



Woodland View

Wrea Green | Lancashire



Concert
LIVING

Building Better Homes



Woodland View

Concert Living are delighted to offer new opportunities to join the peaceful community in Wrea Green, Lancashire, with the completion of our latest development at Woodland View.

This attractive collection of 3, 4 and 5 bedroom homes is tastefully integrated into the surrounding woodland and open scenery of the rural Fylde countryside.



Wrea Green Duck Pond

A coastal location

The Area

This new development sits at the edge of the quaint rural village of Wrea Green, a few minutes' walk from the large, scenic green from which the area takes its name. Woodland View is a collection of 21 new homes, designed and built to ensure they compliment their picturesque surroundings.

Wrea Green is ideally situated to take advantage of everything this part of Lancashire has to offer. Close at hand is the stunning seaside town of Lytham St Annes: one of the county's most desirable tourist destinations and perfect for day trips to take in its beautiful coastline and expansive sandy beach.

The historic market town of Kirkham is also nearby, and Wesham provides excellent railway links to the larger and livelier town of Blackpool and the city of Preston.





...with scenic surroundings

With greenery stretching in every direction, these new homes also make the perfect starting point for leisurely walks and other activities out into the surrounding Fylde countryside.

Ribble Estuary is a National Nature Reserve, providing beautiful scenery as well as a thriving habitat for local wildlife.

Woodland View sits close to Wrea Brook and a selection of public footpaths, putting the countryside right on your doorstep.

On your doorstep

Education

The local area has an excellent range of schools, including Ribby-with-Wrea primary school right in the heart of the village, and Wrea Green pre-school just around the corner from Woodland View. Nearby Kirkham also offers a wide variety of schools that include the prestigious Kirkham Grammar School as well as other primary, secondary and pre-school choices.

Transport Links

Wrea Green has excellent transport links meaning that you will have easy access to the rest of the county, It's just a short drive to the M55, M6 and A583 meaning it couldnt be easier to head to the nearby cities of Blackpool or Preston for a day of shopping.

For a day packed full of family fun, it is also a short commute to the beach at Lytham St Annes. You will be able to enjoy the beautiful coast in under 30 minutes.



Wrea Green Duck Pond

Local Attractions

The Villa restaurant and Ribby Hall Village are both situated within the village and are both worth a visit. A local favorite is the Grapes Hotel, a 19th century country pub which is renowned for its food and its hospitality, this is well situated overlooking the village green and duck pond also known as 'The Dub' where you can watch locals play cricket. All of these are just a short walk from Woodland View.

Shopping

While the nearby towns provide a diverse selection of shops and retail opportunities, Wrea Green itself has several stores including a grocers, plus a newsagents, convenience store and post office.



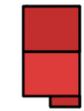
Woodland View

Welcome to your new home...



