
THE AVENUES

2, 3, 4 & 5 BEDROOM HOMES
AT SANDY GATE LANE, BROUGHTON
NEAR PRESTON



WELCOME TO THE AVENUES

AN EXCLUSIVE DEVELOPMENT OF FAMILY HOMES



Situated on Sandy Gate Lane, in the village of Broughton, near Preston, this development of 2, 3, 4 and 5 bedroom homes will appeal to both first time buyers and families alike. The Avenues will feature two show homes, finished and decorated to the highest possible standard, showcasing exactly how life in a new Watkin Jones Home could look. Wide, tree lined streets, flanked by beautifully designed homes will make The Avenues an ideal place to call home.





THE PERFECT FAMILY ENVIRONMENT — IN THE HEART OF A VILLAGE COMMUNITY —

Inspired by traditional values, The Avenues provides the perfect response to people's desires for quality, new build homes but in an environment that's healthy, sustainable and community focused.

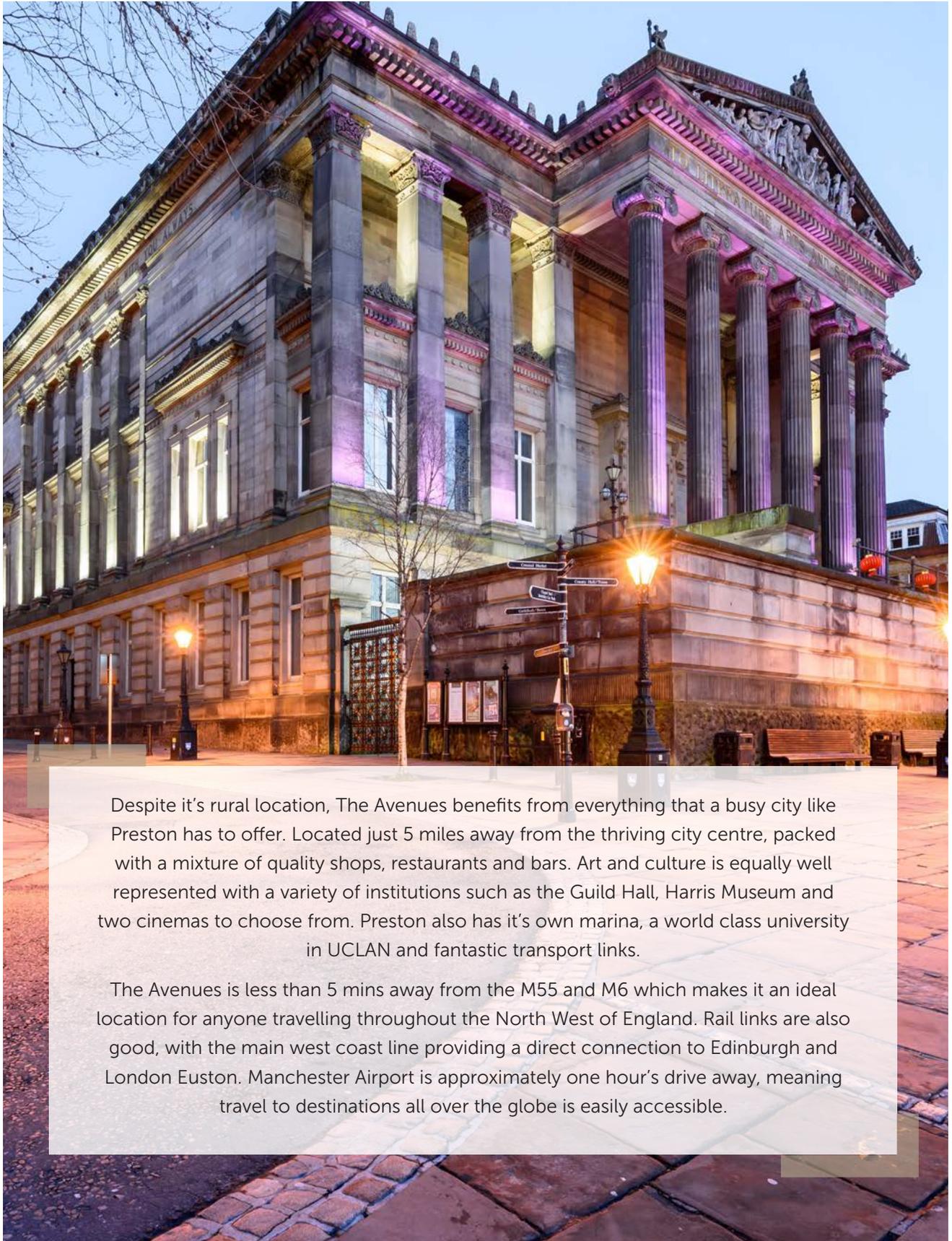
Special consideration for the natural surroundings and purpose-built green spaces will provide a more peaceful and tranquil environment for homeowners to enjoy. Extra wide streets, lined by trees will add a leafy, suburban feel.

