

THE
BLVD

THE BOULEVARD

CROPPER ROAD, FYLDE

A Distinctive Collection Of Beautifully Crafted Homes

Welcome to The Boulevard, an exclusive new neighbourhood by Oakwood Homes comprising just 45 exceptional new homes in one of Fylde's most desirable locations.

Offering a stunning collection of 1, 2, 3, 4 and 5 bedroom homes, including elegant mews, semi-detached and detached designs, The Boulevard has been carefully created to provide a lifestyle that combines modern comfort, architectural quality and exceptional connectivity.

Set within a charming and established setting, this thoughtfully planned development offers residents the perfect balance between peaceful surroundings and convenient access to everything the Fylde Coast has to offer.





An address designed to impress

At the heart of the development lies a beautifully landscaped, tree-lined boulevard, creating an attractive sense of arrival and giving the development its distinctive character.

The carefully considered masterplan culminates in a generous public open space, providing a green focal point for residents to enjoy, relax and connect with nature. Integrated pedestrian links connect seamlessly with surrounding routes and amenities, encouraging walking, cycling and a stronger sense of community.

The result is a development that feels open, welcoming and connected from the moment you arrive.



Beautifully designed for modern living

Every home at The Boulevard has been designed with contemporary lifestyles in mind.

Spacious layouts maximise both functionality and comfort, while large feature windows flood interiors with natural light, creating bright and inviting living spaces throughout. Open-plan kitchens, generous living areas and thoughtfully designed bedrooms provide flexibility for families, professionals and downsizers alike.

From first-time buyers taking their first step onto the property ladder to growing families seeking more space, there is a home to suit every stage of life.

Homes at The Boulevard Feature:

- A selection of 1, 2, 3, 4 and 5-bedroom homes
- Distinctive mews, semi-detached and detached designs
- Contemporary architecture and attractive street scenes
- Bright, spacious interiors with large windows
- High-quality fixtures and finishes throughout
- Private gardens and dedicated parking
- Thoughtfully designed layouts for modern family living



Excellent choice for Education

For families, a choice of well-established schools can be found within east reach of the development.

Nearby primary education includes Mereside Primary Academy, Blackpool St Nicholas CofE Primary School and Marton Primary Academy and Nursery, while St George's School provides secondary education close by.

The wider Fylde area offers further primary, secondary and independent education options giving families plenty of choice throughout their children's school years.





Built to Oakwood Homes' Exceptional Standards

Quality is at the heart of every Oakwood Homes development, and The Boulevard is no exception.

Each home has been carefully crafted using premium materials and meticulous attention to detail, delivering the exceptional specification and finish that has become synonymous with the Oakwood Homes name.

Combining timeless design with modern construction techniques, these homes are built to stand the test of time while providing outstanding comfort and performance.

Sustainable, Energy-Efficient Living

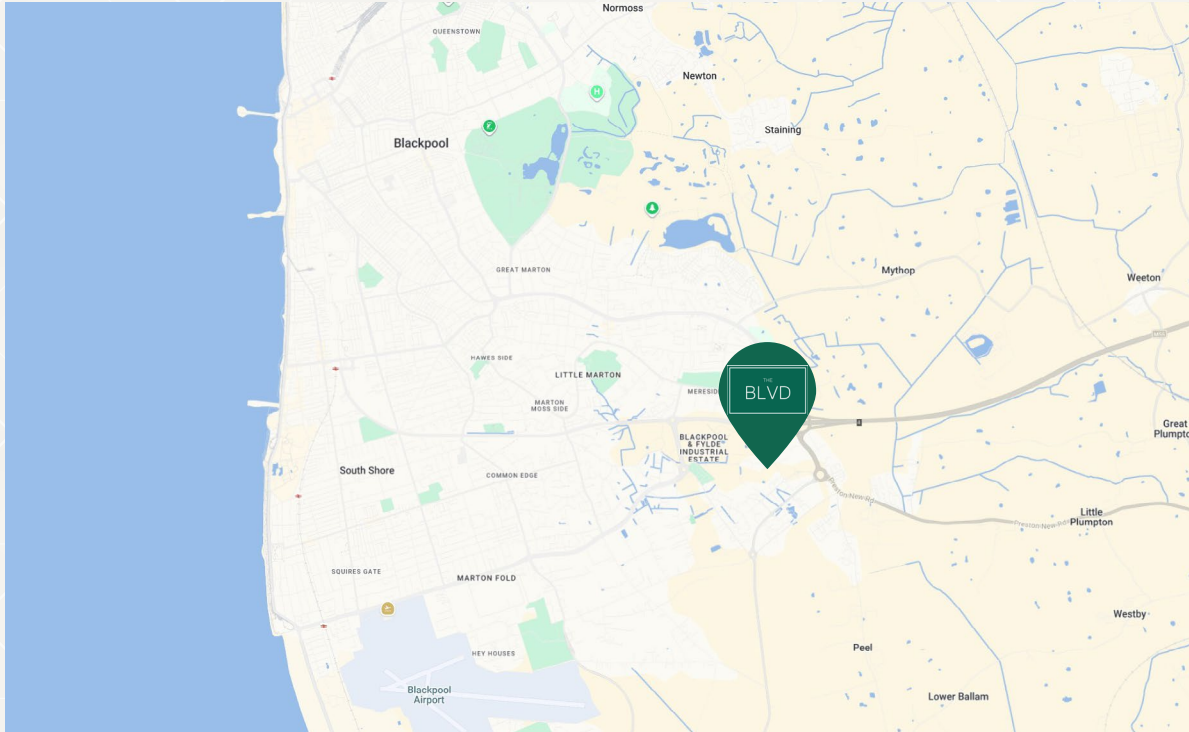
The Boulevard has been designed for the future.