Woodland View

Development Layout



The Eagley

3 Bedroom Home
(affordable)



The Hyndburn

3 Bedroom Home



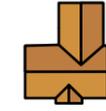
The Irwell

3 Bedroom Home



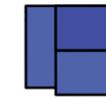
The Bradshaw

3 Bedroom Home



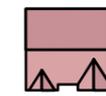
The Sabden

4 Bedroom Home



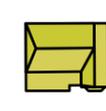
The Pendle

4 Bedroom Home



The Freckleton

5 Bedroom Home



The Whitewell

5 Bedroom Home



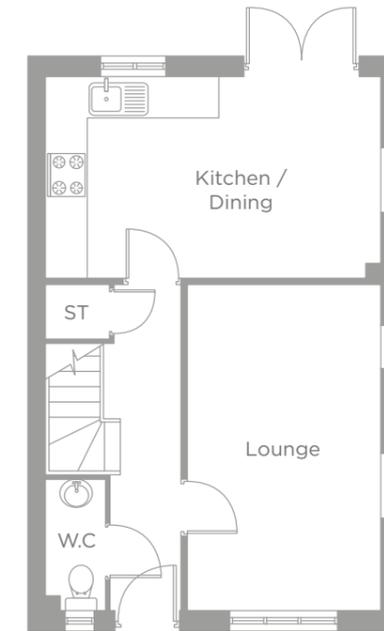
The Hyndburn

3 Bedroom Home



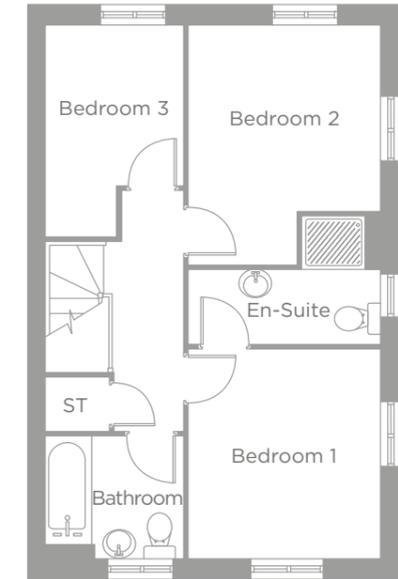
Artist's Impression

942 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5250 x 3175	17'2" x 10'5"
Lounge	3025 x 5150	9'11" x 16'10"
W.C	925 x 2050	3'1" x 6'8"



First Floor

	Metric	Imperial
Bedroom 1	3300 x 3000	10'8" x 9'10"
En-Suite	3000 x 1150	9'10" x 3'8"
Bedroom 2	3010 x 2950	9'11" x 9'6"
Bedroom 3	2150 x 3200	7'0" x 10'6"
Bathroom	2150 x 1900	7'0" x 6'2"

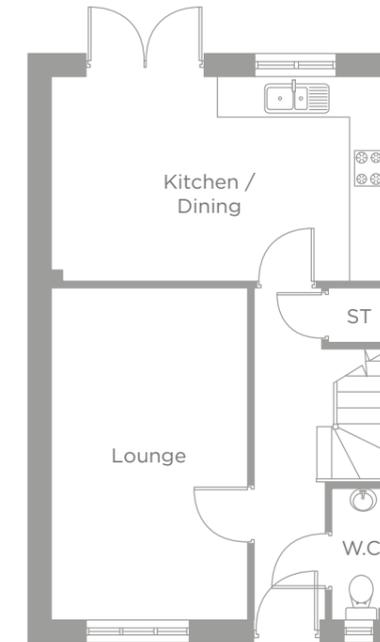
The Irwell

3 Bedroom Home



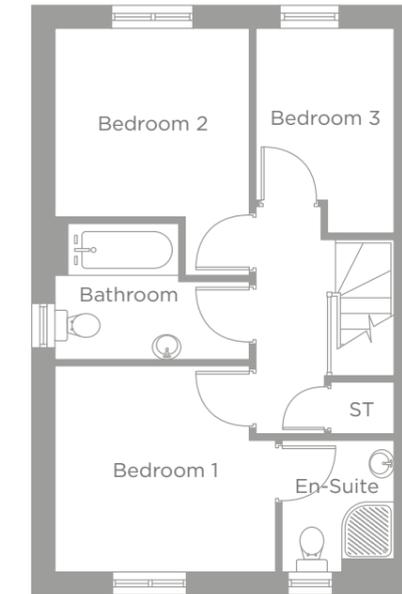
Artist's Impression

945 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5230 x 3150	17'1" x 10'4"
Lounge	3000 x 5120	9'10" x 16'9"
W.C	925 x 2050	3'1" x 6'8"



First Floor

	Metric	Imperial
Bedroom 1	3390 x 3220	11'1" x 10'6"
En-Suite	1740 x 2050	5'10" x 6'8"
Bedroom 2	2990 x 3815	9'10" x 12'6"
Bedroom 3	2140 x 3180	7'0" x 10'5"
Bathroom	2990 x 2100	9'9" x 6'9"

