



**SAXON
FIELDS**

L&Q



Stylish living *and a wonderful location*

Located on the fringe of the Lancashire countryside, bordering the desirable village of Euxton in Chorley, Saxon Fields offers a stunning range of two, three and four bedroom homes.

We carefully designed every home at Saxon Fields with you in mind. From the exterior features, such as the beautiful brick detailing and the premium sandstone plinths, headers, and cills, to the modern living spaces inside with open concept living spaces.

Located on the edge of Chorley, Saxon Fields provides the best of both worlds, close enough to the enjoy the bustling town centre of Chorley and benefit from the amenities and attractions of the town, but with the charm of the Lancashire countryside within easy reach.

We provide the home

*and you make
it your own*





The essentials you need *and all close at hand*



Homes with plenty of space to grow



Ten minute drive to Buckshaw Village



Paths and cycle routes on your doorstep



Local bars and restaurants within walking distance



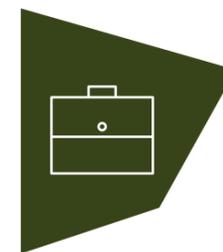
In the catchment area for good schools



Supermarkets such as Tesco & Aldi are a short drive away



Short drive to Preston and Manchester retail centres

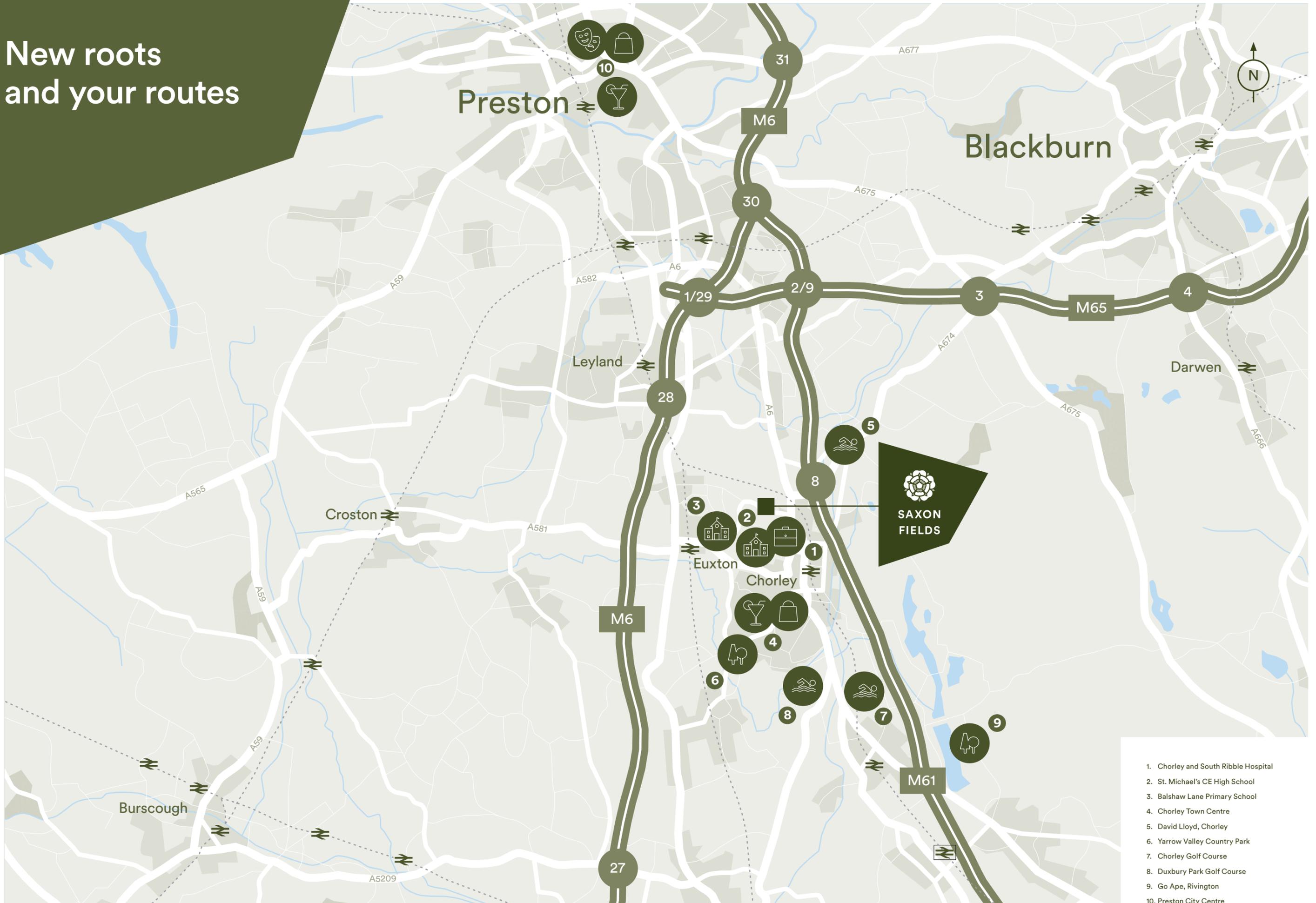


Chorley Town Centre and Train Station nearby

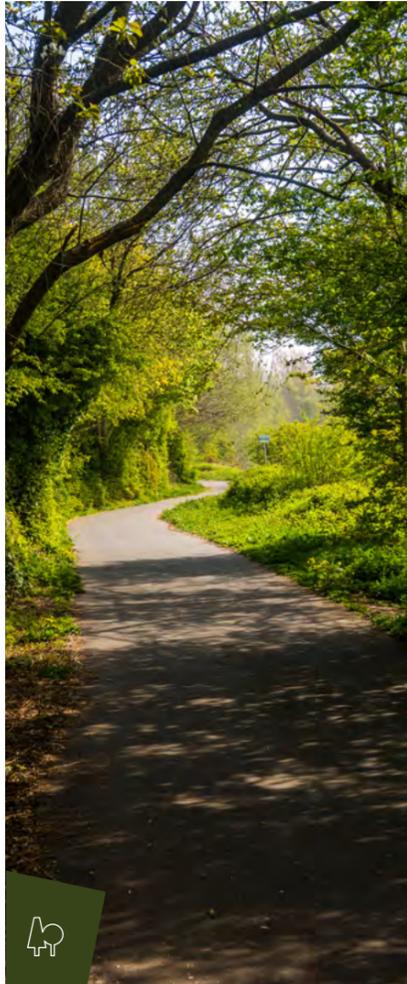


Handy access to the M6 and M61

New roots and your routes



1. Chorley and South Ribble Hospital
2. St. Michael's CE High School
3. Balshaw Lane Primary School
4. Chorley Town Centre
5. David Lloyd, Chorley
6. Yarrow Valley Country Park
7. Chorley Golf Course
8. Duxbury Park Golf Course
9. Go Ape, Rivington
10. Preston City Centre



Sports

Tucked away on the banks of the River Yarrow lies Duxbury Park Golf Club where hospitality at the clubhouse is the aim of the game, along with 18 holes of golf of course.

- Euxton Skate Park**
1.6 miles by bike/car*
- Euxton Cricket Club**
1.7 miles by bike/car*
- Duxbury Park Golf Course**
3.1 miles by bike/car*

Outdoors

There is plenty of outdoor activities around Chorley for the kids and family to enjoy, for example Yarrow Valley Country Park provides forest trails and adventure park ideal for families.

