

Broadacre, Lytham

*Homes
by Muir*



love the home you own

Homes by Muir

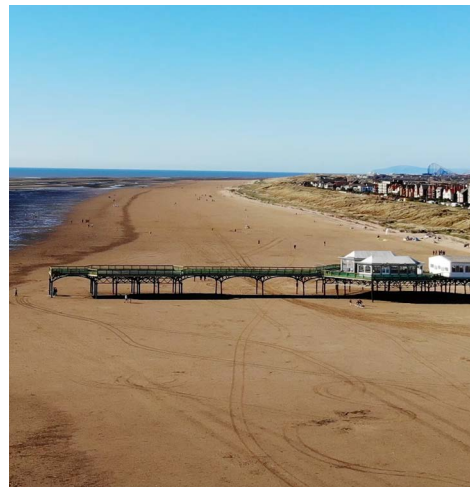
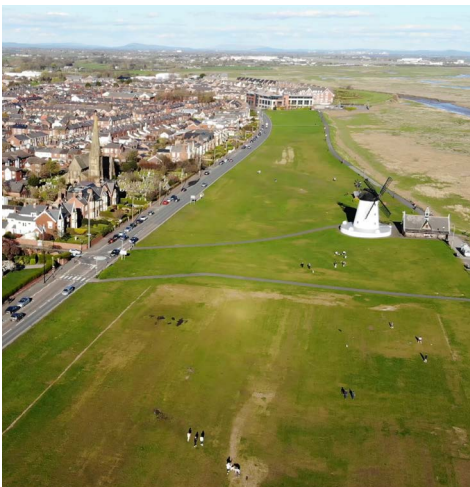
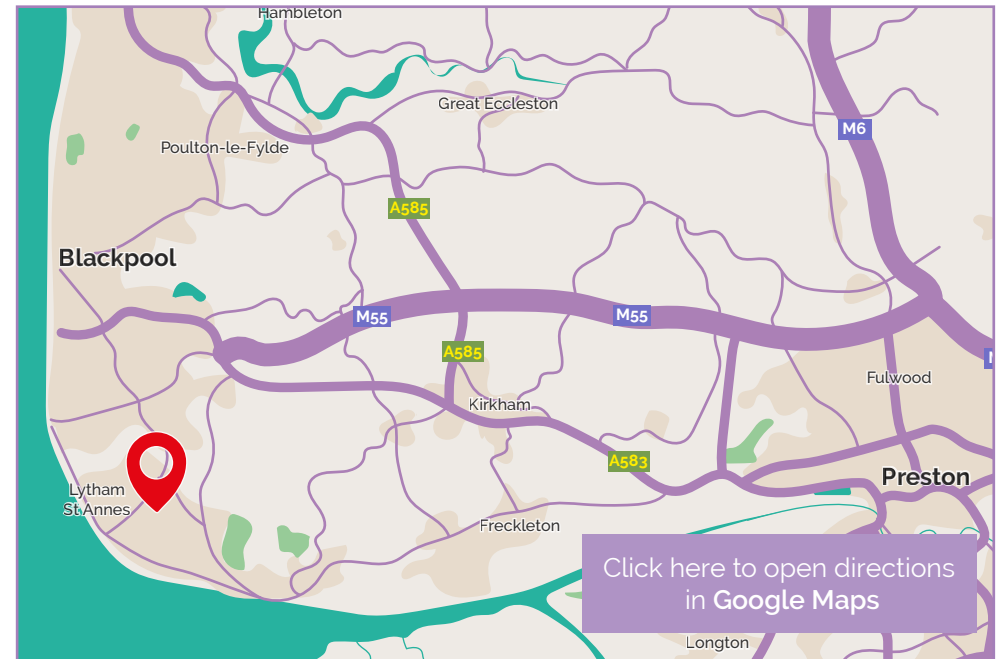
We are delighted to present Broadacre in Shepherd Road, Lytham. This development includes a range of 2 bedroomed mews and 3 bedroom semi detached houses. These homes have been developed by Morris Homes.

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme

includes vehicular and pedestrian accesses, public open space and landscaping. Broadacre is a fantastic location close to an expansive sandy beach within easy reach of Blackpool.

Broadacre is located in Shepherd Road, Lytham St Annes. There are a wide range of local amenities and excellent transport links. Broadacre is an excellent environment ideal if you are starting out or even if you are thinking of downsizing.

About Broadacre



Location

Lytham St Annes is a seaside town in the Borough of Fylde in Lancashire. There is easy access from Lytham train station or by car into Blackpool in around 15 minutes or Preston in 25 minutes. The development is around 50 miles away from both Liverpool and Manchester. Blackpool airport is just 3 miles away.

Amenities



Lytham St Annes has a wide range of amenities including the beach, independent shops, doctors, supermarkets, health clubs and a golf club. There are several primary and secondary schools close by.