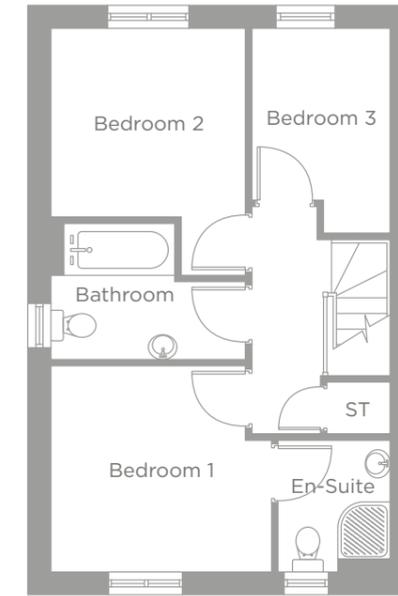
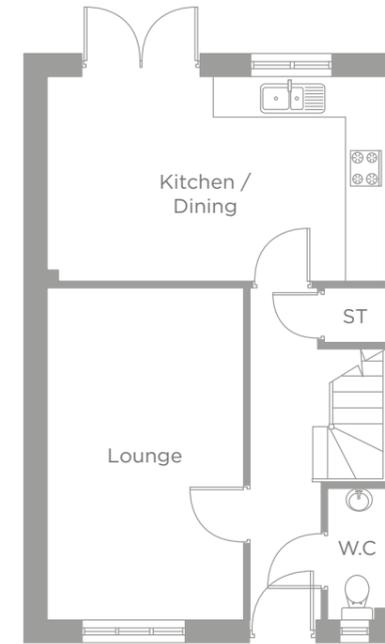
The Irwell

3 Bedroom Home



Artist's Impression

945 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5230 x 3150	17'1" x 10'4"
Lounge	3000 x 5120	9'10" x 16'9"
W.C	925 x 2050	3'1" x 6'8"

First Floor

	Metric	Imperial
Bedroom 1	3390 x 3220	11'1" x 10'6"
En-Suite	1740 x 2050	5'10" x 6'8"
Bedroom 2	2990 x 3815	9'10" x 12'6"
Bedroom 3	2140 x 3180	7'0" x 10'5"
Bathroom	2990 x 2100	9'9" x 6'9"

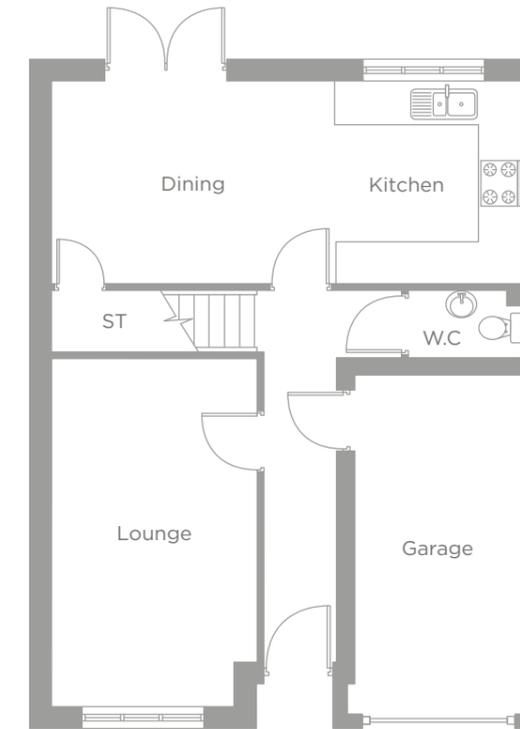
The Bradshaw

3 Bedroom Home



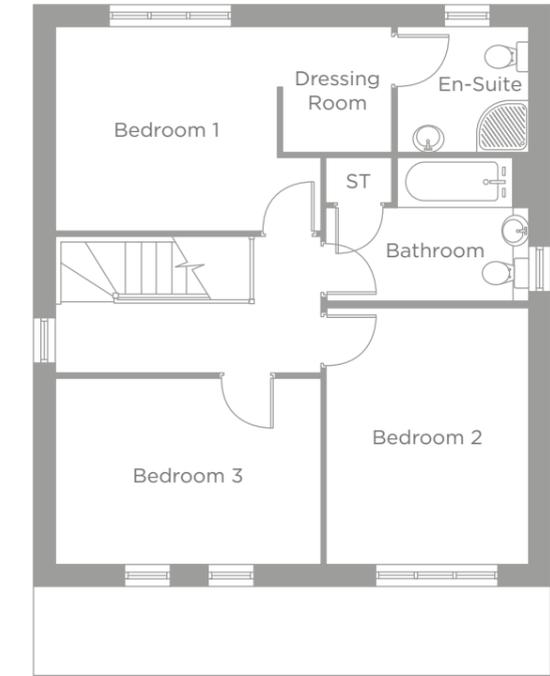
Artist's Impression

1127 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	6950 x 3000	22'8" x 9'10"
Lounge	4960 x 3025	16'2" x 9'11"
W.C	1650 x 1000	5'4" x 3'3"



