.25m	8' 3" x 13' 11"
Bedroom 2	2.52m x 3.65m	8' 3" x 12' 0"
Bedroom 3	2.05m x 3.12m	6' 9" x 10' 3"





# Specification

## Kitchen

- Contemporary grey matt kitchen
- Laminate worktops with upstand
- Stainless steel 1½ bowl sink with chrome mixer tap
- Gas hob with stainless steel splashback and cooker hood
- Integrated single electric oven
- Space for fridge freezer
- Space for washing machine

## Cloakroom

- Contemporary white toilet and pedestal basin
- Chrome tap to basin
- Porcelanosa splashback tiling to basin

## Bathroom

- Contemporary sanitaryware including white toilet and pedestal basin
- Chrome tap to basin
- Thermostatic bath/shower mixer over bath
- Bath screen
- Porcelanosa ceramic tiles, full height to bath with splashback tiling to basin

## Flooring

- Wood effect vinyl flooring to kitchen, bathroom and cloakroom
- Twist pile carpet in grey to remaining areas

## General

- PVCu double glazed white windows
- Internal walls and woodwork painted white
- White internal panel doors with chrome brassware
- 12 year NHBC building warranty



Images depict a typical Legal & General Affordable Homes property

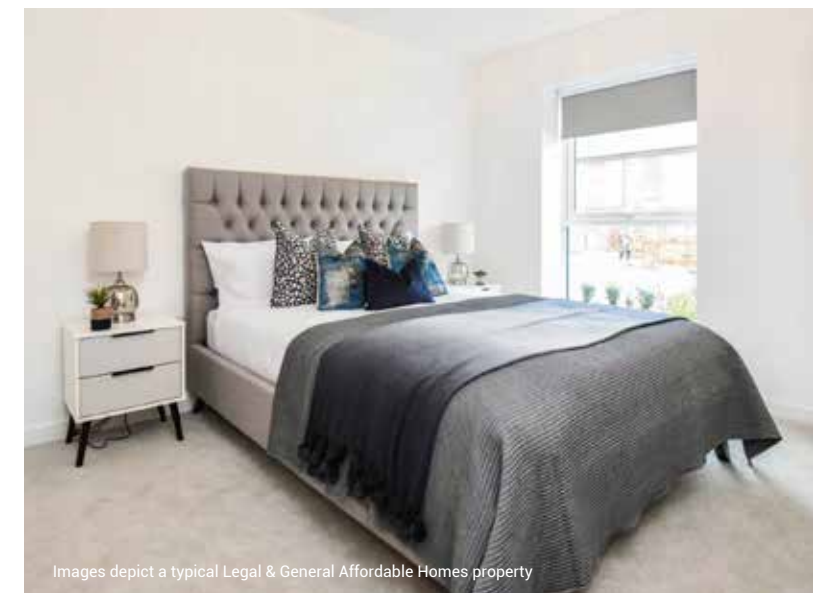
## Electrical

- Vaillant gas combination boiler
- Contemporary white radiators
- Heated towel rail to bathroom
- Downlights to kitchen and bathroom
- Pendant light fitting to all other areas
- Chrome sockets and switches to kitchen, white sockets and switches to remainder
- Smoke, heat and carbon monoxide detectors
- TV point to living room and master bedroom
- Telephone point to living room and master bedroom
- Shaver socket to bathroom
- Light to front elevations
- Door bell

## External

- Two parking bays with an electric vehicle charging point
- Turf to rear garden
- 1.8m timber fencing to garden
- Outside tap
- Paved patio area
- Storage to rear garden

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property



# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our

Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

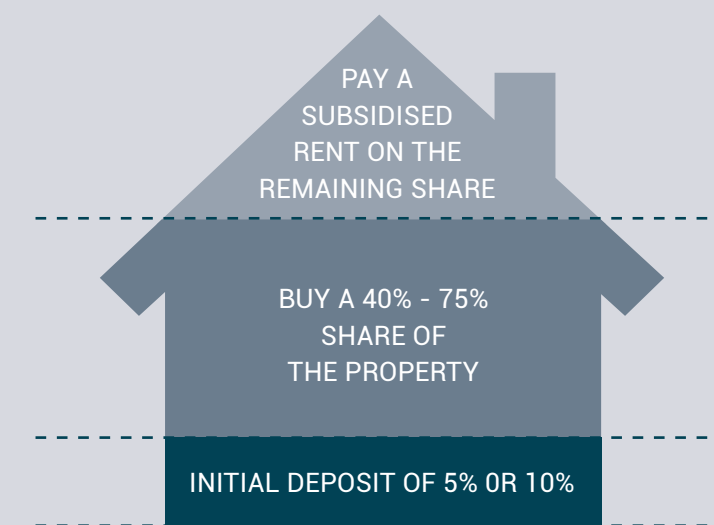
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)