- Yarrow Valley Country Park**
3.6 miles by bike/car*
- Go Ape Rivington**
6.1 miles by bike/car*

Culture

Chorley has a wealth of history and landmarks that are not to be missed. You can also travel to Preston, full of local buildings and structures which are listed by English Heritage

- Astley Hall**
1.5 miles by bike/car*
- Pigeon Tower, Rivington Pike**
8.4 miles by bike/car*
- Preston**
10.2 miles by bike/car*

Eat & Drink

There are plenty of nearby traditional family pubs and restaurants close to Saxon Fields, and everything you could ever wish for in the surrounding villages, towns and cities.

- Hartwood Hall**
0.2 miles by bike/car*
- Sir Henry Tate**
1.3 miles by bike/car*
- Malthouse Farm Pub**
1.4 miles by bike/car*

Shopping

Chorley has plenty to satisfy the appetite of event the hardest shopaholic, nearby Chorley Town Centre street offers a range of well-known brands, restaurants and cafés.

- Tesco Supermarket**
0.5 miles by bike/car*
- Chorley Town Centre**
1.5 miles by bike/car*
- Buckshaw Village**
2.2 miles by bike/car*

Education

Finding a new school for your children is a priority. Saxon Fields is in one of the best catchment areas for education, with some of the top-performing schools in the area close by.

- Strawberry Fields Nursery**
0.2 miles by bike/car*
- St. Michael's CE High School**
0.6 miles by bike/car*
- Balshaw Lane Primary School**
2.2 miles by bike/car*

Room to explore



Yarrow Valley Country Park, Chorley



Treetop adventure, Rivington



Astley Hall, Chorley

Nestled at the foot of the West-Pennine Moors, Chorley is a thriving town in the heart of the Lancashire countryside. There is no shortage of local beauty spots to discover, including Astley Hall and Park, a spectacular country house which also serves as a museum and art gallery.

Yarrow Valley Country Park is a firm favourite amongst locals, with guided walks for every agility level and stunning views over Birkacre Big Lodge Lake, there's plenty of green space to explore. With a range of action-packed play areas for children of all ages and an on-site café, it's perfect for a day out.