Situated in the village of Broughton, The Avenues lies on the rural outskirts of one of England's newest cities – Preston. Close to everything a busy city offers but located in a peaceful, rural location The Avenues is perfect for families. The development is within easy reach of the Forest of Bowland to the east and Fylde coast to the west meaning you're surrounded by some of the finest countryside in the north of England. Furthermore, the River Ribble and Brockholes nature reserve, a must for nature lovers are only a short journey away.

The Preston Guild Wheel, a network of cycle paths and green spaces, runs through the development and provides a great way for you to explore all the outdoor space that Preston has to offer.

PROUD PRESTON

— A CITY ON THE MOVE —



Despite its rural location, The Avenues benefits from everything that a busy city like Preston has to offer. Located just 5 miles away from the thriving city centre, packed with a mixture of quality shops, restaurants and bars. Art and culture is equally well represented with a variety of institutions such as the Guild Hall, Harris Museum and two cinemas to choose from. Preston also has its own marina, a world class university in UCLAN and fantastic transport links.

The Avenues is less than 5 mins away from the M55 and M6 which makes it an ideal location for anyone travelling throughout the North West of England. Rail links are also good, with the main west coast line providing a direct connection to Edinburgh and London Euston. Manchester Airport is approximately one hour's drive away, meaning travel to destinations all over the globe is easily accessible.



STYLISH, BEAUTIFUL HOMES

— THE HALLMARK OF WATKIN JONES —

Watkin Jones Homes pride themselves on building homes to the highest standard, combining craftsmanship with well-thought out practical design. This means your new home will benefit from the highest standard of energy efficiency throughout.

Internal specifications include elegant finishing touches that make each property a dream home. Beautiful kitchens and bathrooms are complemented with quality fittings and fixtures. Open plan living areas provide space and an environment ideal for today's family lifestyles. Well-lit rooms add to the flow of the living spaces – providing you with the ideal place to call home.

THE DOWNHAM (823 SQ FT)

2 bedroom semi-detached / terraced home

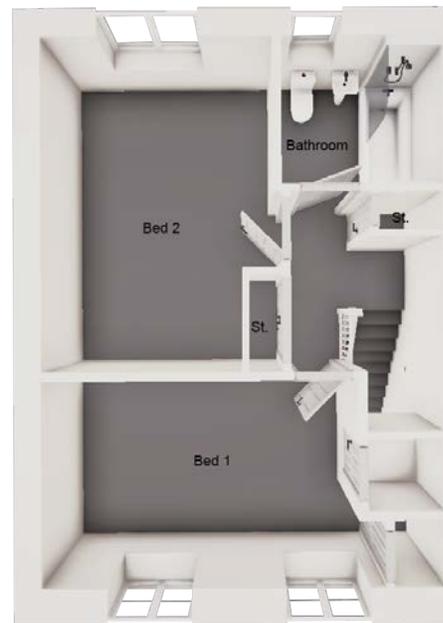


Ideal for first time buyers, the Downham comprises of a modern kitchen / dining room, living room and guest cloakroom to the ground floor, with two double bedrooms, a bathroom and two separate built in storage areas to the first floor.



GROUND FLOOR

Living	3.9 x 3.3m	(12'10" x 10'10")
Kitchen/Dining	3.8 x 3.2m	(12'6" x 10'6")
Cloaks	1.8 x 1.4m	(5'11" x 4'7")



FIRST FLOOR

Bedroom 1	4.2 x 2.8m	(13'9" x 9'2")
Bedroom 2	4.3 x 3.1m	(14'1" x 10'2")
Bathroom	2.1 x 1.9m	(6'11" x 6'3")

THE CROSTON (959 SQ FT)

