



# FAIRWAY PARK

HILLSIDE, BIRKDALE  
SOUTHPORT

## Welcome to Fairway Park

---

Discover a truly exclusive lifestyle at Fairway Park, a boutique development of just 33 elegant homes set in the sought-after Hillside area of Birkdale, Southport.

Comprising an elegant mix of 2, 3, 4 and 5 bedroom semi-detached and detached family homes, along with a stunning collection of 2 and 3-bedroom apartments, Fairway Park offers refined living in one of the North West's most prestigious coastal locations.





## An Unbeatable Location

Perfectly positioned off Lynton Road, Fairway Park sits adjacent to the renowned Hillside Golf Club, offering breathtaking views across the dunes towards the coast.

This serene setting is just moments from the vibrant heart of Birkdale Village, known for its charming independent shops, cafes, and a thriving restaurant scene.

For golf lovers, this location is unmatched - with the Royal Birkdale Golf Club, one of the UK's most iconic Open Championship courses, right on your doorstep.

## Outstanding Local Schools

Fairway Park is an ideal place for families, thanks to an impressive selection of well-regarded local schools:

- Greenbank High School - An 'Outstanding' rated girls' school just a short drive away.
- Birkdale High School - A popular boys' secondary school with a strong academic reputation.
- Farnborough Road Primary School - A highly rated mixed primary school within easy reach.
- St Philip's CE Primary - Known for its nurturing environment and strong community focus.
- Scarisbrick Hall School - An award-winning co-educational independent day school located on Southport Road, Ormskirk. It provides continuous education from 4 to age 18 and is recognized among the top-performing independent schools in northern England for academic progress and personal development.





## An Exceptional Coastal Lifestyle

Set within one of the North West's most desirable coastal enclaves, Fairway Park offers a lifestyle defined by natural beauty, quiet prestige and effortless convenience. Located in Hillside, on the edge of the elegant village of Birkdale, this is an address long favoured for its leafy avenues, distinguished homes and enviable proximity to the coast and countryside.

Life here moves at a refined, unhurried pace. Mornings might begin with a walk through the nearby sand dunes of the Sefton Coast, where protected nature reserves and sweeping shoreline provide a spectacular backdrop throughout the seasons. Just moments away, the expansive sands of Southport Beach offer space, fresh sea air and uninterrupted horizons — a setting that makes everyday living feel quietly special.

Hillside is synonymous with world-class links golf, and Fairway Park sits at the heart of this celebrated landscape. Nearby Royal Birkdale Golf Club, widely regarded as one of the finest courses in the world, has hosted The Open Championship on multiple occasions. Alongside it, the renowned fairways of Hillside Golf Club and Birkdale Golf Club create an extraordinary setting of rolling greens and dramatic dunes - landscapes that lend the area its unique sense of space and prestige.

## The Character of Birkdale Village

Just a short distance away, Birkdale Village offers a charming blend of independent boutiques, artisan cafés and highly regarded restaurants. Elegant tree-lined streets create a welcoming atmosphere where leisurely brunches, relaxed evenings and weekend strolls form part of everyday life.

Dining highlights include the Michelin-recognised Bistrot Vérité, celebrated for its refined French cuisine, and the popular Coast Restaurant and Bar, where fresh food and chilled drinks bring a vibrant social scene to





## Perfectly Connected

Fairway Park enjoys excellent connectivity, combining a peaceful coastal setting with convenient access to the region's key transport links.

Hillside railway station is just a short seven-minute walk from the development, providing frequent Merseyrail services to Liverpool Central. Trains run every 15 minutes, with journey times of approximately 40–45 minutes, making commuting to the city both simple and convenient.

For longer journeys, Liverpool Lime Street station offers direct services to London Euston in just over two hours, as well as regular connections to Birmingham in around 1 hour 35 minutes and to destinations across the national rail network.

The development is also well positioned for road travel, with the A565 coastal corridor linking Southport and Birkdale with Liverpool to the south and Preston to the north. Liverpool city centre can be reached in around 45 minutes by car, while Manchester is just over an hour away.

For international travel, both Liverpool John Lennon Airport and Manchester Airport are easily accessible, offering a wide range of domestic, European and long-haul destinations.