Chorley is also served by three golf courses, Yarrow Valley Golf Course, Duxbury Park Golf Course and most notably, Chorley Golf Course, a stunning course set of 127 acres of moorland which offers stunning views as far afield as the South Lakes and North Wales.

The local area around Saxon Fields is dotted with pubs and eateries, where you can sample local delights and experience Chorley's warm sense of community, the Hartwood Hall Pub and Grill is just an eight-minute walk from the development, and the Astley Village Inn is also within walking distance, with both serving a great range of food and a selection of ales.

New roots and fast commutes



By rail from Chorley Station

Bolton	16 mins
Preston	17 mins
Manchester Piccadilly	40 mins
Wigan	40 mins
Blackpool	42 mins



To the airports by car from Saxon Fields

Manchester Airport	35 mins
Liverpool John Lennon Airport	49 mins



By road from Saxon Fields

Chorley	7 mins
Leyland	12 mins
Preston	21 mins
Blackpool	32 mins
Manchester	40 mins

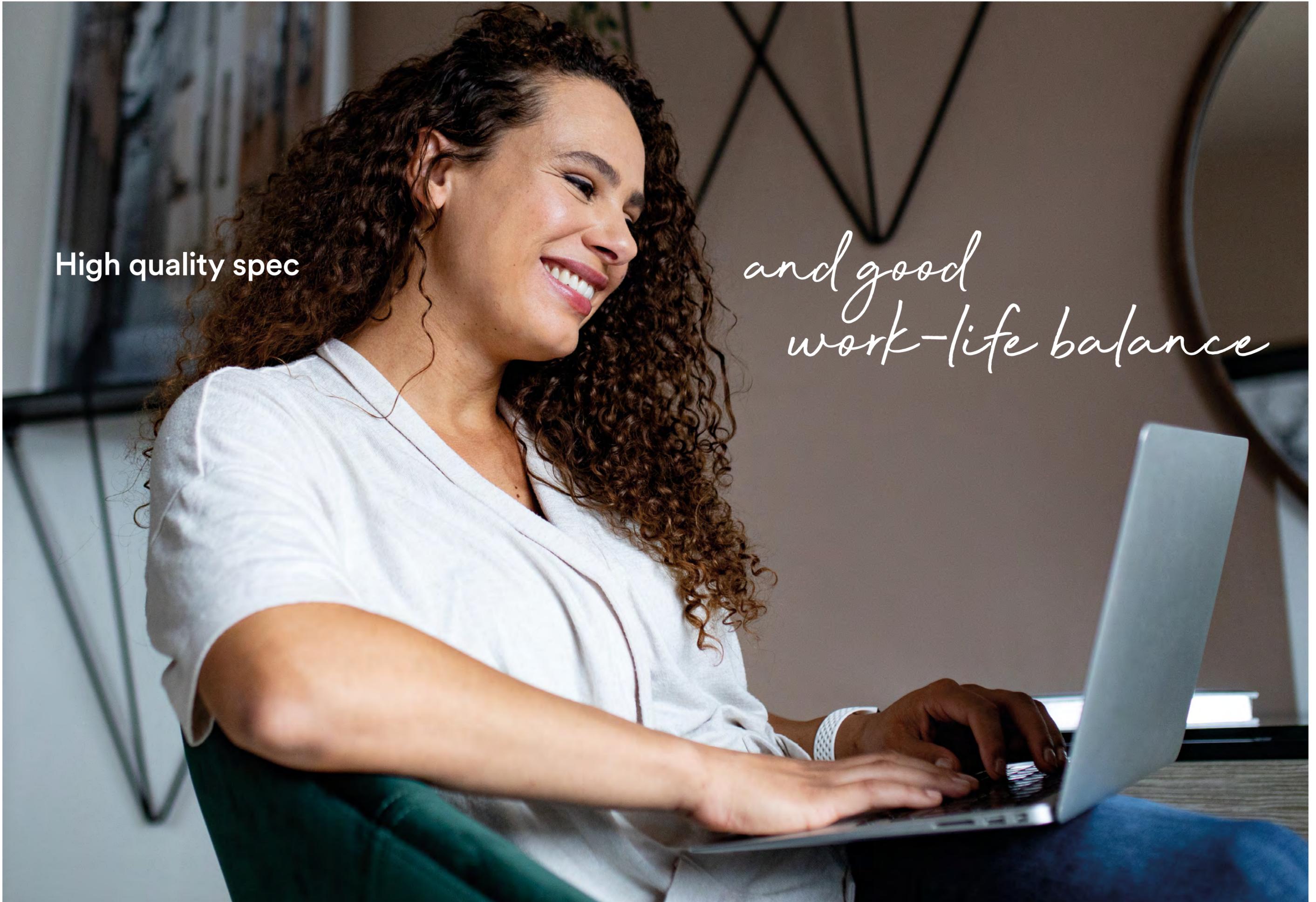


By cycle from Saxon Fields

Astley Park	10 mins
Chorley Train Station	10 mins
Yarrow Valley Country Park	15 mins
Leyland	20 mins
Euxton	20 mins

High quality spec

*and good
work-life balance*





Images depict The Merrion show home

Specification

All the homes at Saxon Fields have a high quality specification throughout and will be covered by NHBC warranty. Spacious and contemporary designed living spaces, where every fixture and fitting has been specially selected for our Saxon Fields development. For more detailed information please see 'Saxon Fields Specification Sheet'.