3 bedroom semi-detached home

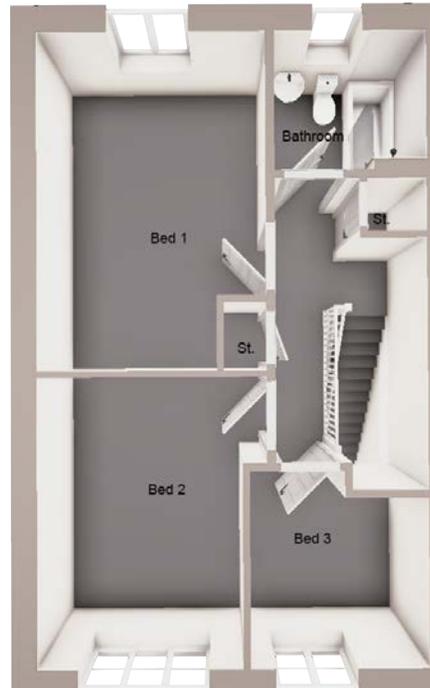


The Croston is ideal for those looking to start a family. A contemporary kitchen / dining room, spacious lounge and guest cloak room make up the ground floor. Upstairs provides 3 bedrooms, a family bathroom and two separate built in storage areas.



GROUND FLOOR

Living	4.8 x 3.3m	(15'9" x 10'10")
Kitchen/Dining	3.6 x 3.5m	(11'10" x 11'8")
Cloaks	1.8 x 1.6m	(5'11" x 5'3")



FIRST FLOOR

Bedroom 1	3.8 x 2.8m	(12'8" x 9'2")
Bedroom 2	4.5 x 3.1m	(14'9" x 10'4")
Bedroom 3	2.6 x 2.4m	(8'6" x 7'10")
Bathroom	2.0 x 1.9m	(6'9" x 6'3")

THE HARTFORD (1001 SQ FT)

3 bedroom semi-detached home



The Hartford has a contemporary kitchen / dining room, living area and a guest cloak room to the ground floor. The first floor offers 3 bedrooms, with en-suite to the master bedroom, a family bathroom and a separate built in storage area.



GROUND FLOOR

Living	4.5 x 3.3m	(14'9" x 10'10")
Kitchen/Dining	5.3 x 2.9m	(17'7" x 9'6")
Cloaks	2.1 x 0.9m	(7'1" x 3'1")



FIRST FLOOR

Bedroom 1	3.6 x 3.1m	(11'10" x 10'2")
En-suite	3.1 x 1.0m	(10'2" x 3'3")
Bedroom 2	3.9 x 2.8m	(12'6" x 9'2")
Bedroom 3	2.7 x 2.4m	(8'10" x 7'10")
Bathroom	2.1 x 1.9m	(6'11" x 6'3")

THE ADLINGTON (1026 SQ FT)

3 bedroom detached home with single garage

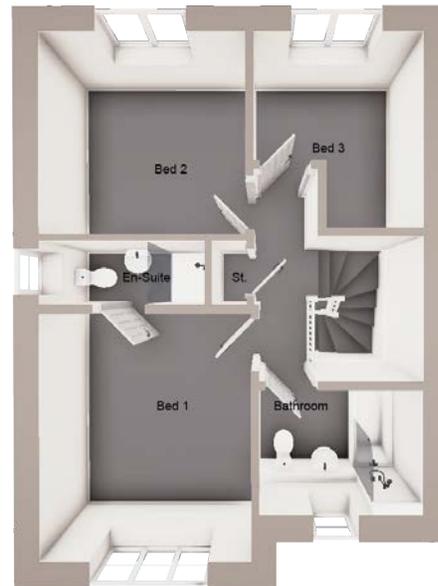


The Adlington comprises of a lounge, kitchen / family dining space that runs the full width of the rear of the property, with double doors opening into the garden and a guest cloakroom. Upstairs offers a master bedroom with an en-suite, two further bedrooms and a family bathroom.



GROUND FLOOR

Living	5.0 x 3.2m	(16'5" x 10'6")
Kitchen/Dining/ Family	5.8 x 4.3m	(19'0" x 14'1")
Cloaks	1.9 x 1.0m	(6'3" x 3'3")



FIRST FLOOR

Bedroom 1	3.8 x 3.2m	(12'6" x 10'6")
En-suite	2.5 x 1.0m	(8'2" x 3'3")
Bedroom 2	3.1 x 3.0m	(10'2" x 9'10")
Bedroom 3	2.9 x 2.6m	(9'6" x 8'6")
Bathroom	2.5 x 1.9m	(8'2" x 6'3")

THE YORK (1065 SQ FT)