First Floor

	Metric	Imperial
Bedroom 1	3250 x 3000	10'6" x 9'10"
Dressing Room	1850 x 1700	6'0" x 5'5"
En-Suite	1900 x 1850	12'4" x 6'0"
Bedroom 2	3800 x 2950	12'7" x 9'6"
Bedroom 3	3900 x 2750	7'11" x 8'4"
Bathroom	2700 x 2100	8'10" x 6'10"

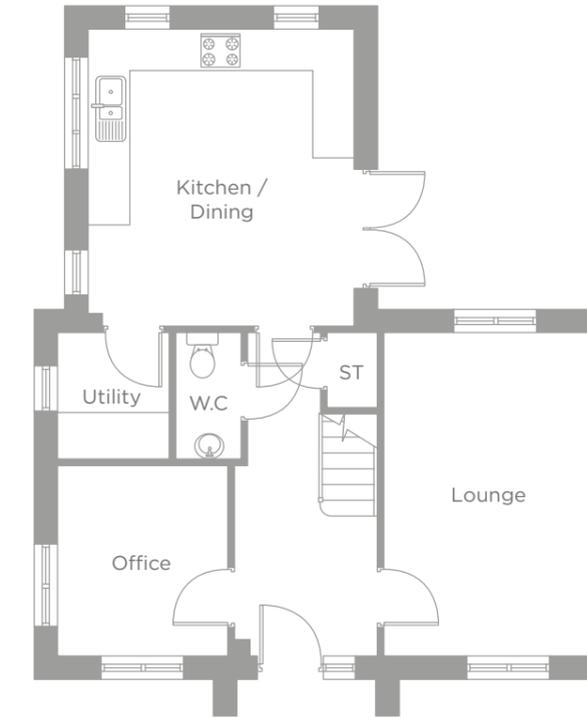
The Sabden

4 Bedroom Home



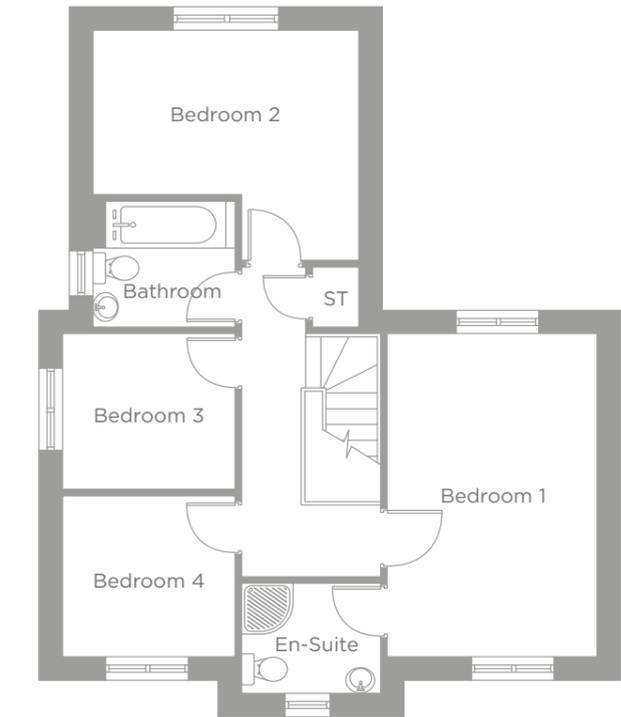
Artist's Impression

1266 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	4050 x 4485	13'2" x 14'9"
Utility	1705 x 1950	5'8" x 6'5"
Lounge	3165 x 4950	10'4" x 16'2"
Office	2575 x 2910	8'5" x 9'7"
W.C	975 x 1950	3'2" x 6'5"



