



# MOOR FARM

MOOR FARM, HASKAYNE L39 7JE

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## Overview

Haskayne is a semi-rural village situated on the Liverpool/Leeds canal near Ormskirk in West Lancashire. Historically a farming region, it forms part of the Downholland and Aughton Ward with close links to Liverpool and Southport as well as the villages of Maghull and Burscough.

This quaint village has some typical West Lancashire features, including thatched cottages and Victorian era properties as well as more modern homes.

Our Moor Farm development is situated in School Lane off Delph Lane – which runs from Maghull near Liverpool to Scarisbrick (en route to Southport).

The 24 home Development consists of 3, 4 and 5 bedroom detached luxury homes plus a barn conversion of two bespoke 3 bed semi-detached homes. These are built to the highest quality and specification which has become synonymous with Oakwood Homes. Each home is spacious and contemporary in design featuring tall windows allowing in plenty of natural light. Modern, spacious and highly energy efficient, the homes are built using traditional methods ensuring the highest levels of craftsmanship associated with the Oakwood Homes brand. This stunning development with its perfect commuting connections and easy accessibility to all the area has to offer, while located in the beautiful Lancashire countryside, makes Moor Farm the perfect place to call home.



# Local Information

## Leisure facilities

To unwind over a good meal and a drink, visit the popular Ship Inn on Rosemary Lane, opposite School Lane or for a great traditional pub try The King's Arms on Delph Lane, next to School Lane, both a stone's throw from the Development. Also, the Saracens Head public house and restaurant sits on the bank of the canal a couple of miles away. The 2 Michelin Star Moor Hall in nearby Aughton, set in 5 acres of gardens with view of a lake, a Grade 2 listed gentry house of mid-16th century, and West Tower Country House Hotel, Aughton with its 18th Century elegant rooms with restaurant and gardens, will appeal to many.

For those who like the great outdoors, Haskayne is 7 miles from Ainsdale Beach, around 5 miles from Formby Nature Reserve and the thought-provoking Crosby Beach, the permanent home of "Another Place" an art installation by Antony Gormley, the creator of Angel of the North. 8 miles away is the historic town of Southport with its beach and leisure facilities.

For walkers, there are plenty of local routes to try. How about Clieves Hill, just outside Ormskirk, which looks west across Lancashire where you can often see the Welsh hills. You can also see over to the Lake District. The walk covers arable field-paths, quiet lanes and canal towpaths.

Also, for keen cyclists, there is a 15 mile Haksayne – Ainsdale Circular route to try.

To enjoy a more relaxed pace at the weekend you can try a round at the illustrious Royal Birkdale Golf Course or at the nearby Hurlston Hall, Hillside, Southport & Ainsdale courses. Drive into Birkdale Village, where you will find a host of 4 and 5 star restaurants including Bistrot Verite and something to suit everyone's taste from trendy wine bars to vintage tea rooms. Further afield, Liverpool and Manchester offer the bright lights of the big cities with shows, restaurants, art galleries, museums and high street shopping, not to mention international airports for the ultimate getaway or business trip.

## Education

The village hosts Downholland Haskayne CE Primary School. There is also the Downholland-Haskayne Voluntary Aided Church of England Primary School for 2-11 year olds. The nearest High Schools are Birkdale High School, a secondary school for boys 11-16, Greenbank High School, an all girls' secondary school and Merchant Taylor School in Crosby for 4-18-year olds which has the highest exam results in the area for Senior Boys.

There is also Ormskirk School which has been awarded Specialist Arts College status. Also, Scarisbrick Hall School is not too far away classed "outstanding in all areas" in the ISI report Jan 14. The nearest University is Edge Hill University in Ormskirk which is ranked Gold in the Teaching Excellence Framework. Also, The University of Liverpool, Liverpool John Moores University and UCLAN (University of Central Lancashire) are not too far away.

## Transport Links

The village is served by bus travelling between Liverpool and Southport.













Haskayne is just 13 Miles via A5147 and A565 to Liverpool and just over 40 miles via M6 to Manchester.

The North West boasts two International airports in Liverpool and Manchester.

There are also local railway stations at Ormskirk, Bescar and Aughton Park from where you can travel to Liverpool then onwards north to Edinburgh and south to London.