3 bedroom detached with single garage

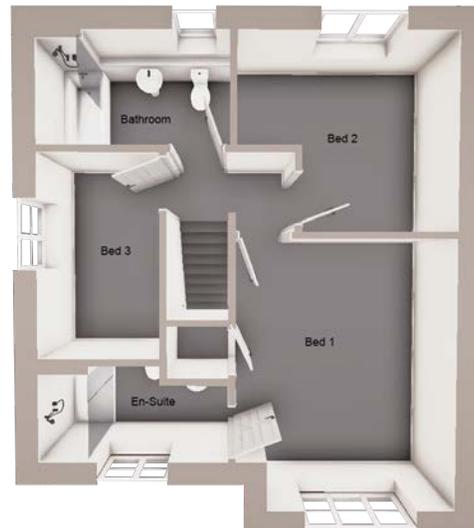


The ground floor of the York has a kitchen / dining room that runs the full width of the rear of the property. Double doors open onto the garden, with a living room, guest cloak room and a personnel door to the garage. Upstairs there is a master bedroom with en-suite, two further bedrooms and a family bathroom that make up the remaining accommodation.



GROUND FLOOR

Living	4.7 x 3.6m	(15'5" x 11'10")
Kitchen/Dining	6.8 x 2.9m	(22'4" x 9'6")
Cloaks	2.0 x 0.9m	(6'6" x 3'1")
Garage	5.3 x 3.3m	(17'2" x 10'10")



FIRST FLOOR

Bedroom 1	4.4 x 3.6m	(14'5" x 11'10")
En-suite	3.1 x 1.6m	(10'2" x 5'3")
Bedroom 2	3.5 x 3.2m	(11'6" x 10'6")
Bedroom 3	3.2 x 2.0m	(10'6" x 6'8")
Bathroom	3.1 x 1.9m	(10'2" x 6'3")

THE ROSTHERNE (1221 SQ FT)

4 bedroom detached home with single garage



The Rostherne ground floor accommodation comprises of an L shaped kitchen with centre island plus family dining area and double doors opening onto the garden. In addition to this, there is a separate living room and ground floor cloakroom. The property has 4 bedrooms, with an en-suite to the master bedroom and a separate family bathroom.



GROUND FLOOR

Living	5.1 x 3.4m	(16'9" x 11'2")
Kitchen/Dining/ Family	6.1 x 4.5m	(20'0" x 14'9")
Cloaks	2.0 x 1.1m	(6'7" x 3'7")

FIRST FLOOR

Bedroom 1	4.0 x 3.4m	(13'1" x 11'2")
En-suite	3.0 x 1.4m	(9'10" x 4'7")
Bedroom 2	4.1 x 2.7m	(13'5" x 8'10")
Bedroom 3	3.3 x 2.4m	(10'10" x 7'8")
Bedroom 4	2.6 x 2.0m	(8'6" x 6'7")
Bathroom	2.0 x 2.0m	(6'7" x 6'7")

THE ALDERLEY (1295 SQ FT)

4 bedroom detached home with single garage

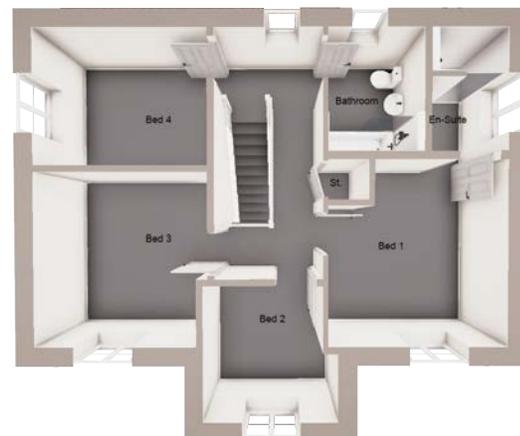


Spacious and practical, The Alderley is an ideal family home. The ground floor accommodation revolves around a large open plan kitchen with centre island and separate dining area. The walk-in utility and dining area both benefit from doors leading to the garden. The ground floor is completed by the living room and a guest cloakroom. The master bedroom has an en-suite and there are three further bedrooms plus a family bathroom.



GROUND FLOOR

Living	6.1 x 3.4m	(20'0" x 11'2")
Kitchen/Dining	6.1 x 3.5m	(20'0" x 11'6")
Utility	2.0 x 2.0m	(6'7" x 6'7")
Cloaks	2.2 x 1.2m	(7'3" x 3'11")



FIRST FLOOR

Bedroom 1	3.6 x 3.5m	(11'10" x 11'6")
En-suite	2.4 x 1.5m	(7'10" x 4'11")
Bedroom 2	2.7 x 2.6m	(8'10" x 8'6")
Bedroom 3	3.4 x 3.4m	(11'2" x 11'2")
Bedroom 4	3.4 x 2.6m	(11'2" x 8'6")
Bathroom	2.4 x 1.9m	(7'10" x 6'3")

THE PRESTBURY (1421 SQ FT)

