

NORTH  
MOOR  
VILLAS

# OVERVIEW

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A gated development of 4 and 5 bedroomed bespoke homes in a beautiful semi-rural setting in the popular village of Halsall. The homes are built to the highest quality and specification within West Lancashire and close to Ormskirk and Birkdale.

The village of Halsall forms an ancient parish which grew from a small farming settlement. There are several listed buildings including the Grade 1 Listed Church which is centred around the War Memorial and St. Cuthbert Church, which dates to the 14th Century.

Although Halsall benefits from such beautiful rural surroundings the village is conveniently located for quick access to the surrounding towns of Southport and Ormskirk and is only a 30 minutes' drive from Liverpool City Centre.

North Moor Villas are the first new homes to be built in the area for decades and each home features a unique contemporary architectural approach which has been cleverly designed with a mix of glass, brick and specialist metal finishes which complement the area's natural surroundings and farming heritage.

Each home is extremely spacious featuring large open plan areas with tall windows allowing in plenty of natural light. Modern, spacious and highly energy efficient, the homes, although contemporary in architecture, are built using traditional methods ensuring the highest levels of craftsmanship associated with the Oakwood Homes brand.

This exclusive development, with its chic design offering practicality and convenience on your doorstep, perfect commuting connections and easy accessibility to all the area has to offer while located in the beautiful Lancashire countryside, makes North Moor Villas the perfect place to call home.



## HOME TYPES

### High-Leigh - 4 Bedroom Detached Smart Home

Located on Halsall Road facing open countryside fields, this stunning contemporary home features a large open plan living room with feature fireplace. Enter the hallway and you will find the snug / office room, utility room and WC. Walk on through the hallway's double doors to reach the impressive open plan kitchen-dining-family room featuring a statement 6 metre glass sliding wall opening onto the large garden area.

The generous hallway features a designer oak and glass bespoke staircase leading upstairs to the well-appointed second floor. This comprises 4 large double bedrooms including the master bedroom with en-suite and a family bathroom finished with high-end fixtures and fittings and Porcelanosa tiles.



## High-Leigh - 4 Bedroom Detached Smart Home

### First Floor

Master Bedroom 3.4m x 3.2m

En-suite to Master 3.2m x 1.5m

Bedroom 2 3.8m x 2.7m

Bedroom 3 3.1m x 3.4m

Bedroom 4 2.7m x 3.4m

Bathroom 2.4m x 2.2m



### Ground Floor

Entrance Hallway

Snug / Office 2.9m x 2.7m

Living Room 3.3m x 5.3m

Kitchen / Family / Dining 8.1m x 4.4m

Utility 2.7m x 1.7m

WC 1.4m x 2.6m



## HOME TYPES

### Villa 1 - 5 Bedroom Detached Smart Home

(Plots 3 & 4)

Villa 1 is a true design statement located off North Moor Lane. Behind a gated entrance located in a private courtyard, this generous five bed home is truly stunning. From entering the spacious hallway with feature brickwork being filled with natural light through the large skylights you know you're walking into something special. The Ground floor features a spacious open plan family room separating the dining room by a feature partition with integrated tv system. Leading through to the high-end fully fitted kitchen, this is the hub of the home and features floor to ceiling windows and bi-folding doors opening onto a huge rear garden with an Indian stone patio. In addition to this there is a separate living room, cloak room and Utility Room as well as a self-contained "teenager suite" ideal for visiting guests and relatives.

An integral double garage provides ample space for 2 cars as well as an attic room for general loft storage. The bespoke oak and glass staircase leads to the 4 large double bedrooms and family bathroom. The beautifully appointed master bedroom features a separate dressing room with designer fitted wardrobes and a generous en-suite bathroom featuring a designer bathroom and fixtures.



## Villa 1- 5 Bedroom Detached Smart Home

(Plots 3 & 4)

### First Floor

Master Bedroom 3.7m x 3.04m

Dressing Room 3.0m x 1.6m

En-suite to Master 1.78m x 2.39m

Bedroom 2 3.5m x 3.7m

Bedroom 3 3.5m x 3.7m

Bedroom 4 3.7m x 2.85m

Bathroom 2.5m x 1.9m

### Ground Floor

Living Room 3.735m x 3.155m

Family Room 4.93m x 4.15m

Kitchen & Dining 5.7m x 4.15m

Utility 2.025m x 2.05m

Cloak Room 1.56m x 1.8m

WC 1.0m x 2.0m

Bedroom 5 3.45 m x 2.83m

En-suite 1.4m x 2.83m

### External

Storage Room 4.8m x 2.8m

Double Garage 5.3m x 5.4m



## HOME TYPES

### Villa 2- 5 Bedroom Detached Smart Home

(Plots 2 & 5)

Villa 2 is similar in design to Villa 1 and is a stunning piece of architectural design. Located as a corner plot, this beautiful home features a unique orientation taking full advantage of the views out onto the surrounding countryside. This five-bedroom home offers extensive accommodation including an impressive hallway with feature skylight, leading to the cloakroom and the stunning open plan lounge/diner/kitchen.