Getting to Newton Meadows

Postcode for Sat Nav is FY8 3JB.

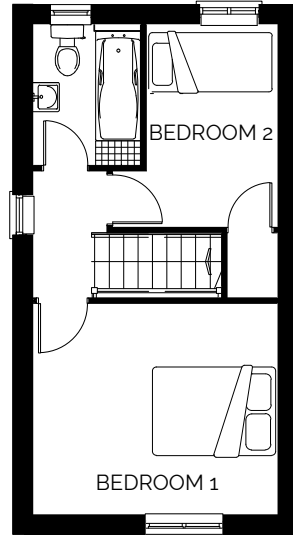
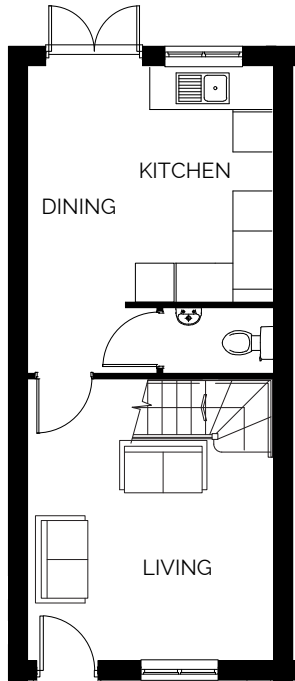


House Type Key

-  The Poynton
Plots 61, 62, 63,
64, 65, 66 and 67
-  The Bray
Plots 15 and 16

The Poynton

Two bedroom mews house



Ground Floor

Kitchen/Dining	4.68m' x 3.75m'	15' 4" x 12' 4"
Living	4.32m x 3.75m	14' 2" x 12' 4"

*Maximum dimension

First Floor

Bedroom 1	3.18m x 3.75m	10' 5" x 12' 4"
Bedroom 2	3.06m' x 2.49m*	10' 0" x 8' 2"
Bathroom	2.17m x 1.65m	9' 0" x 5' 5"

*Maximum dimension

Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

Internal features

- BT point to lounge and master bedroom
- Electrically wired smoke detectors

External Features

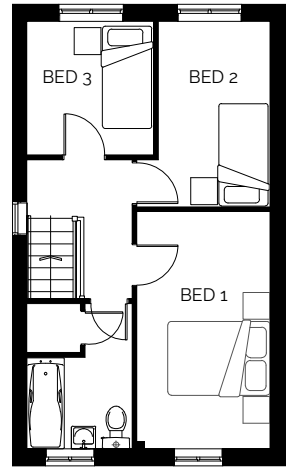
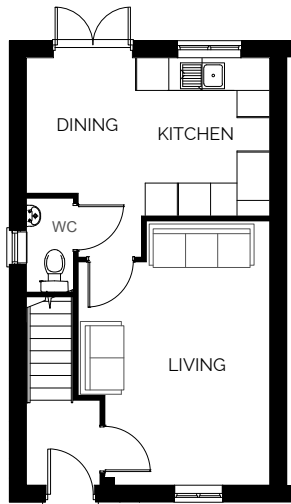
- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces

Warranties

- 10 year new homes warranty
- Oven, hob, extractor fan and boiler warranties

The Bray

Three bedroom semi-detached house



Ground Floor

Kitchen/Dining	4.49m [*] x 3.67m [*]	14' 9" x 12' 0"
Living	4.88m [*] x 3.53m [*]	16' 0" x 11' 7"

^{*}Maximum dimension

First Floor

Bedroom 1	4.40m x 2.47m	14' 5" x 8' 1"
Bedroom 2	3.44m [*] x 2.47m [*]	11' 3" x 8' 1"
Bedroom 3	2.49m x 2.35m	8' 2" x 7' 9"
Bathroom	2.69m [*] x 1.95m [*]	8' 10" x 6' 5"

^{*}Maximum dimension

Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

Internal features

- BT point to lounge and master bedroom
- Electrically wired smoke detectors

External Features

- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces

Warranties

- 10 year new homes warranty
- Oven, hob, extractor fan and boiler warranties



Shared Ownership

Shared Ownership allows you to buy a share of the property (between 10% and 75%) and pay a monthly rent on the remaining share, which Muir own.

How it works

Because you are buying a share of the property, the deposit you need is a lot smaller.

You will typically need a deposit of just 5% of the share you are buying.

You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

Next steps

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you. More information can be found at:

www.muir.org.uk/shared-ownership

Homes by Muir



Ownership opportunities



Muir's Shared Ownership opportunities are an excellent, affordable route to home ownership. As an established provider of shared ownership homes for many years, Muir has helped thousands of customers to realise their dream of owning a home.

how to get in touch

salesteam@muir.org.uk

www.muir.org.uk

The wording images included in this brochure are for illustrative purposes only and will differ to the homes available. Purchasers must satisfy themselves as to the accuracy of information provided in the brochure.