## Breakdown example of a new home at Carleton Grange



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%

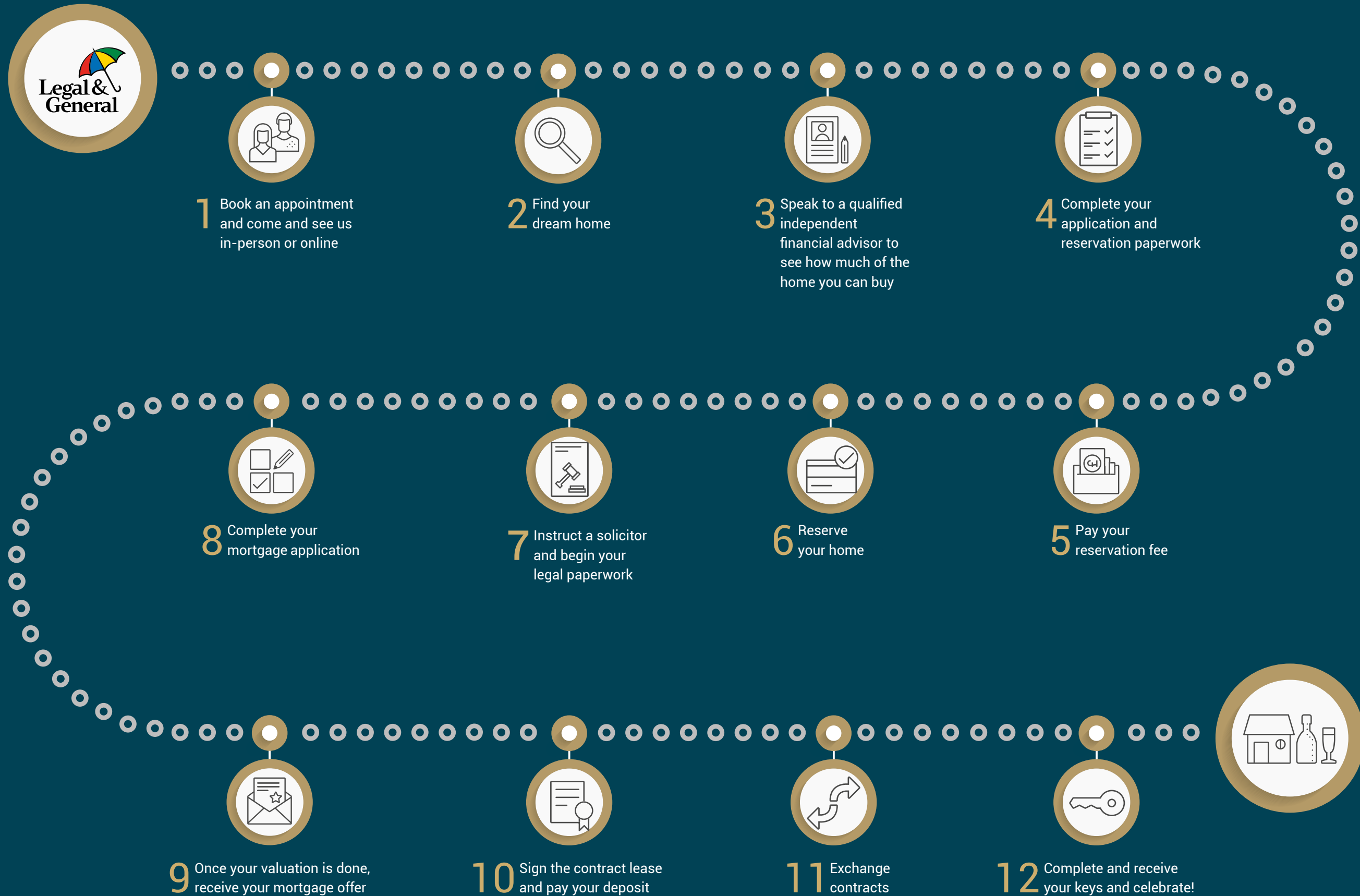


When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.



# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



# Carleton Grange

BLACKPOOL ROAD, POULTON-LE-FYLDE FY6 7LY

Call to book an appointment

 01253 226 119

 [landgah.com/carleton-grange](http://landgah.com/carleton-grange)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-CG-V091023.