Kitchen



- Contemporary Symphony kitchen
- Laminate worktops and upstands
- Electric single/double fan oven & gas ring hob
- Under cupboard LED lighting
- Stainless steel chimney hood
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine
- Housing unit for boiler

Electrical and Heating



- Gas central heating with thermostatically controlled radiator valve
- White switches and sockets to all rooms
- Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites
- TV point to living room, master bedrooms and kitchen diner where applicable
- Mains operated smoke detectors

Bathroom



- Contemporary white sanitaryware with chrome taps
- Thermostatic bar shower valve with shower screen enclosure complete with glass
- Full height Porcelanosa tiling to bath/shower, splashback to basin
- Chrome heated towel rail

Finishes



- French doors to rear garden
- White five vertical panel pre-finished internal doors
- Smooth finished ceilings, skirtings and architraves in white
- Turf to rear garden and development landscaping to front gardens
- NHBC 10 year building warranty
- Outdoor Tap
- Light to front and rear

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping those in greatest need.

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Invest for the future

and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read: **Our Complete Guide to Shared Ownership**





The Buying Process



Step 1: Find your new home

Browse online or in person at our beautiful marketing suites and find a home that's right for you.



Step 2: Find your way to buy

At L&Q we offer a range of ways to buy your home, find the best one for you. For more information about ways to buy an L&Q home speak to your sales advisor.



Step 3: Make your reservation

Book a viewing and visit the marketing suite to reserve your plot with one of our specialist sales advisors.



Step 4: Appoint a solicitor & IFA

You will need a solicitor to help with the legal process of buying your new home, and an IFA will assist you in locating the ideal mortgage.



Step 5: Exchange Contracts

We will exchange contracts and your solicitor transfers your deposit. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 6: Keeping you informed

Your dedicated sales advisor will keep you up to date on the progress of your new home, should you have any queries do not hesitate to ask your sales advisor.



Step 7: Quality Assurance

We carry out regular checks to make sure all homes meet L&Q's exacting standards across the build journey.



Step 8: Home Demonstration

We will arrange to meet you at your new home, show you around and demonstrate how everything operates.



Step 9: Time to move

Moving Day is here! We will make arrangements to meet you at your home and hand over your keys.



Step 10: Customer Care

Your L&Q journey doesn't end here, our Customer Care team will be on hand to help you settle into your new home and assist with any minor issues.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



D'Urton Grange
Broughton, Preston
lqhomes.com/durtongrange



Whalley Manor
Whalley, Clitheroe
lqhomes.com/whalleymanor



L&Q at Victoria Riverside
City Centre, Manchester
lqhomes.com/victoriariverside

Disclaimers

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, the property has been photographed as an example only and, the may differ from that shown.