First Floor

	Metric	Imperial
Bedroom 1	3170 x 4925	10'5" x 16'2"
En-Suite	2225 x 1715	7'3" x 5'8"
Bedroom 2	4025 x 3425	13'1" x 11'2"
Bedroom 3	2475 x 2385	8'2" x 7'9"
Bedroom 4	2475 x 2450	8'2" x 8'1"
Bathroom	2040 x 1900	6'7" x 6'3"

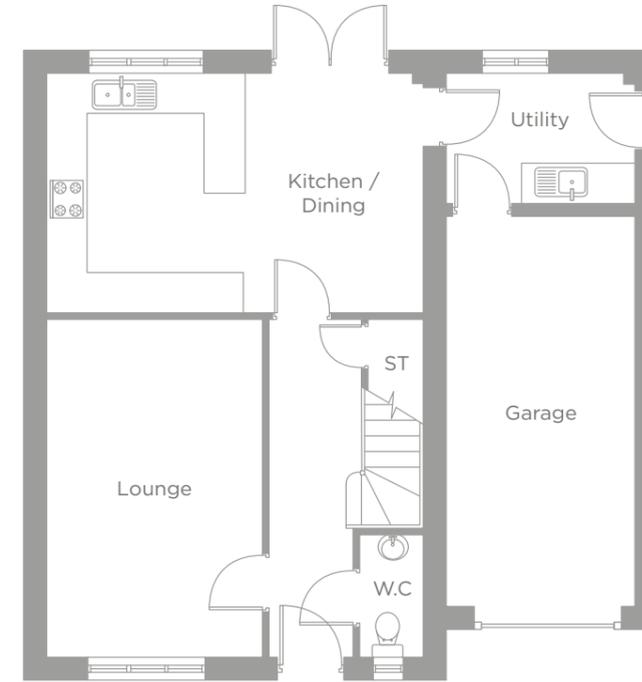
The Pendle

4 Bedroom Home



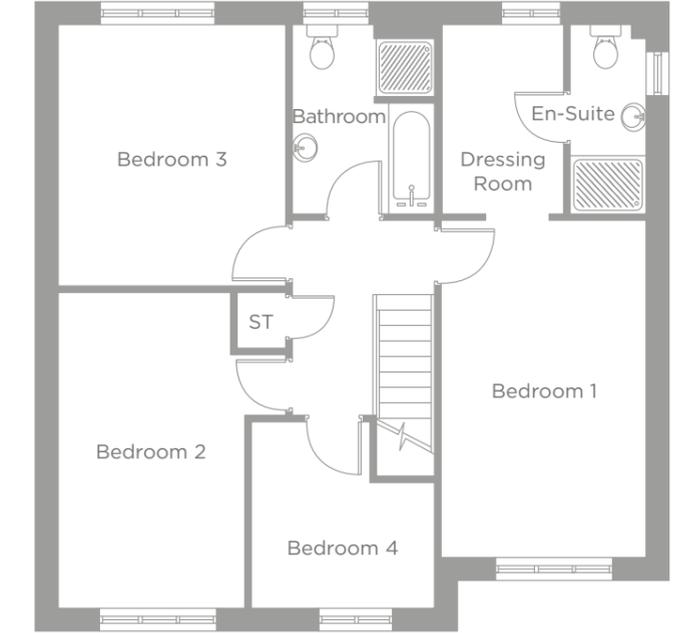
Artist's Impression

1502 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5850 x 3735	19'1" x 12'2"
Utility	2925 x 2055	9'9" x 6'8"
Lounge	3350 x 5250	11'0" x 17'2"
W.C	1010 x 1925	3'3" x 6'5"



First Floor

	Metric	Imperial
Bedroom 1	3175 x 5250	10'6" x 17'2"
En-Suite	2965 x 1215	9'9" x 4'1"
Dressing Room	2965 x 1875	9'9" x 6'2"
Bedroom 2	3540 x 4925	11'6" x 16'1"
Bedroom 3	3540 x 4100	11'6" x 13'6"
Bedroom 4	2865 x 2925	9'4" x 9'7"
Bathroom	2225 x 2985	7'5" x 9'9"