# Site Plan



# Fairway Park House Types



Larchwood – 2 Bedroom Semi-Detached



Fernwood – 3 Bedroom Semi-Detached



Lymewood – 3 Bedroom Semi-Detached



Oakfield – 3 Bedroom Detached



Apartments



# Fairway Park House Types



Willow – 4 Bedroom Detached



Rosewood – 4 Bedroom Detached



Maplewood – 4 Bedroom Detached



Brookland – 4 Bedroom Detached



Cypress – 5 Bedroom Detached



Aspen – 5 Bedroom Detached





# Things to Do & Places to See

## Coastal Living & Green Spaces

- Southport Coastline & Beaches - Miles of sandy shoreline and dunes offer walking, cycling and family days out, with over 20 miles of natural coastline to explore.
- Hesketh Park - A beautifully maintained Victorian park with lakes, gardens and tranquil walking routes.
- Botanic Gardens - A much-loved local destination in nearby Churchtown featuring landscaped gardens, café and family-friendly open space.

## Seaside Attractions & Family Leisure

- Adventure Coast Southport - A revitalised amusement park with rides, themed zones and family attractions.
- Lakeside Miniature Railway - A charming attraction connecting the promenade and Marine Lake.
- Splash World & leisure attractions - indoor water park fun and family activities whatever the weather.