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

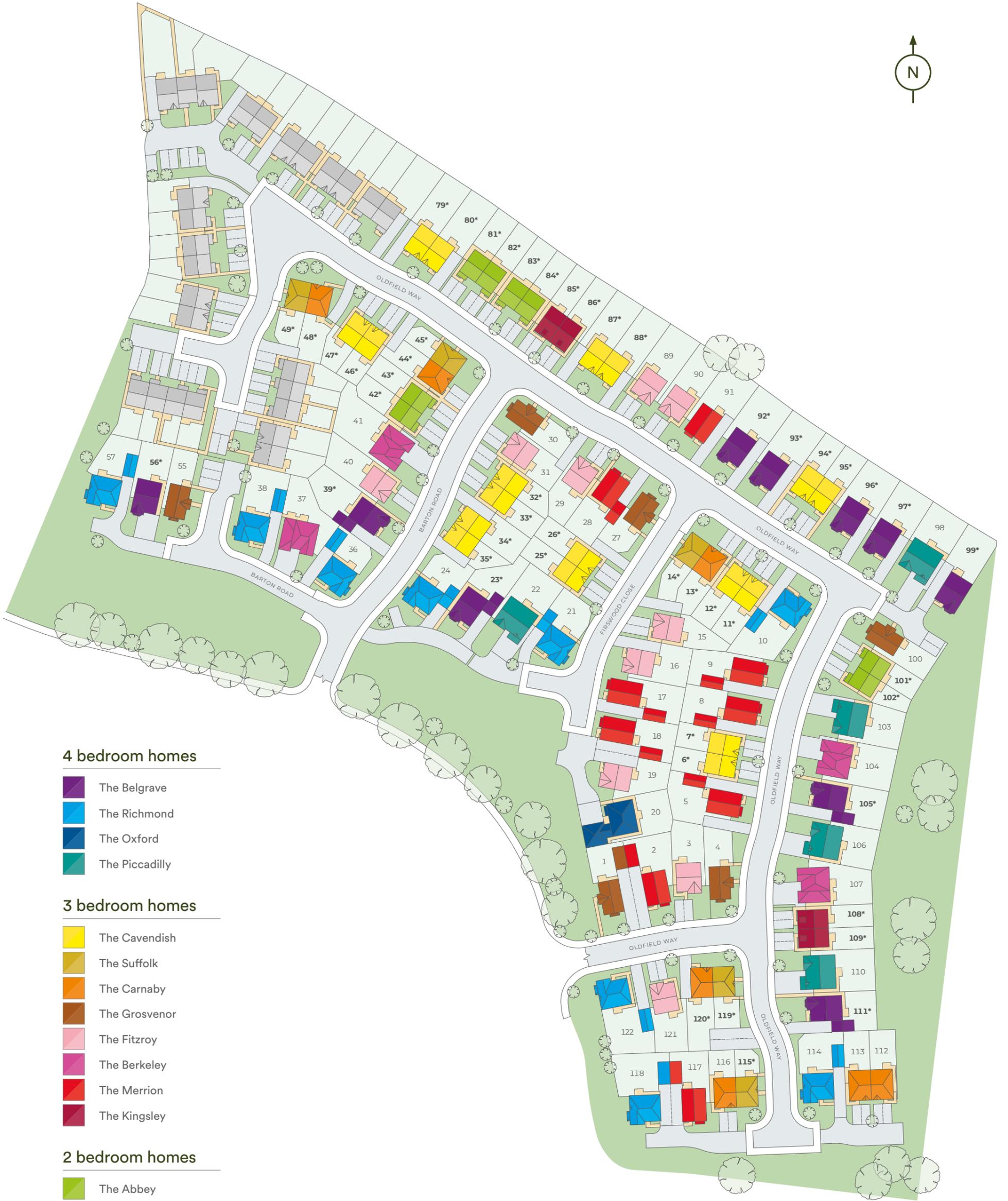
Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



SAXON FIELDS

Site Plan

L&Q



4 bedroom homes

- The Belgrave
- The Richmond
- The Oxford
- The Piccadilly

3 bedroom homes

- The Cavendish
- The Suffolk
- The Carnaby
- The Grosvenor
- The Fitzroy
- The Berkeley
- The Merrion
- The Kingsley

2 bedroom homes

- The Abbey
- Affordable Rent

* Plots are available to purchase through shared ownership.

This site plan is indicative and to be used for plot identification purposes only. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds. All services and facilities may not be available on completion of the property. Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.