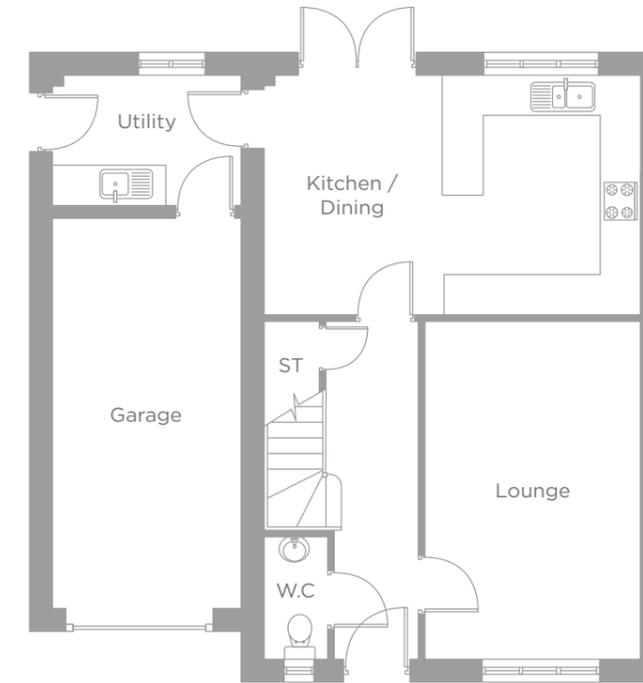
The Pendle

4 Bedroom Home



Artist's Impression

1502 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5850 x 3735	19'1" x 12'2"
Utility	2925 x 2055	9'9" x 6'8"
Lounge	3350 x 5250	11'0" x 17'2"
W.C	1010 x 1925	3'3" x 6'5"



First Floor

	Metric	Imperial
Bedroom 1	3175 x 5250	10'6" x 17'2"
En-Suite	2965 x 1215	9'9" x 4'1"
Dressing Room	2965 x 1875	9'9" x 6'2"
Bedroom 2	3540 x 4925	11'6" x 16'1"
Bedroom 3	3540 x 4100	11'6" x 13'6"
Bedroom 4	2865 x 2925	9'4" x 9'7"
Bathroom	2225 x 2985	7'5" x 9'9"