The Ground floor offers an air of spacious living with a large open plan family room featuring floor to ceiling windows and bi-folding doors opening onto an expansive rear laid to lawn garden with an Indian stone patio. The dining area is separated by a feature partition with integrated tv system, leading on to the high-end luxury fitted kitchen. There is also a separate living room, cloak room with fitted storage and utility room in addition to a self-contained "teenager suite" with en-suite ideal for visiting guests and relatives.

Walk up the stunning bespoke oak and glass staircase and you'll find 4 large double bedrooms and family bathroom. The impressive master bedroom features a separate dressing room with designer fitted wardrobes and a generous en-suite bathroom. In addition, there is a useful attic room for general loft storage in addition to an integral double garage providing ample space for 2 cars.



## Villa 2- 5 Bedroom Detached Smart Home

(Plots 2 & 5)

### First Floor

Master Bedroom 3.7m x 3.04m

Dressing Room 3.0m x 1.6m

En-suite to Master 1.78m x 2.39m

Bedroom 2 3.5m x 3.7m

Bedroom 3 3.5m x 3.7m

Bedroom 4 3.7m x 2.85m

Bathroom 2.5m x 1.9m



### Ground Floor

Living Room 3.735m x 3.155m

Family Room 4.93m x 4.15m

Kitchen & Dining 5.7m x 4.15m

Utility 1.78m x 1.83m

Cloak Room 1.78m x 1.81m

WC 1.10m x 2.0m

Bedroom 5 3.45 m x 2.83m

En-suite 1.4m x 2.83m



### External

Storage Room 4.8m x 2.8m

Double Garage 5.3m x 5.4m



# SITE PLAN



# LOCAL INFORMATION

## Leisure Facilities:

For those who like the great outdoors, Halsall is 7.6 miles from Ainsdale Beach, 9.1 miles from Formby Nature Reserve and 9.7 miles from the thought-provoking Crosby Beach - the permanent home of "Another Place" an art installation by Antony Gormley, the creator of Angel of the North. 6.3 miles away is the historic town of Southport with its beach and leisure facilities.

To enjoy a more relaxed pace at the weekend try a round at the illustrious Royal Birkdale Golf Course or at the nearby Hurlston Hall, Hillside, Southport & Ainsdale courses. Further afield, Liverpool and Manchester offer the bright lights of the big cities with shows, restaurants and high street shopping, not to mention international airports for the ultimate getaway or business trip.

To unwind over a good meal and a drink, the popular Saracens Head public house and restaurant sits on the bank of the canal.

There is also 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 origin.

West Tower Country House Hotel, Aughton will appeal to many, with its 18th Century elegant rooms with restaurant and gardens.

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.



## Local Walks:

For the more energetic, try "Walking the Canal" – Halsall to Parbold from where the first sod was ceremonially dug in 1770 for the commencement of the Leeds/ Liverpool canal, St. Cuthbert's – rated as Outstanding by Ofsted in 2015.

## Education:

There is a local Junior School for pupils aged between 4-11.

The nearest High Schools are Birkdale High School, a secondary school for boys 11-16 and Greenbank High School, an all girls' secondary school.

There is also Merchant Taylor School in Crosby for 4-18-year olds which has the highest exam results in the area for Senior Boys.

Also, Scarisbrick Hall School is not too far away classed as "outstanding in all areas" in the ISI report Jan 14.

Nearest University is Edge Hill University – Ormskirk – 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.

Halsall is just 14 Miles via A5147 and A565 to Liverpool and 42.3 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 and Southport, then onwards north to Edinburgh and south to London.

# THE PERFECT FINISH TO YOUR DREAM HOME

## Smart features:

- Ceiling Mounted Wireless Speaker System
- Smart Heating System
- Smart door entry
- Smart Home Hub

## Kitchen:

- Each home features a stunning high-end fitted kitchen with corian / quartz worktop.
- Top of the range integrated appliances including induction hob, wine cooler and boiling water tap complete with 2 year manufacturers guarantee.
- Designer white goods including dish washer, washer-dryer with 2 year manufacturer's guarantee.
- Contemporary fixtures and fittings.
- Separate utility room with additional sink and storage.