The Grosvenor

Three Bedroom

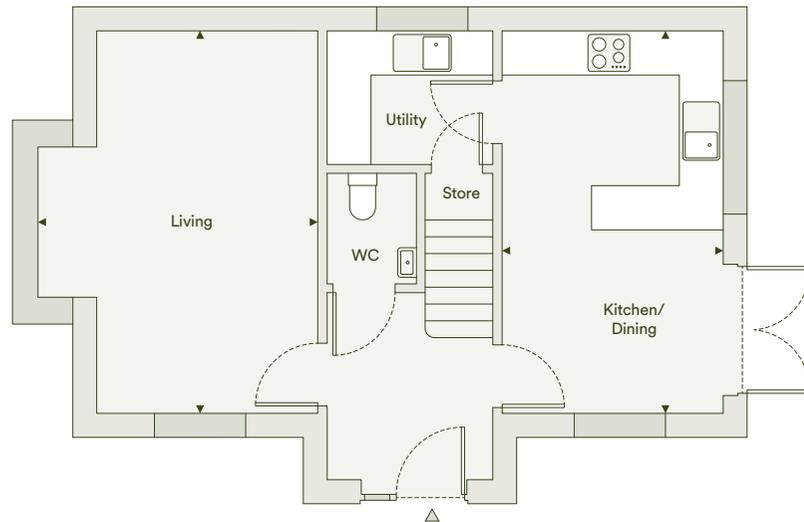


The Grosvenor - Three bedroom

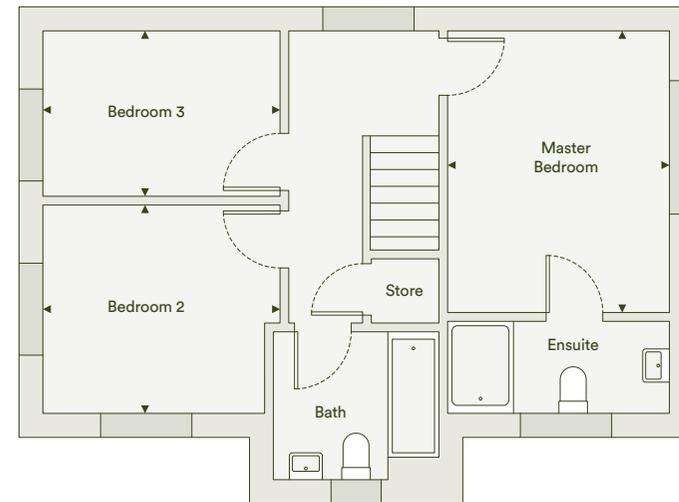
Plots 1, 4, 27, 30, 55, 100



Ground Floor



First Floor



Accommodation

Kitchen/Dining	5.21m x 3.02m	17'2" x 9'11"	Bedroom 2	2.85m x 3.27m	9'4" x 10'8"
Living	5.21m x 3.83m	17'2" x 12'6"	Bedroom 3	2.27m x 3.27m	7'5" x 10'8"
Master Bedroom	3.85m x 3.06m	12'7" x 10'0"	Total	94m²	1,012 ft²

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

L&Q

The Fitzroy

Three Bedroom

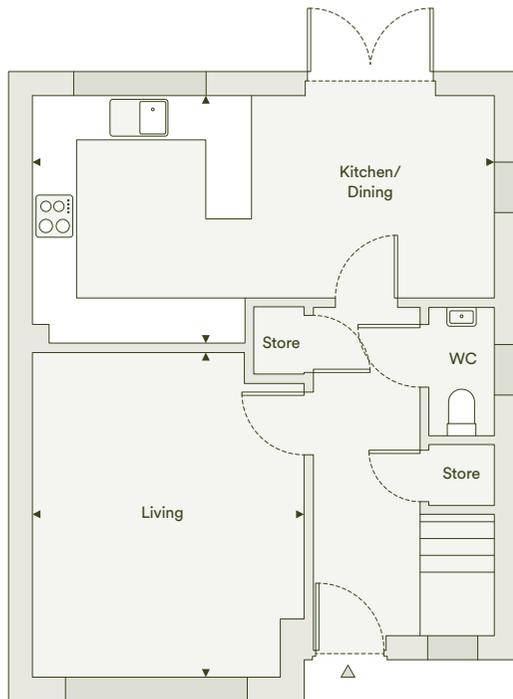


The Fitzroy - Three bedroom

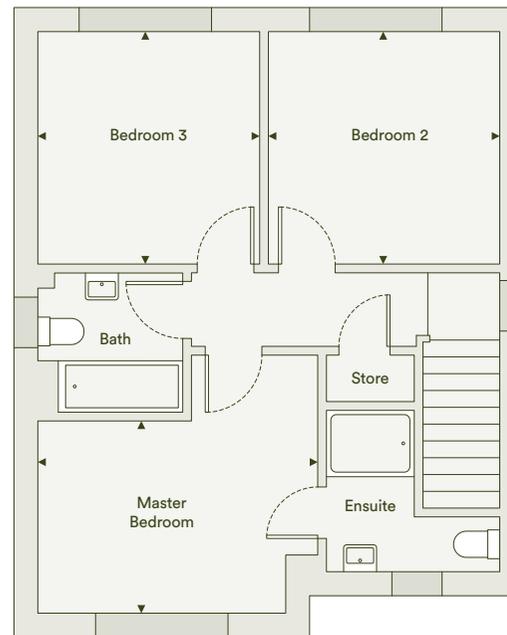
Plots 3, 15, 16, 19, 29, 31, 40, 89, 90, 121



Ground Floor



First Floor



Accommodation

Kitchen/Dining	3.35m x 6.34m	11'0" x 20'9"
Living	4.43m x 3.74m	14'6" x 12'3"
Master Bedroom	2.63m x 3.85m	8'7" x 12'7"
Bedroom 2	3.18m x 3.19m	10'5" x 10'5"
Bedroom 3	3.18m x 3.06m	10'5" x 10'0"
Total	97m²	1,044 ft²