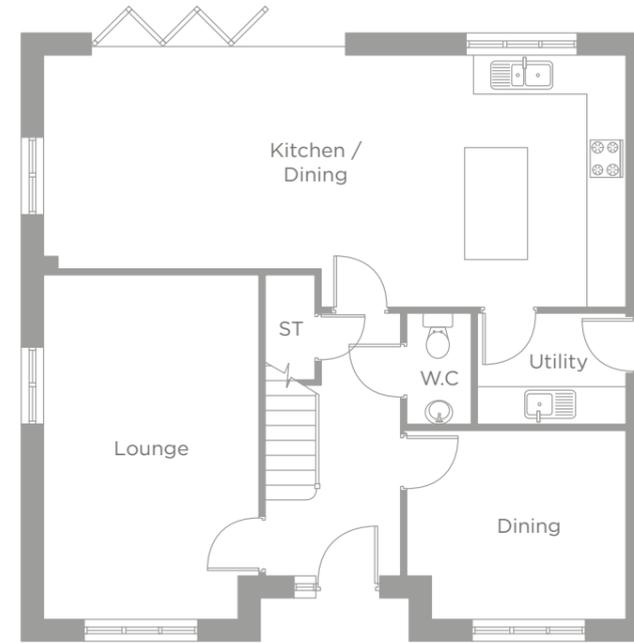
The Freckleton

5 Bedroom Home



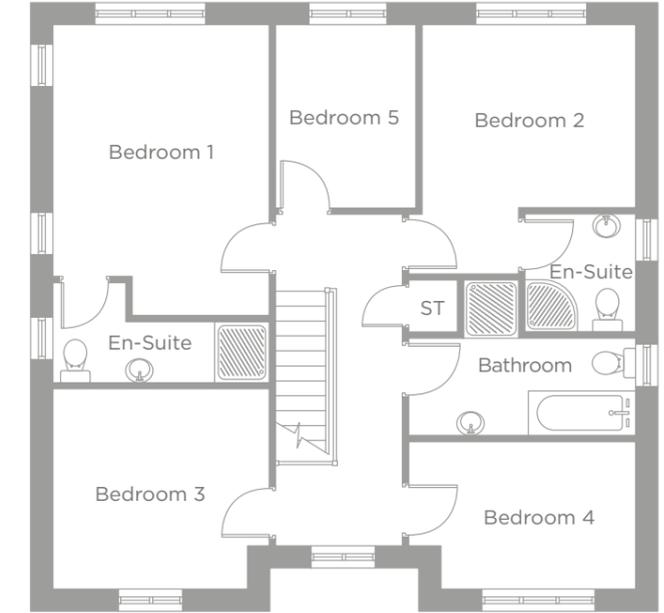
Artist's Impression

1780 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	9315 x 4050	30'7" x 13'5"
Dining	3500 x 3000	11'7" x 9'10"
Utility	2400 x 1800	7' 10" x 5' 11"
Lounge	5485 x 3450	17'11" x 11'4"
W.C	1010 x 1800	3'3" x 5'11"



First Floor

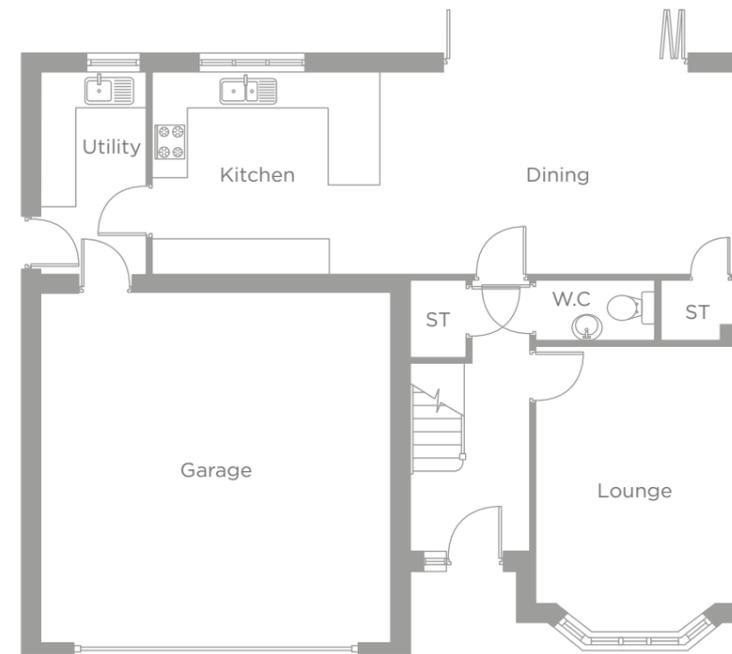
	Metric	Imperial
Bedroom 1	3450 x 4685	11'4" x 15'4"
En-Suite	3450 x 1620	11'4" x 5'3"
Bedroom 2	4020 x 3430	13'4" x 11'2"
En-Suite	1800 x 1900	5'11" x 6'3"
Bedroom 3	3450 x 3220	11'4" x 10'7"
Bedroom 4	3650 x 2400	12'0" x 7'10"
Bedroom 5	2265 x 2965	7'7" x 9'9"
Bathroom	3650 x 2500	12'0" x 8'2"