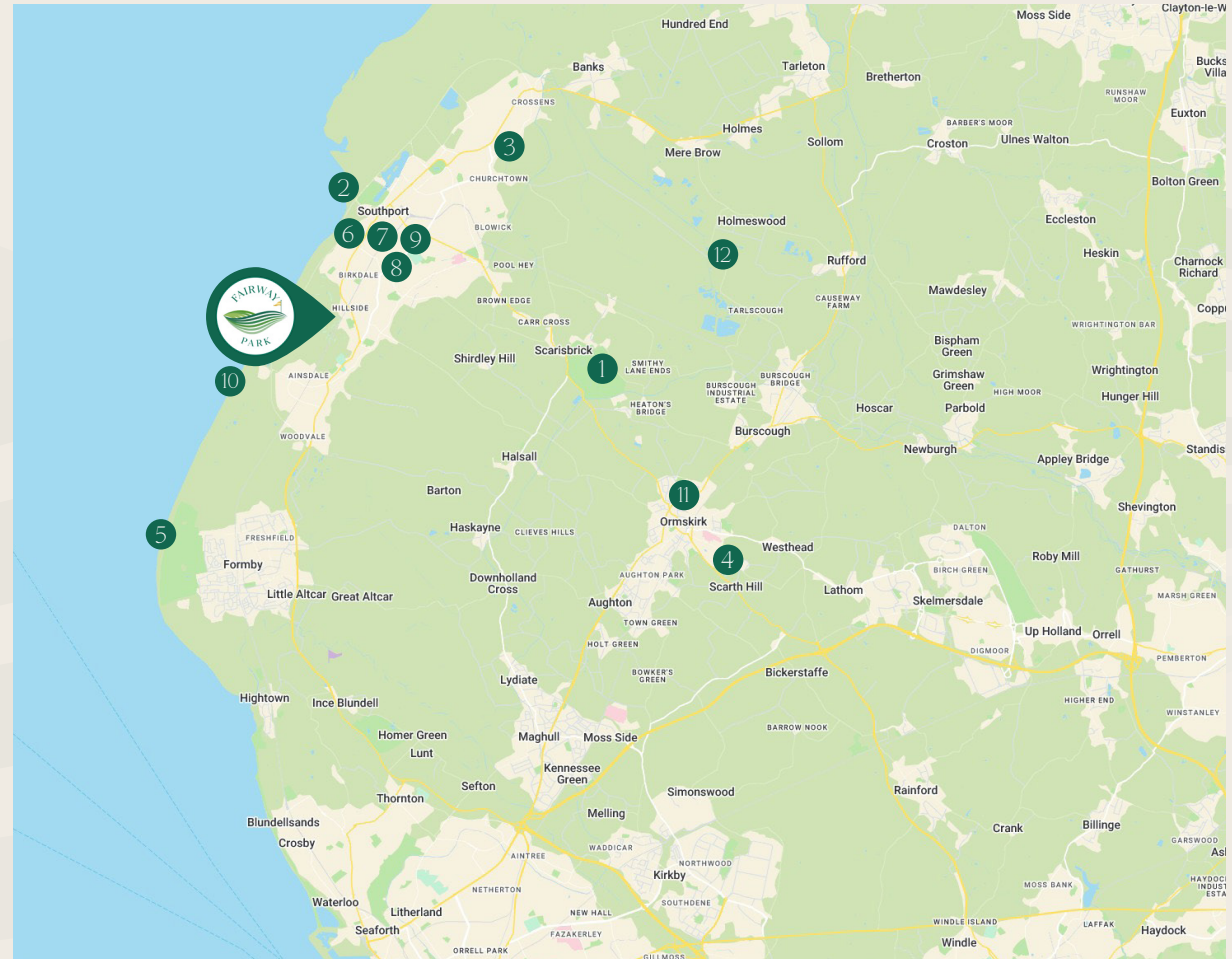
## Birkdale Village Lifestyle

- Bistrot Verite - A highly regarded French bistro.
- Limoncello - A stylish Italian restaurant in the heart of the village.
- Cafe Bar N'ista - A popular café-bar for relaxed dining and socialising.

## Parks, Events & Local Attractions

- Victoria Park - Hosts the famous Southport Flower Show and seasonal events.
- King's Gardens Playground - A beautifully restored promenade garden ideal for families.
- Southport Pier & promenade - iconic coastal walks with cafés, views and traditional seaside charm.

Fairway Park offers the rare opportunity to enjoy coastal elegance with village charm. From morning walks along the dunes and afternoons in award-winning parks, to evenings in Birkdale's vibrant dining scene, this is a location that perfectly balances relaxation, recreation and refined living.



1. Scarisbrick School
2. Southport Beach
3. Botanic Gardens

4. Edge Hill University
5. National Trust Formby
6. Penelope's

7. Bistrot Verite
8. Nista
9. Limoncello


10. Ainsdale Beach
11. Ormskirk Market
12. Windmill Animal Farm

# Site Layout




# Energy Efficient

## Average Oakwood Home



Energy Rating  
**EPC A**  
Annual energy use  
**5200 kWh**  
Energy costs per year  
**£1644**

## Average Home



Energy Rating  
**EPC D**  
Annual energy use  
**11760 kWh**  
Energy costs per year  
**£3763.20**

Oakwood Homes are not only contemporary in design but also feature the latest energy efficient technologies combined with traditional building methods; the inclusion of these technologies work in both helping the environment by reducing household emissions and energy usage whilst also keeping home owners' energy bills low.

With features such as double-glazed windows with specialist energy saving glass and framing, air source heat pumps, highly efficient boiler systems with water storage technologies, and Photovoltaic solar panels increased cavity widths and additional insulation (energy saving features are plot specific). All our homes come EV ready.

# The Oakwood Difference

At Oakwood, every home begins with a simple philosophy: great places create great communities. Our developments are never standard or repeated. Instead, each one is individually designed to respond to its surroundings, creating homes that feel naturally part of the landscape while offering something distinctive and special.

We believe homes should provide the foundation for modern family life. That's why we design spacious, beautifully considered living environments where people can relax, connect and create lasting memories. Combined with thoughtfully landscaped open spaces and careful attention to detail, Oakwood homes are places designed not just to live in, but to truly belong.

## Homes to Inspire

Built by Oakwood Homes, a name synonymous with craftsmanship and design excellence, every home at Fairway Park is crafted to the highest specification. Expect:

- Modern, spacious layouts designed for contemporary living
- Tall, panoramic windows that flood the interiors with natural light
- Energy-efficient construction with an exceptional EPC 'A' rating
- High-end finishes, thoughtful details, and stylish, functional design

Whether you're upsizing, downsizing, or seeking your dream forever home, Fairway Park offers a property to suit your lifestyle.