L&Q

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

The Merrion

Three Bedroom

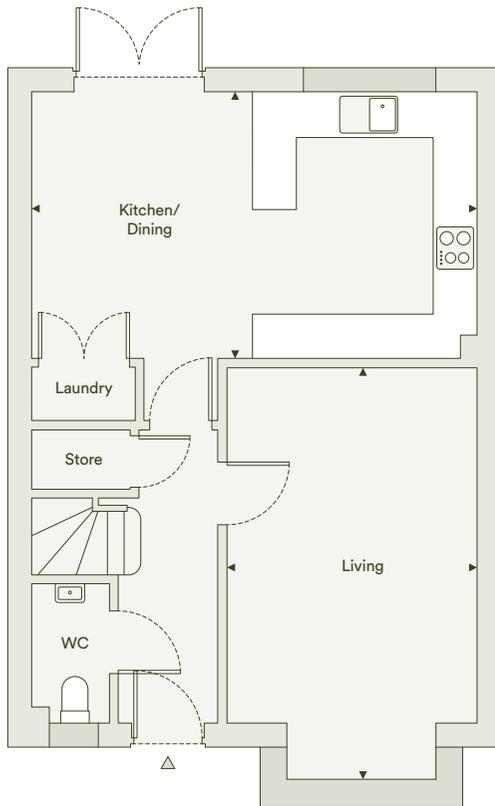


The Merrion - Three bedroom

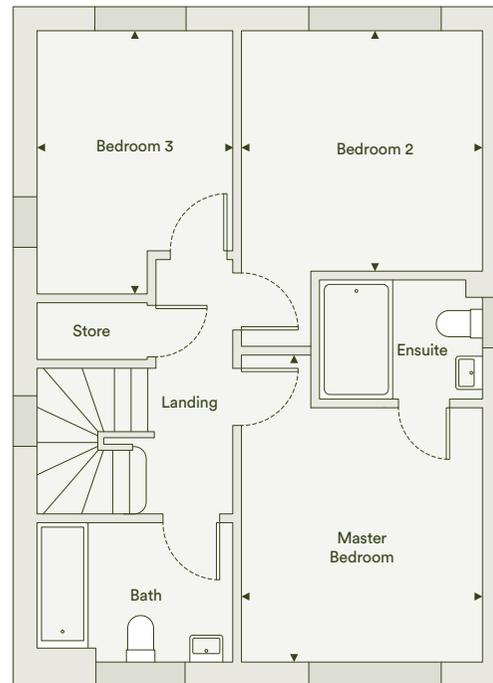
Plots 2, 5, 8, 9, 17, 18, 28, 91, 117



Ground Floor



First Floor



Accommodation

Kitchen/Dining	3.64m x 6.11m	11'11" x 20'0"
Living	5.63m x 3.75m	18'5" x 12'3"
Master Bedroom	4.19m x 3.32m	13'9" x 10'10"
Bedroom 2	3.29m x 3.32m	10'9" x 10'10"
Bedroom 3	3.60m x 2.70m	11'9" x 8'10"
Total	107m²	1,152 ft²

L&Q

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

The Richmond

Four Bedroom

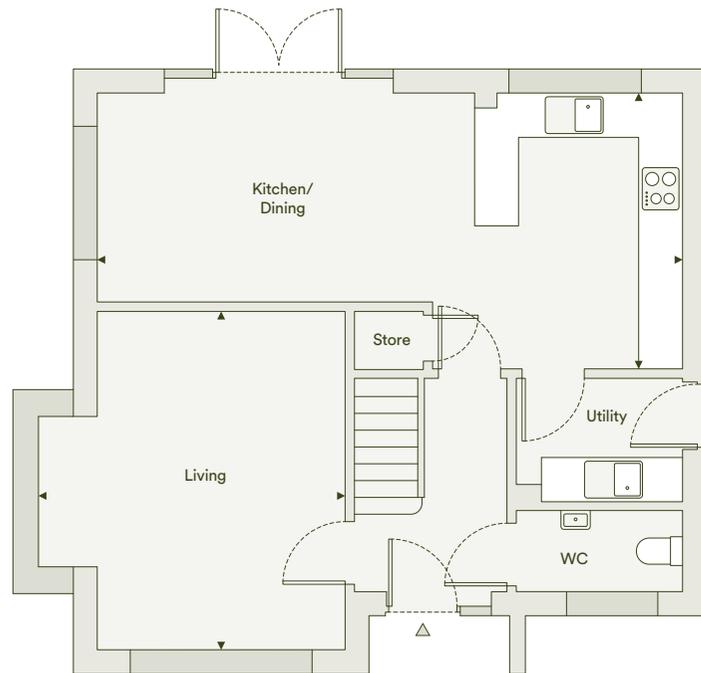


The Richmond - Four bedroom

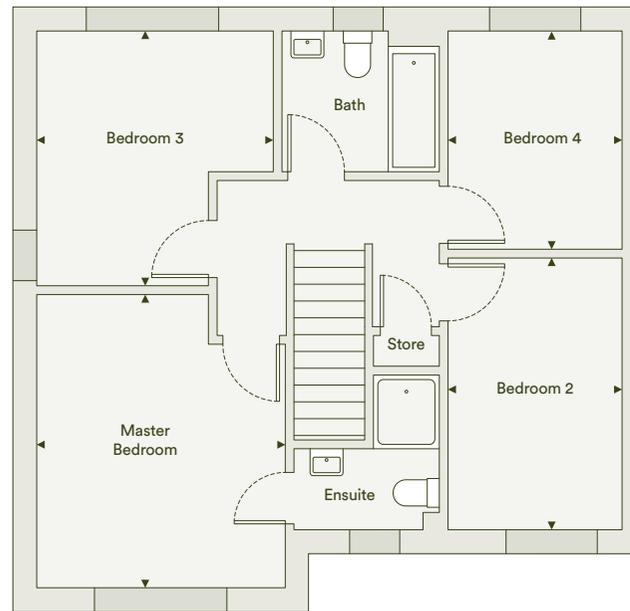
Plots 10, 21, 24, 36, 37, 57, 114, 118, 122