4 bedroom detached house with single garage

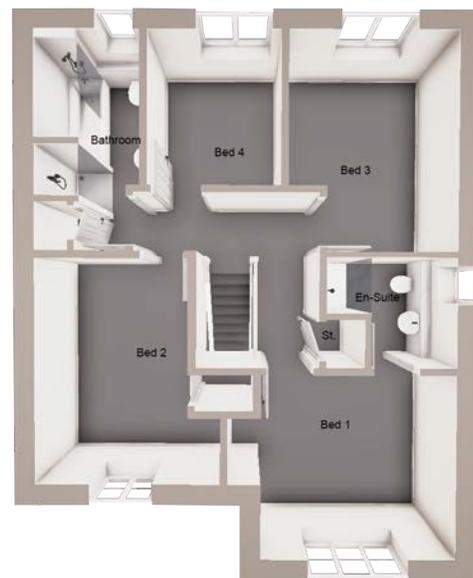


The Prestbury offers an open plan kitchen / dining / family area, which runs across the full width of the rear of the property with double doors opening to the garden. There is a separate utility room with outside access and the lounge has a feature bay window. Upstairs are four bedrooms, plus a family bathroom. The master bedroom comes complete with an en-suite.



GROUND FLOOR

Living	5.3 x 3.5m	(17'5" x 11'6")
Kitchen/Dining/ Family	7.6 x 4.0m	(24'11" x 13'1")
Utility	1.8 x 1.8m	(5'11" x 5'11")
Cloaks	1.8 x 1.4m	(5'11" x 4'7")



FIRST FLOOR

Bedroom 1	3.5 x 3.3m	(11'6" x 10'10")
En-suite	2.3 x 2.0m	(7'7" x 6'7")
Bedroom 2	4.0 x 2.8m	(13'1" x 9'2")
Bedroom 3	2.7 x 2.4m	(8'10" x 7'10")
Bedroom 4	3.9 x 3.1m	(12'9" x 10'2")
Bathroom	2.8 x 1.9m	(9'2" x 6'2")



THE DEVELOPMENT PLAN



CHIPPING
5 BEDROOM HOUSE

SAWLEY
5 BEDROOM HOUSE

MELLOR
4 BEDROOM HOUSE

CAPESTHORNE
4 BEDROOM HOUSE

WILMSLOW
4 BEDROOM HOUSE

PRESTBURY
4 BEDROOM HOUSE

ALDERLEY
4 BEDROOM HOUSE

ROSTHERNE
4 BEDROOM HOUSE

YORK
3 BEDROOM HOUSE

ADLINGTON
3 BEDROOM HOUSE

HARTFORD
3 BEDROOM HOUSE

CROSTON
3 BEDROOM HOUSE

DOWNHAM
2 BEDROOM HOUSE

THE WILMSLOW (1492 SQ FT)

4 bedroom detached home with single garage

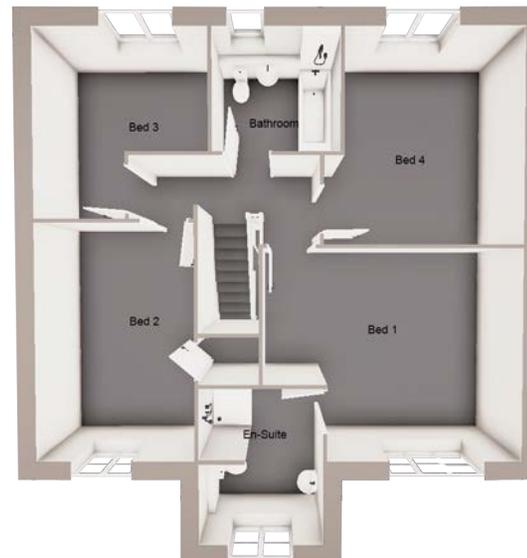


The Wilmslow is an imposing 4 bedroom detached executive family home. An open plan kitchen with centre island / family dining area, runs the full width of the rear of the property, with double doors leading to the garden. The remainder of the ground floor comprises of a living room, guest cloakroom and single garage. The master bedroom benefits from an en-suite whilst the three additional bedrooms are served by a family bathroom.