## Thoughtfully Designed, Distinctively Oakwood

Every Oakwood development is individually conceived, ensuring that no two are ever the same. Rather than applying a standard formula each scheme is carefully designed to respond to its setting – creating homes that sit naturally within their surroundings while contributing something distinctive to the local landscape.

Great care is taken to ensure that every aspect of a development works harmoniously within its environment. From arranging the streets and homes to access points and pedestrian routes, each element is thoughtfully planned to integrate seamlessly with the existing neighbourhood while establishing a place with its own identity.

At the heart of every Oakwood community is a commitment to quality placemaking. Beautifully landscaped open spaces and carefully designed communal areas provide attractive settings for residents to relax, meet and connect. These welcoming spaces not only enhance the development itself but also contribute positively to the ideal community – creating places where people naturally come together.

The result is a collection of homes and environments that feel considered, balanced and enduring – places



# About Oakwood

Oakwood is an established property development company specialising in the creation of high-quality new homes in some of the most desirable locations across Lancashire, Cheshire, Merseyside and Greater Manchester.

As a privately owned, family-run business, Oakwood's management team draws on decades of construction and housebuilding experience. This expertise allows us to create homes that not only meet the highest standards of design and build quality but also complement their surroundings and reflect the lifestyles of modern homeowners.

Design and craftsmanship sit at the heart of everything we do. We are passionate about delivering homes that combine thoughtful architecture, carefully considered layouts and exceptional attention to detail. The continued success of our developments reflects this commitment.

Alongside creating homes that suit contemporary living, we implement efficient construction processes and rigorous quality controls to ensure that every property is completed on schedule and to exacting standards.

Our experienced construction team are dedicated to achieving the highest levels of workmanship, using only carefully selected materials to ensure lasting quality. Regular training ensures our team remains up to date with the latest construction techniques and industry best practice.

Every Oakwood home undergoes a series of Building Control inspections, alongside our own comprehensive checks at key stages throughout the construction process. We work closely with a trusted network of proven local subcontractors, supporting local businesses while maintaining the exceptional standards our developments are known for.

By maintaining strict standards for workmanship, materials and safety – both within our own teams and across our partners – we ensure that every Oakwood home is built



## Customer Care & Peace of Mind

At Oakwood Homes, delivering an exceptional customer experience is just as important as the homes we build. From your first enquiry through to moving in and beyond, we are committed to ensuring your journey is smooth, transparent and enjoyable.

## New Homes Quality Code

Oakwood Homes is registered with the New Homes Quality Code and the New Homes Ombudsman Service. We are fully committed to upholding the standards set out within the Code in all our dealings with customers, and every purchaser is provided with a copy for complete transparency and reassurance.

## A Dedicated Customer Journey

Our experienced team takes great pride in providing a professional and supportive home buying experience. Through carefully structured processes and clear communication, we ensure that every stage of the journey - from reservation through to completion - is handled with

## Home Demonstration

Prior to legal completion, you will be invited to attend a detailed Home Demonstration. This provides the opportunity to familiarise yourself with the functions, systems and features of your new home, ensuring you feel confident and comfortable from the moment you move in.

## Aftercare and Warranty

Every Oakwood home benefits from our dedicated two-year customer care service following legal completion, ensuring any matters are addressed promptly and professionally. In addition, all homes are protected by a 10-year structural warranty, giving you complete peace of mind and confidence in the lasting quality of your new home.





---

# OAKWOOD HOMES

---

Tel: 0845 262 6161

Registered Office:  
Oakwood Homes  
116 Duke Street,  
Liverpool  
L1 5JW

Company Registration: 13276397  
VAT Registration: 448 306 487

**Disclaimer:**

Every effort is made to provide an accurate description of the properties under construction and that plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may be necessary. This brochure does not constitute a contract or warranty, and Oakwood Homes reserves the right to make changes as it sees fit without prior notice.

\*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m<sup>2</sup> of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

**Important Notice:**

Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

[sales@oakwood-group.com](mailto:sales@oakwood-group.com)

ALL RIGHTS RESERVED OAKWOOD HOMES  
Computer generated images and brochure design by [aspect3D.co.uk](http://aspect3D.co.uk)

HR2024