Ground Floor



First Floor



Accommodation

Kitchen/Dining	3.77m x 8.03m	12'4" x 26'4"
Living	4.61m x 4.20m	15'1" x 13'9"
Master Bedroom	3.42m x 4.00m	11'2" x 13'1"
Bedroom 2	3.71m x 2.41m	12'2" x 7'11"
Bedroom 3	3.48m x 3.26m	11'5" x 10'8"
Bedroom 4	2.99m x 2.41m	9'9" x 7'11"
Total	116m²	1,249 ft²

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

L&Q

Saxon Fields Specification



	Abbey	Cavendish	Suffolk	Carnaby	Grosvenor	Fitzroy	Berkeley	Merrion	Kingsley	Belgrave	Richmond	Oxford	Piccadilly
Kitchen													
Contemporary range of kitchens	●	●	●	●	●	●	●	●	●	●	●	●	●
Laminate worktops and upstands	●	●	●	●	●	●	●	●	●	●	●	●	●
Electric single fan oven & gas 4 ring hob	●	●	●	●	●	●	●	●	●				
Electric double fan oven & gas 5 ring hob										●	●	●	●
Under cupboard LED lighting	●	●	●	●	●	●	●	●	●	●	●	●	●
Stainless steel chimney hood	●	●	●	●	●	●	●	●	●	●	●	●	●
Glass splashback	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated fridge/freezer	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●
Plumbing for washing machine	●	●	●	●	●	●	●	●	●	●	●	●	●
Housing unit for boiler	●	●	●	●	●	●	●	●	●	●	●	●	●
Main Bathroom													
Contemporary white sanitaryware with chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●
Thermostatic bar shower valve with shower screen enclosure with glass	●	●	●	●	●	●	●	●	●	●	●	●	●
Full height Porcelanosa tiling to bath/shower, splashback to basin	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome heated towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●
En-Suites													
Contemporary white sanitaryware with chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●
Shower & enclosure complete with glass door	●	●	●	●	●	●	●	●	●	●	●	●	●
Full height Porcelanosa tiling to shower area, splashback to basin	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome heated towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●
WC/Cloakroom													
Contemporary white sanitaryware with chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa tiled splashback to sink	●	●	●	●	●	●	●	●	●	●	●	●	●

	Abbey	Cavendish	Suffolk	Carnaby	Grosvenor	Fitzroy	Berkeley	Merrion	Kingsley	Belgrave	Richmond	Oxford	Piccadilly
General Internal Features													
Polished chrome ironmongery to ground floor	●	●	●	●	●	●	●	●	●	●	●	●	●
White sockets and switches	●	●	●	●	●	●	●	●	●	●	●	●	●
Gas central heating with thermostatically controlled radiator valve	●	●	●	●	●	●	●	●	●	●	●	●	●
TV point to living room, master bedrooms and kitchen diner where applicable	●	●	●	●	●	●	●	●	●	●	●	●	●
BT point to ground floor	●	●	●	●	●	●	●	●	●	●	●	●	●
Mains operated smoke detectors	●	●	●	●	●	●	●	●	●	●	●	●	●
White pre-finished internal doors	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites	●	●	●	●	●	●	●	●	●	●	●	●	●
French doors to rear garden	●	●	●	●	●	●	●	●	●	●	●	●	●
General External Features													
Rear garden fencing as shown on site layout	●	●	●	●	●	●	●	●	●	●	●	●	●
Rear gardens laid to lawn	●	●	●	●	●	●	●	●	●	●	●	●	●
Landscaping to front garden	●	●	●	●	●	●	●	●	●	●	●	●	●
NHBC 10 year building warranty	●	●	●	●	●	●	●	●	●	●	●	●	●
Light to the front and rear	●	●	●	●	●	●	●	●	●	●	●	●	●
Outdoor tap	●	●	●	●	●	●	●	●	●	●	●	●	●
Door bell	●	●	●	●	●	●	●	●	●	●	●	●	●



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Saxon Fields
Chorley, PR7 1PS

© saxonfields@lqgroup.org.uk

☎ 0161 968 0545

🌐 lqhomes.com/saxonfields