GROUND FLOOR

Living	5.6 x 3.6m	(18'4" x 11'10")
Kitchen	3.8 x 3.5m	(12'6" x 11'6")
Dining/Family	5.2 x 3.3m	(17'1" x 10'7")
Cloaks	1.8 x 1.0m	(5'11" x 3'3")
Garage	5.3 x 2.8m	(17'5" x 9'4")



FIRST FLOOR

Bedroom 1	4.9 x 3.9m	(16'1" x 12'8")
En-suite	2.7 x 2.3m	(8'10" x 7'7")
Bedroom 2	4.5 x 2.9m	(14'9" x 9'6")
Bedroom 3	3.4 x 3.1m	(11'2" x 10'2")
Bedroom 4	4.0 x 3.8m	(13'1" x 12'6")
Bathroom	2.4 x 2.3m	(7'10" x 7'7")

THE CAPESTHORNE (1494 SQ FT)

4 bedroom detached home with single garage



Perfect for families, The Capesthorne is one of our larger 4 bedroom homes on this exclusive development. Boasting a contemporary kitchen with centre island and family dining area, the property has double doors leading into the rear garden. There is also a separate utility room off the kitchen, a guest cloakroom and single garage. The property has 4 double bedrooms with an en-suite to the master, and a family bathroom.



GROUND FLOOR

Living	5.2 x 3.8m	(17'1" x 12'6")
Kitchen	3.7 x 3.5m	(12'2" x 11'6")
Dining/Family	3.7 x 3.3m	(12'2" x 10'10")
Cloaks	1.9 x 1.0m	(6'3" x 3'3")
Utility	2.8 x 1.9m	(9'3" x 6'3")
Garage	4.9 x 2.9m	(16'1" x 9'8")



FIRST FLOOR

Bedroom 1	4.5 x 3.9m	(14'9" x 12'9")
En-suite	2.0 x 1.8m	(6'7" x 5'11")
Bedroom 2	4.3 x 3.1m	(14'1" x 10'2")
Bedroom 3	3.8 x 3.4m	(12'6" x 11'2")
Bedroom 4	4.5 x 3.1m	(14'9" x 10'2")
Bathroom	2.8 x 2.1m	(9'2" x 6'11")

THE MELLOR (1635 SQ FT)

4 bedroom detached property with double garage



The Mellor is a stylish detached executive family home, offering a large kitchen with centre island and family dining area with double doors leading to the garden. A separate utility room leads off the kitchen with an external door and the ground floor is completed by a living room, guest cloakroom and study / home office. Upstairs are 4 double bedrooms, including an en-suite to the master bedroom, and a further family bathroom.



GROUND FLOOR

Living	4.8 x 3.9m	(15'9" x 12'9")
Kitchen/Dining/ Family	7.2 x 3.8m	(23'7" x 12'6")
Cloaks	1.7 x 1.1m	(5'7" x 3'7")
Study	3.4 x 2.7m	(11'2" x 8'10")
Utility	3.3 x 1.7m	(10'10" x 5'7")

FIRST FLOOR

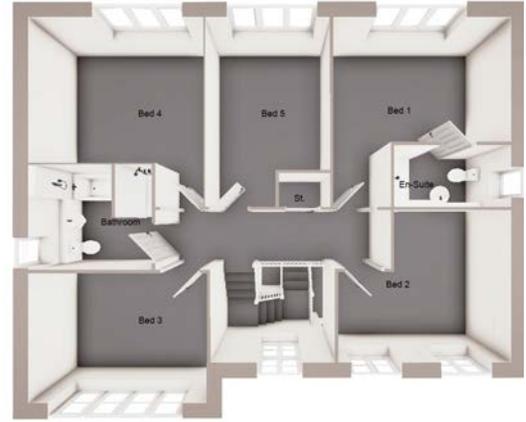
Bedroom 1	4.0 x 3.3m	(13'1" x 10'10")
En-suite	2.7 x 1.4m	(8'10" x 4'7")
Bedroom 2	3.9 x 3.7m	(12'9" x 12'2")
Bedroom 3	4.2 x 3.4m	(13'9" x 11'2")
Bedroom 4	3.9 x 2.7m	(12'9" x 8'10")
Bathroom	2.7 x 2.7m	(9'0" x 9'0")

THE SAWLEY (1864 SQ FT)

5 bedroom detached home with double garage



The Sawley is one of our largest homes at The Avenues providing a family home with a large kitchen / family dining area with double doors opening up to the garden. A separate utility leads off the kitchen with an external door. The ground floor also has a lounge, guest cloakroom and separate study / playroom. The upstairs accommodation comprises of a master bedroom with en-suite, four further double bedrooms and a family bathroom.