# Site Plan

-  **Chestnut** (4 Bed)
  -  **Maplewood** (4 Bed)
  -  **Oakfield** (3 Bed)
  -  **Willow** (4 Bed)
  -  **Sycamore** (4 Bed)
  -  **Lymewood** (3 Bed)
  -  **Brookland** (4 Bed)
  -  **Beechwood** (5 Bed)
  -  **Rosewood** (4 Bed)
  -  **Elderwood** (5 Bed)
  -  **Barn Conversion** (3 Bed Semi)
- 
-  Home Reach homes



# Moor Farm House Types



**The Beechwood – 5 Bedroom Detached**



**The Maplewood – 4 Bedroom Detached**



**The Oakfield – 3 Bedroom Detached**



**The Willow – 4 Bedroom Detached**



**The Chestnut – 4 Bedroom Detached**



**The Rosewood – 4 Bedroom Detached**

# Moor Farm House Types



**The Lymewood – 3 Bedroom Detached**



**The Sycamore – 4 Bedroom Detached**



**The Brookland – 3 Storey 4 Bedroom Detached**



**Barn Conversion – 3 Bedroom Semi-Detached**



**The Elderwood – 5 Bedroom Detached**







# How To Find Us

## From Ormskirk

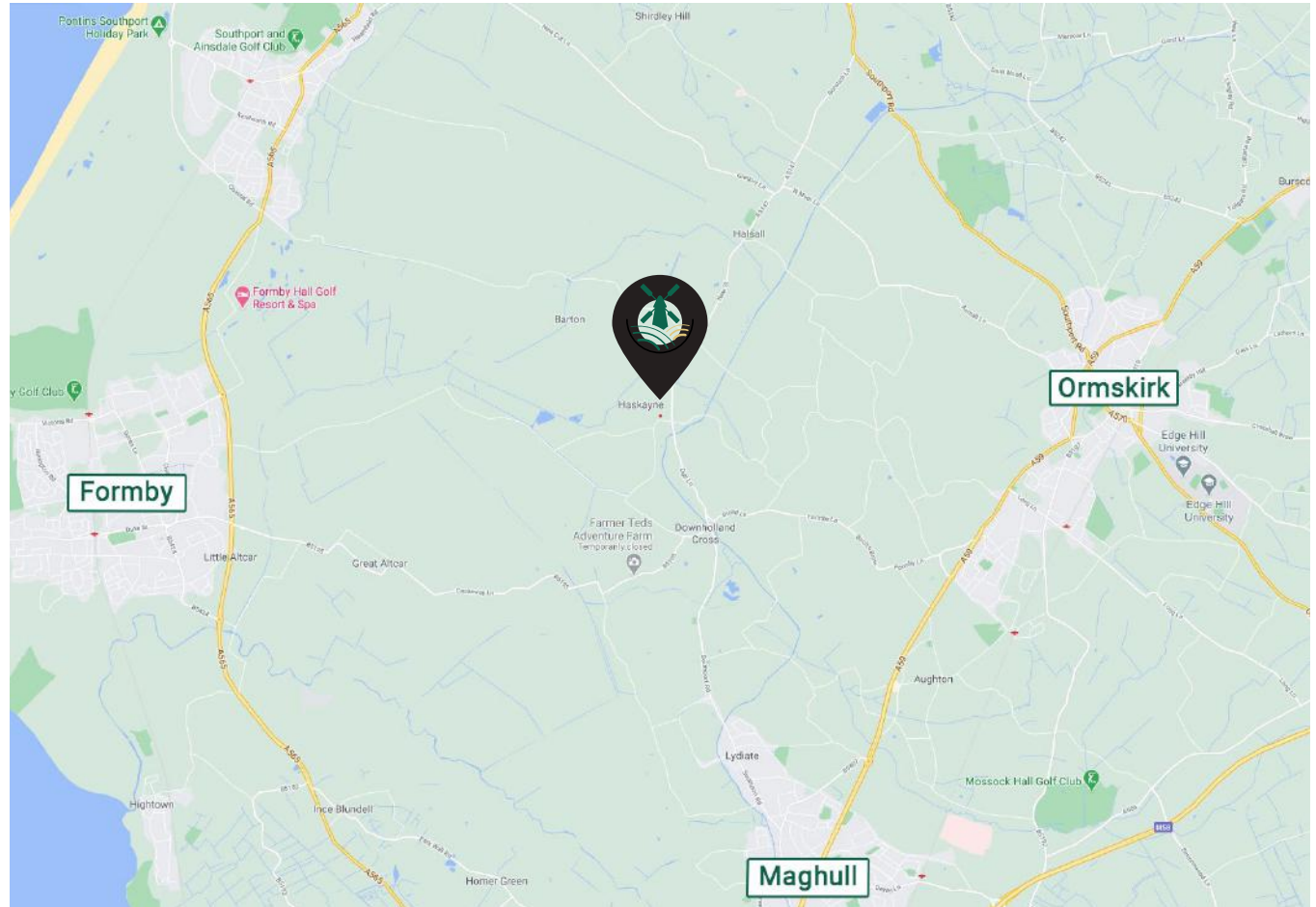
Head North on A570/Southport Road towards Grimshaw Lane  
Turn left on A5147 /Gorsuch Lane  
At the roundabout take the first exit  
Turn right on to School Lane  
Moor Farm is on the right hand side.