The Whitewell

5 Bedroom Home

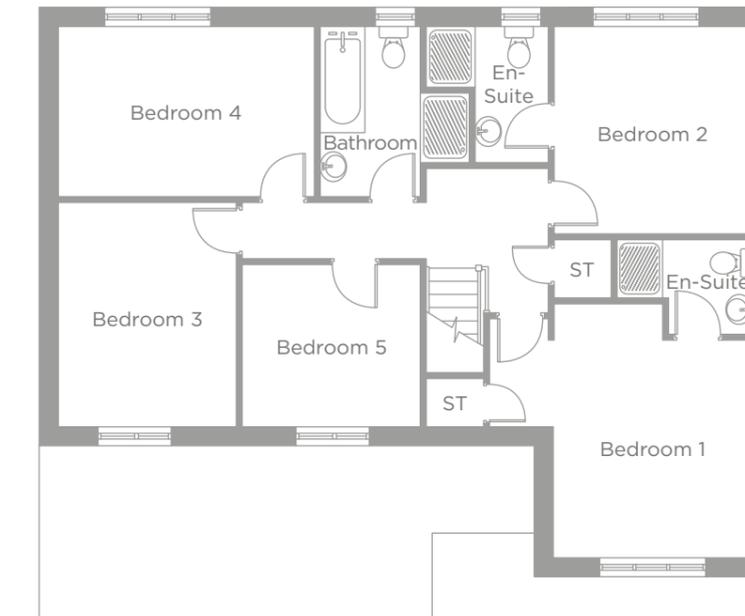


1717 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	9900 x 3450	32'4" x 11'3"
Utility	3450 x 1800	11'3" x 6'0"
Lounge	5000 x 3350	16'4" x 11'0"
W.C	2000 x 1000	6'6" x 3'0"



First Floor

	Metric	Imperial
Bedroom 1	3700 x 3350	12'1" x 11'0"
En-Suite	2200 x 1500	7'2" x 4'9"
Bedroom 2	3500 x 3350	11'4" x 11'0"
En-Suite	2300 x 1250	7'6" x 4'1"
Bedroom 3	3825 x 3000	12'6" x 9'10"
Bedroom 4	4300 x 2900	14'1" x 9'5"
Bedroom 5	3000 x 2750	9'10" x 9'0"
Bathroom	2850 x 1700	9'3" x 5'5"



Woodland View

Home Specification

Superior Specification

Kitchen

Modern fitted kitchen with a selection of finishes

Choice of worktops with matching upstands

Stainless steel sink

Bosch stainless steel electric oven with matching gas hob and Bosch extractor hood with splashback

Integrated fridge/freezer, dishwasher and washing machine (where applicable)

LED downlights to kitchen

Heating

Gas central heating

Hive heating control

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Bathrooms

Vitra sanitaryware in white

Part tiled with a choice of Porcelanosa wall tiles

Chrome towel radiator

Mira chrome thermostatic shower and shower tray with upstands

Decoration

Walls and ceilings with smooth white painted finish

White 'Cottage Style' moulded or oak veneer internal doors (where applicable) with chrome/satin effect door handles

White gloss woodwork

Electrical

Fitted security alarm (where applicable)

White or brushed chrome (where applicable) electrical sockets/switches

USB sockets to the lounge, master bedroom and kitchen

Quadruplex multi media socket to lounge

Telephone point to lounge

TV aerial point to bedroom 1

Power & lighting to all garages (where applicable)

External PIR lights to front and rear

Rolec wallpod electric vehicle charging point

External

10 year NHBC buildmark warranty

2 year Concert Living warranty

Double glazed white PVCu windows and side/rear/french doors (where applicable)

PVCU fascias, soffits and rainwater goods

Insulated composite GRP front doors with multi-point door locking system

Bi-fold doors (where applicable)

Turf to front and rear gardens

External tap

1.8m close boarded or green garden fences

Block paved driveways

Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the latest internal and external specification and landscaping on each specific plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute as part of a contract or warranty.

Our Credentials

We are an exclusive Lancashire based housing developer, dedicated to building contemporary and spacious homes to provide you with the best in modern living. We understand people want to be proud of their homes and that's why all our homes come with:

- Freehold ownership
- Quality building materials
- An impressive high level specification and meticulous attention to detail
- Quality workmanship and value for money
- A full 10 year NHBC warranty

Concert Living is determined to build better homes for everyone.

www.concertliving.co.uk

Concert
LIVING

Building Better Homes

Find out more...

To find out more, please visit our
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Wrea Green | Lancashire

www.concertliving.co.uk

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