GROUND FLOOR

Living	5.2 x 4.0m	(17'1" x 13'1")
Kitchen	4.3 x 3.4m	(14'2" x 11'3")
Dining/Family	5.4 x 3.3m	(17'9" x 10'8")
Utility	3.3 x 1.9m	(10'10" x 6'0")
Study	3.2 x 2.2m	(10'6" x 7'3")
Cloaks	2.0 x 0.9m	(6'7" x 2'11")

FIRST FLOOR

Bedroom 1	3.9 x 2.8m	(12'9" x 9'2")
En-suite	2.7 x 1.4m	(8'10" x 4'7")
Bedroom 2	3.9 x 3.3m	(12'9" x 10'10")
Bedroom 3	4.0 x 2.8m	(13'1" x 9'2")
Bedroom 4	4.0 x 3.3m	(13'1" x 10'10")
Bedroom 5	4.3 x 2.8m	(12'4" x 9'2")
Bathroom	2.8 x 2.3m	(9'2" x 7'7")

THE CHIPPING (2052 SQ FT)

5 bedroom home with double garage



The Chipping, a detached executive family home offers a large open plan kitchen with centre island / family area and separate utility room with outside access. The family dining room has double doors overlooking the rear garden and a separate living room, guest cloakroom and study / home office make up the remainder of the ground floor. Upstairs, the master bedroom and second bedroom have en-suite bathrooms, with three further double bedrooms and a family bathroom.



GROUND FLOOR

Living	5.7 x 4.3m	(18'8" x 14'1")
Kitchen	4.2 x 5.1m	(13'9" x 16'9")
Dining/Family	4.2 x 3.9m	(13'9" x 12'1")
Study	3.1 x 2.8m	(10'2" x 9'2")
Cloaks	1.8 x 1.0m	(5'11" x 3'3")
Utility	4.2 x 1.7m	(13'9" x 5'7")

FIRST FLOOR

Bedroom 1	4.3 x 3.6m	(14'1" x 11'10")
En-suite 1	2.4 x 1.4m	(7'10" x 4'7")
Bedroom 2	3.6 x 3.4m	(11'10" x 11'2")
En-suite 2	2.4 x 1.4m	(7'10" x 4'7")
Bedroom 3	3.5 x 2.8m	(11'6" x 9'2")
Bedroom 4	4.1 x 2.6m	(13'5" x 8'6")
Bedroom 5	4.1 x 2.6m	(13'5" x 8'6")
Bathroom	4.2 x 2.0m	(13'9" x 6'7")



HOW WE CAN HELP YOU MOVE

———— INTO YOUR DREAM HOME ————

We have a number of schemes in place to help you move into your dream home at The Avenues. We appreciate that every buyer's needs are different so offer a range of schemes designed to help get you moving. Here's a taster of what we can offer:

Home Reach

We are working with heylo housing to offer Home Reach which allows you to part-buy-part-rent a new home. You buy a share of your chosen home and then pay a low monthly rent on the part you don't buy.

Preston Model

A number of homes at the Avenues will be available to buy on the Preston Model.

This is a council led scheme to promote new build homes with prices discounted by 33% of the open market value.

Part Exchange

Selling your home in part exchange for your new property enables you to sell your home quickly without the hassle of having to find a buyer yourself.

We work with several specialist part exchange partners who buy hundreds of properties every year all over the country, paying market leading prices and delivering first class service.

For more information please speak to our Sales Advisor who can talk you through each scheme in detail and provide advice on which could be best for you.

Affordability, eligibility criteria and terms and conditions apply for all the schemes listed above.



THE AVENUES SPECIFICATION

— AN EMPHASIS ON QUALITY —

At The Avenues, our homes are built around craftsmanship and the highest standard of finish. Efficient modern construction combined with quality products and materials help us to create truly outstanding homes.

Designed with you in mind, carefully considered layouts make sure our rooms are both practical and comfortable to live in. Striking exteriors are balanced beautifully with contemporary interiors filled with luxurious touches.

Watkin Jones Homes operates a policy of continuous improvement therefore individual details may change. Please check with your sales advisor where choices are offered as this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form part of any contract and buyers should make their own arrangements via a surveyor and / or solicitor to clarify any points. All room dimensions and floor plans/garages are approximate and for general guidance only.



Light, airy and spacious, our homes are designed to flow from room to room, while our larger homes enjoy generous family spaces. Beautifully crafted throughout, our stylish, modern kitchens are complimented by quality appliances by Zanussi, AEG and NEFF. Elegant bathrooms feature sanitary ware and tiling from Ideal Standard, Sottini and Porcelanosa to create the perfect sanctuary for you to relax and enjoy.

Close boarded fences and turfed gardens also allow you to enjoy your outdoor space from the moment you move in.

For full plot specific details please speak to your Sales Advisor.