## Bathrooms, WC and Cloakroom:

- Top specification Bathroom suites with Hansgrohe taps and shower systems.
- Heated chrome towel warmer to all bathrooms.

- Porcelanosa wall and floor tiles which can be specified by homebuyers during construction.
- Cloak room with fully fitted bespoke storage.
- Downstairs WC with designer sanitary wear.

## Electrical:

- Intercom system and fob for gated entrance
- Ceiling mounted built-in speakers with wireless connectivity
- Integrated TV system (Villa 1 and 2) \*
- Chrome sockets and switches throughout

## Heating:

- The latest energy efficient boiler system 5 Zone Heatmiser smart thermostatic controls which can be activated using your mobile device.
- High specification Riva 500 "Edge" Gas Fire with programmable thermostatic remote control
- Underfloor heating system with 10 year warranty

## Doors & Woodwork:

- High quality veneered wood doors with chrome hardware
- Contemporary designed architrave and skirting board throughout
- Bespoke Designer Oak staircase with stunning glass balustrade
- High specification sliding / bi-folding doors to feature rooms.

## Flooring:

All homes come with flooring as standard with a range of finishes for clients to choose from including:

- Porcelanosa tiles to selected rooms
- Hardwood flooring to selected rooms
- High quality carpet to bedrooms and landing area

## Decoration:

- Neutral shade of emulsion to walls and ceilings
- White Satinwood to woodwork
- Oil finish to Oak Staircases

## Safety and Security:

- Latest smart alarm system which connects to your mobile device
- External lighting with PIR (Passive Infra-Red) Sensors
- Mains connected Heat and Smoke detected located in strategic points throughout each home.
- Lockable security windows deigned to the latest PAS24 security standard
- High-end front door with multi-point locking system
- Latest Garage door system automated opening / closing function (Villa 1 and 2) \*

## External Area:

- Paved patio areas to all homes  
Block paving to driveways with parking demarcation
- Large turfed garden areas to all homes
- Double Garage with automated door (Villa 1 and 2\*)
- Outside taps to all homes
- Integrated Pavilion Area Villa 1\*

## Energy Saving features:

- Double glazed triple A rated windows with acoustic glass
- Highly insulated exceeding the latest building regulations saving up to 50% on heating bills\*
- High specification energy efficient boiler system

## Warranty:

- Each home comes complete with a 10 year Advantage building warranty as well the knowledge that your home has been created by an established bespoke homebuilder.
- 2 Year warranties to all white goods
- Specialist 10 year insurance-backed warranty for underfloor heating system.



# HOW TO FIND US

## From Ormskirk:

Turn right onto A570 / Southport Road  
Take sharp left onto County road / A59  
Turn right onto Halsall Lane, then turn right into Asmall Lane.  
Bear right on to North Moor Lane. North Moor Villas are towards the end of the Lane on the right-hand side.