## From Birkdale

Head North-West on A565/Lulworth Road towards Palatine Road  
Turn left on to Arundel Road  
Road name changes to Halsall Road - Road name changes to New Cut Lane - Road name changes to Gregory Lane  
At roundabout take 2nd exit onto A5147/Halsall Road  
Turn right on to School Lane  
Moor Farm in on the right hand side.

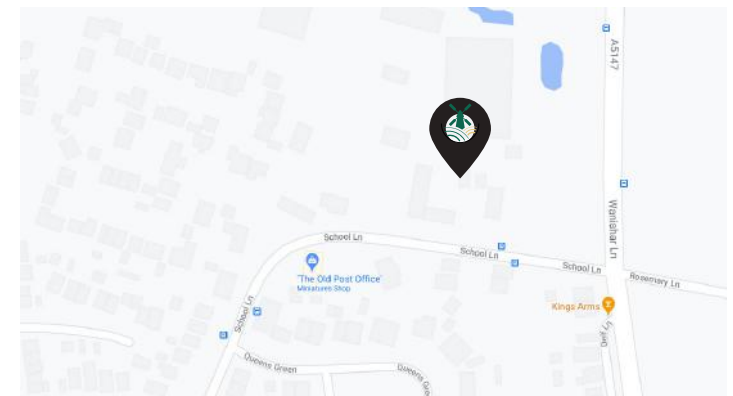
## From Manchester

Head South-west on to M60  
At junction 12 take sliproad left to M62 towards B'Ham/ Chester/Liverpool/Warrington  
At junction 10 take sliproad left to M6 towards Preston  
At junction 26, take sliproad left to M58 towards Skelmersdale/Southport  
At roundabout take 1st exit on to M58 towards Liverpool/ Skelmersdale/Southport/M58  
At junction 1 take sliproad left towards Kirkby/Maghull  
At roundabout take 3rd exit on to Maghull Lane towards Maghull  
Road name changes to School Lane - Turn right on to Park Lane  
Road name changes to Kenyons Lane - Turn right onto A59/ Northway  
At roundabout take 1st exit on to B5407/Liverpool Road  
Turn right into Moss Lane  
At roundabout take 2nd exit onto A5147/Southport Road  
Turn left into School Lane.  
Moor Farm is on the right hand side.



## From Liverpool

Head North West on to A5053 Leeds Street  
Turn left on to A59/Scotland Road  
Keep left to stay on A59/Walton Road  
At roundabout take 2nd exit  
Keep left to stay on A59/Warbreck Moor  
Turn right on to A5036/Dunnings Bridge Road  
Keep left on to A59/Dunnings Bridge Road  
Bear left on to A5147/Damfield Lane  
At roundabout take 1st exit  
Turn left onto School Lane  
Moor Farm is on the right hand side.



# About Us

## Oakwood Homes – *Homes to Inspire*

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

Operating as a privately-owned family run business Oakwood's management team draws on decades of construction and homebuilding expertise to provide homes which are built to the highest standards, whilst complimenting their surroundings and perfectly matching the living and lifestyles of modern purchasers.

Design and Build quality are at the forefront of our thinking, we are passionate about what we do, and the success of our developments are testament to that.

As well as building homes that suit today's lifestyles, we implement efficient processes and tight quality controls to ensure we finish every home on time and to exacting standards.

Our experienced construction team strive to ensure the highest standard of craftsmanship and use only the best quality materials to build your new home. We carry out regular training to refresh our skills and make sure we're always up to date with the latest build methods.

Each new home goes through the key stage Building Control inspections plus our own rigorous checks at continuous stages of the construction process. We only work with proven bona fide local subcontractors, promoting local business and ensuring the highest standard of build quality.

We keep to strict standards of workmanship, materials and safety, and we expect the same from our partners. While we've spent years developing sound relationships with the best local subcontractors and suppliers, we're always reviewing our construction partners and supply chain base to see where we can improve.





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# OAKWOOD

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Oakwood Homes operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors. To view a development please make an appointment by calling head office on 0845 262 6161.

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