Every home achieves an impressive EPC A rating, delivering exceptional energy efficiency and helping homeowners reduce both their environmental impact and day-to-day running costs.

Advanced construction methods, modern insulation standards and energy-efficient technologies work together to create homes that are warm, comfortable and economical to run throughout the year.

This is sustainable living without compromise.





Perfectly Placed

Situated off Cropper Road, The Boulevard enjoys a highly convenient location within easy reach of some of Lancashire's most sought-after destinations.

Excellent road connections provide swift access to the motorway network, making commuting across the North West simple and convenient. Meanwhile, the vibrant centres of Lytham, St Annes, Preston and the wider Fylde Coast are all within easy reach.

Whether you're heading to work, enjoying a day by the coast, exploring local countryside or visiting nearby shops, restaurants and leisure facilities, everything you need is close at hand.

Local Highlights

- Easy access to the motorway network
- Close to Lytham and St Annes
- Excellent local schools and amenities
- Beautiful coastline and countryside nearby
- Convenient access to Preston and surrounding employment centres
- Leisure, retail and dining opportunities within easy reach

Well connected for work, leisure and beyond

With beautiful coastline, characterful towns, open countryside and an excellent choice of places to eat, shop and unwind, Fylde offers an enviable setting for everyday life. From leisurely Sunday walks and family days out to championship golf, live entertainment and evenings by the coast, there is always something to enjoy close to home.

Discover Lytham

Elegant Lytham combines the charm of a traditional coastal town with a lively contemporary feel. Stroll along Lytham Green, taking in views across the Ribble Estuary and the town's iconic windmill, before exploring a thriving centre filled with independent shops, cafés, bars and restaurants.

For a change of pace, discover the historic surroundings of Lytham Hall, enjoy the gardens and events at Lowther Gardens, or make the most of the town's year-round programme of entertainment and special events.

Enjoy the seaside at St Annes

With its expansive sandy beach, Victorian pier and attractive promenade, St Annes-on-Sea is made for days beside the coast. Wander through the beautifully maintained Promenade Gardens, relax on the beach or head into town for independent shopping, coffee and dining. Nearby Ashton Gardens provides another peaceful green space in the heart of town, while the area's popular calendar of events brings plenty of colour and atmosphere throughout the year.

Make the most of Fairhaven Lake

Set between Lytham and St Annes, Fairhaven Lake and Gardens is a favourite destination for all ages. Follow the waterside paths, stop for a coffee or picnic, or choose from activities including boating, tennis, crazy golf and children's play facilities. The lake is also home to the RSPB Ribble Discovery Centre, making it an ideal spot for enjoying the area's wildlife and coastal landscape.

Coast, countryside and fresh air

Fylde offers plenty of opportunities to get outdoors. Its coastline stretches from the edge of Blackpool to the Ribble Estuary, with wide beaches, sand dunes, nature-rich landscapes and far-reaching views.

Head inland and the scenery changes to peaceful countryside dotted with historic villages and rural communities. Walking and cycling offer an easy way to explore places such as Wrea Green, Singleton, Freckleton and the wider Fylde countryside, with traditional village greens, country pubs and picturesque landscapes along the way.