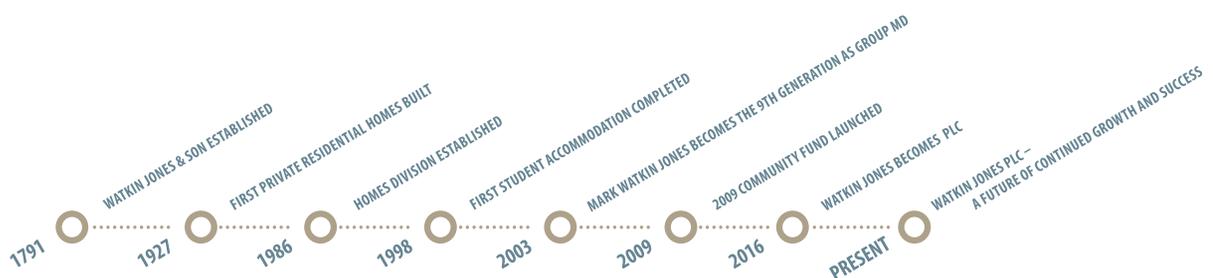


THE WATKIN JONES HERITAGE

— BUILDING QUALITY HOMES SINCE 1791 —

Watkin Jones Homes are part of one of the UK's leading construction and development companies, building homes which are acclaimed for quality, style and innovation.

Our residential property portfolio, ranging from executive and family homes to contemporary apartments, is designed to reflect modern lifestyles. Over the last decade our homes have been recognised for their design, quality and sustainability and our award winning developments can be found nationwide.







EDUCATION & LEISURE AMENITIES

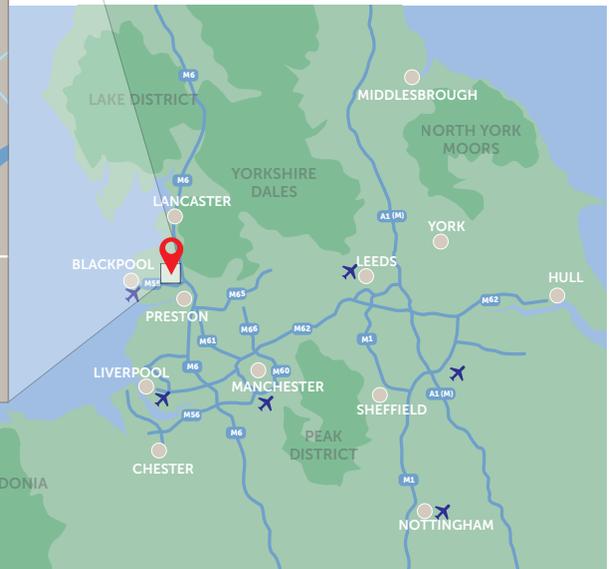
— ON YOUR DOORSTEP —

The Avenues at Broughton is ideally located for all the essential amenities. Set in a leafy semi-rural location, The Avenues is perfect for those who enjoy the outdoor life, benefiting from wide open green spaces and one of the region's best golf courses – Preston Golf Club. The Preston Guild Wheel route also passes through Broughton. This 21 mile scenic cycling or walking circular route takes you through ancient woodlands and along the banks of the River Ribble to Brockholes nature reserve.

Sports and health facilities are well catered for too, with swimming and gym facilities at newly refurbished Fulwood Leisure Centre and Preston Marriott Leisure Centre, whilst the Broughton and District Club offers badminton, tennis and crown green bowling amongst others.

Such a sought after location has, of course, excellent education provision also. There are a number of Ofsted rated "Outstanding" schools in the area, from Broughton Pre-School to Broughton-in-Amounderness Church of England Primary (founded in 1590). At secondary and further education level Broughton High School and Fulwood Academy serve the residential areas to the North of Preston. Moving on to higher education, there is of course the acclaimed University of Central Lancashire (UCLan) in Preston and Myerscough College at nearby Bilsborrow.

HOW TO FIND US



Sat Nav: PR3 5LP Directions

Exit the M6 at Junction 32. At the Broughton roundabout, head north and follow the signs for Garstang. Proceed along James Tower Way. At the first roundabout turn left onto the B529. Follow the road for approximately $\frac{3}{4}$ of a mile before turning left into Sandy Gate Lane where you will find the entrance to The Avenues development on the left.

Approximate travel times by car from The Avenues are as follows:-	
Preston City Centre	14 mins
Blackpool	28 mins
Lancaster	28 mins
Manchester	48 mins
Liverpool	59 mins



THE AVENUES,
Sandy Gate Lane, Broughton, Preston, PR3 5LP

 07917 206 813  avenues@watkinjones.com

 watkinjoneshomes.co.uk