## From Liverpool:

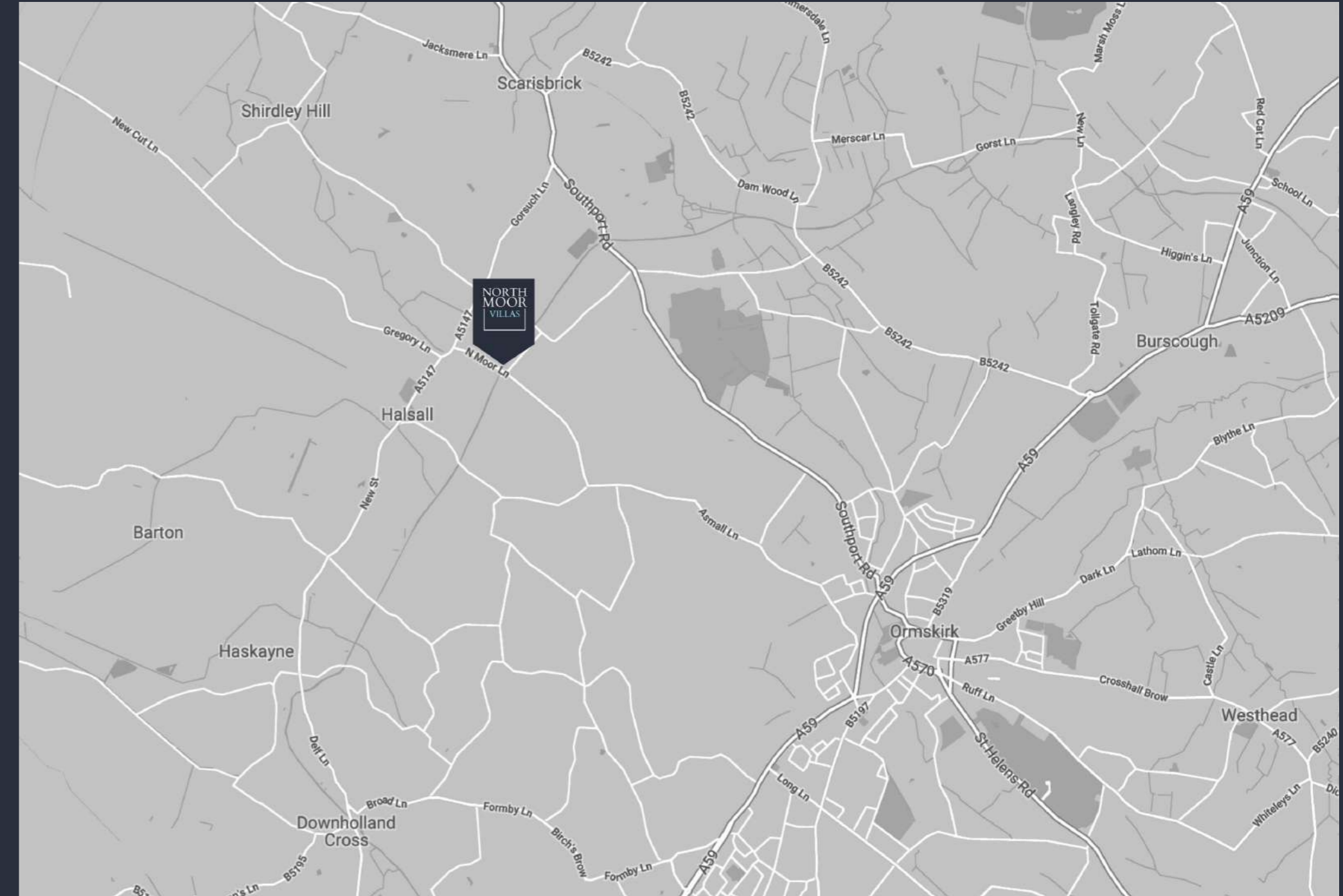
Take A5038 Vauxhall Road from A5046 Tithebarn Street.  
At the roundabout take the 2nd exit to stay on Vauxhall Road. At the next roundabout take the 2nd exit onto Southport Road, A5038. Stay on this road until you reach Dunnings Bridge Road A5036. Keep left to continue along Dunnings Bridge Road, A59. At the roundabout take the 2nd exit onto Northway A59. At the roundabout take 1st exit on to Turnpike Road. At the next roundabout, take 1st exit on to B5195 / Formby Lane  
Bear right on to Fir Tree Lane and road changes to Narrow Lane. Continue straight onto Cut Lane then right to stay on Cut Lane. Turn left on to Asmall Lane.  
Bear right on to North Moor Lane. North Moor Villas are near the top of the Lane on the right hand side.

## From Birkdale:

Take A565 / Liverpool Road  
Turn left on to Carr Lane which changes to Guildford Road  
Turn right on to New Cut Lane which changes to Gregory Lane  
Bear left on to A5147 / Halsall Road  
Turn right on to North Moor Lane. North Moor Villas are on your left hand side.

## From Manchester:

Take M62 towards Liverpool via M602  
At Croft Interchange, take M6 towards Preston - Take M58 towards Skelmersdale / Southport  
At Junct. 3 take A570 towards Ormskirk / Southport. At roundabout, take 1st exit onto Rainford Road. At the next roundabout take 1st exit onto Ormskirk Road, A570. Turn left onto Small Lane, right into Chapel Street, left onto Bridge Street then left onto Aughton Street B5139. At the roundabout take the 3rd exit onto Cottage Lane, then at the next roundabout, 2nd exit to stay on Cottage Lane. Continue onto Asmall Lane then bear right on to North Moor Lane.  
North Moor Villas are towards the end of the land, on your right.





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# OAKWOOD HOMES

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Tel: 0845 262 6161

Registered Office:  
Oakwood Homes  
Switch House,  
North Perimeter Road,  
Liverpool L30 7PT

Company Registration: 8981796  
VAT Registration: 213 8349 16

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