A lifestyle to enjoy, every day

Enjoy the best of coastal and countryside living without feeling far from anywhere. Fylde benefits from convenient road and rail connections, putting Preston, Blackpool and the wider North West within easy reach, while connections to the national motorway and rail networks make travelling further afield straightforward.

By Road

The M55 provides Fylde's principal connection to the motorway network, meeting the M6 at Junction 32 near Preston. From here, the wider motorway network opens up convenient routes towards Manchester, Liverpool, the Lake District and destinations across the UK.

Closer to home, the A583 and A584 provide important links between Kirkham, Wesham, Lytham, St Annes, Preston and Blackpool, making everyday journeys around the Fylde Coast convenient.

By Rail

Fylde is served by a choice of railway stations, with the South Fylde Line connecting communities including Lytham and St Annes with Preston and Blackpool South.

Kirkham & Wesham station provides an important rail connection for the borough, with onward services towards Preston and Blackpool. From Preston, passengers can connect with the national rail network for journeys to major cities and destinations throughout Britain.

Getting around the Fylde Coast

A network of local bus services provides connections between Fylde's towns and surrounding communities, complementing the area's rail links. For leisure journeys along the wider Fylde Coast, Blackpool's bus and tram network offers connections along the coast and towards destinations including Cleveleys and Fleetwood.

Cycling and walking are another appealing way to explore closer to home. Fylde has a network of cycleways and footpaths, including a continuous off-road seafront cycle route between Lytham and St Annes.

Connections that complement the lifestyle

Whether it's the daily commute, a day beside the coast, shopping in Preston or a weekend further afield, Fylde combines an attractive setting with connections that make getting around easy.

Coast, countryside and connectivity – all within easy reach of home.



THE BOULEVARD, SITE PLAN

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- **Type Kw - Rosewood** (4 Bed)
- **Type C2 - Oakfield** (3 Bed)
- **Type K1 - Rosewood** (4 Bed)
- **Type W - Cedarwood** (4 Bed)
- **Type S1 - Oakdene** (2 Bed Semi)
- **Type H1 - Brookland** (4 Bed)
- **Type N - Fernwood** (3 Bed Semi)
- **Type U - Birchwood** (4 Bed)
- **Type A - Chestnut** (4 Bed)
- **Type R - Cottonwood** (1 Bed Semi)
- **Type M1 - Juniper** (3 Bed Semi)
- **Type G1 - Lymewood** (3 Bed Semi)
- **Type J - Beechwood** (5 Bed)



THE BOULEVARD, HOUSE TYPES

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Cottonwood - 1 Bedroom Semi-Detached



Oakdene - 2 Bedroom Semi-Detached



Fernwood - 3 Bedroom Semi-Detached



Juniper - 3 Bedroom Semi-Detached



Lymewood - 3 Bedroom Semi-Detached



Oakfield - 3 Bedroom Detached

THE BOULEVARD, HOUSE TYPES

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Birchwood - 4 Bedroom Detached



Chestnut - 4 Bedroom Detached



Rosewood - 4 Bedroom Detached



Brookland - 4 Bedroom Detached



Cedarwood - 4 Bedroom Detached



Beechwood - 5 Bedroom Detached









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 with care, precision and enduring quality.



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 care and attention.

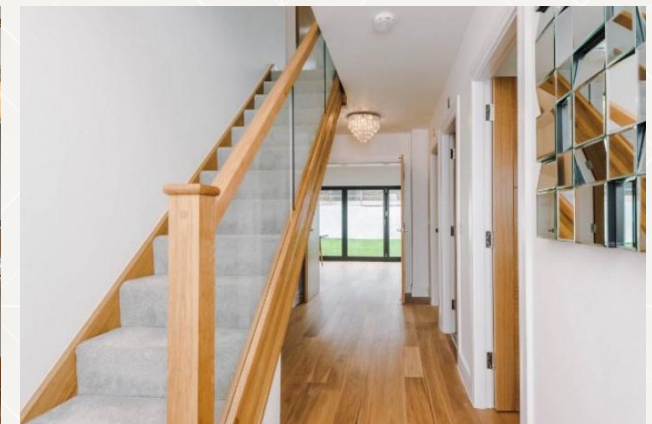
Home Demonstration

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

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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 98m² 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.

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