



MARQUEE
H O M E S

The Orchards

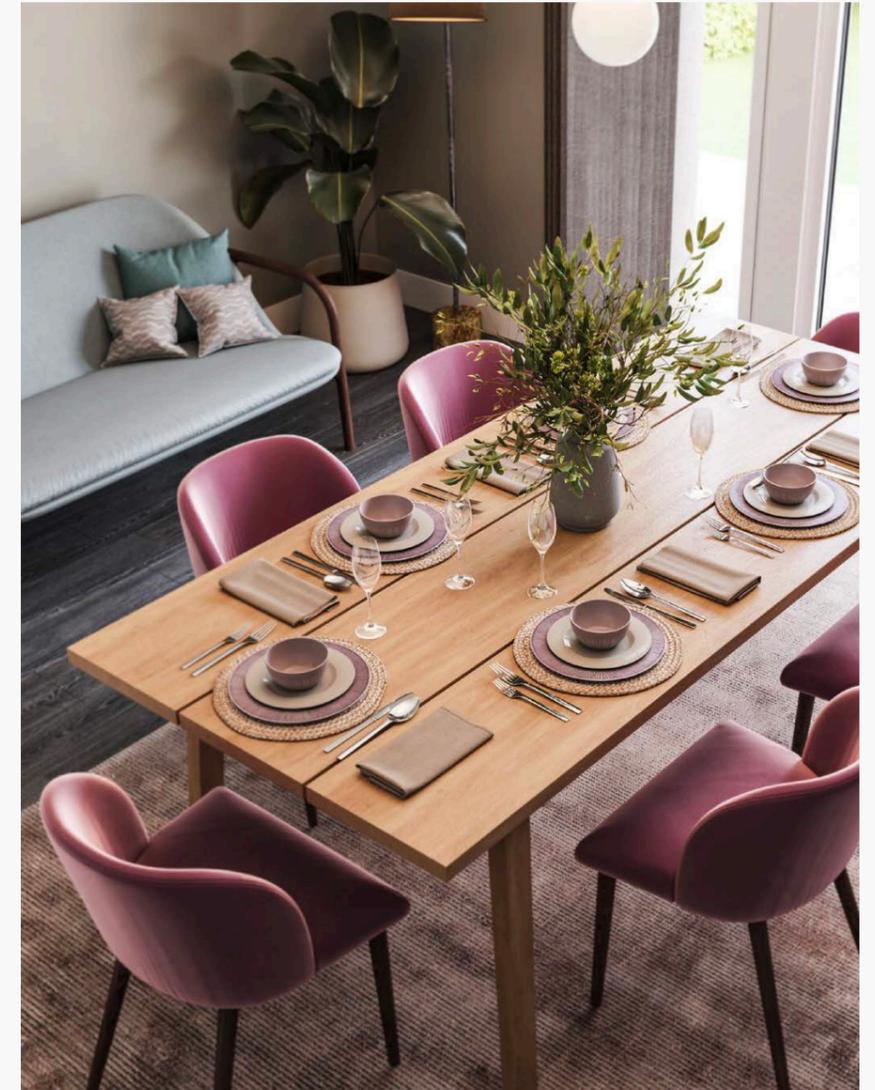
LIGHTFOOT LANE • PRESTON



An intimate collection of contemporary two and three-bedroom homes in a sought after location available to purchase through Shared Ownership

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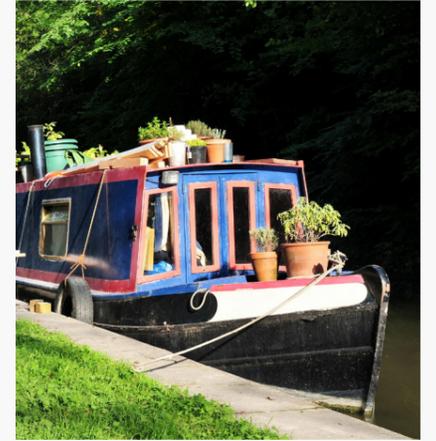
Welcome to The Orchards



Tucked away off Lightfoot Lane in Higher Bartle, The Orchards is an intimate collection of contemporary new homes in a highly sought after location.

This small, carefully planned development is designed for modern living with a semi rural feel. Each home has its own character, from generous living spaces and thoughtful layouts to high quality finishes and detailing throughout.

With open green space on the doorstep, the amenities and nightlife of Preston close at hand, and excellent connections across the wider region and beyond, The Orchards is the perfect place to find your ideal blend of style, comfort and location in a beautiful new home.



Lifestyle. Location. The Orchards has it all.

The Orchards puts you at the heart of everything, with something for everyone just minutes from your front door.

Step straight into the countryside with fantastic walking and cycling on the Preston Guild Wheel, and plenty of green space within easy walking distance. The leafy nearby area of Fulwood takes care of your everyday essentials, with a welcoming mix of local restaurants, cafés, independent shops and supermarkets that give the area its strong sense of community.

A little over ten minutes' drive brings you into Preston city centre, with everything you would expect from a vibrant, modern city.

Boutique shopping, diverse places to eat and drink, nightlife, gyms, arts and culture, cinema, striking architecture and even a picturesque marina are all wrapped up in a compact, walkable centre.

When you fancy a change of scene, the long stretch of sandy beaches along the Fylde Coast is easy to reach for days out by the sea, making The Orchards perfectly placed for every kind of adventure.



The beautiful landscape of Miller Park in the heart of the city of Preston.

Further afield

Life at The Orchards naturally spills outdoors. From family bike rides to gentle canal side strolls and local walks, this is a place full of fresh air, familiar faces and spaces to explore together.

Just minutes from your front door, the Preston Guild Wheel offers a 21 mile "greenway" looping around the whole of Preston. Largely off road and traffic free, it is ideal for safe family cycling, dog walks and after work runs, with miles of connected routes to discover beyond.

Well connected yet wonderfully relaxed, residents enjoy an easy commute with

straightforward routes to Liverpool, Manchester and Blackpool, and Preston city centre less than half an hour away by train.

For families, there is a strong local community with a wide choice of nurseries, primary and secondary schools within a few miles, helping to make The Orchards a place where you can put down roots and grow.



TRAIN STATIONS*

Preston	5.4 miles
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TRAVEL*

Preston City Centre	5.9 miles
Manchester Airport	50.2 miles
Lytham St Annes	15.5 miles
Lancaster	24.8 miles
Manchester	37.0 miles
Preston Grasshoppers	1.3 miles

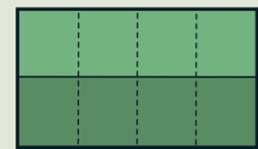
SCHOOLS*

Cottam Nursery School	0.6 miles
St Anthony's Pre School	1.9 miles
Our Lady's Catholic High School	1.9 miles
Harris Primary School	1.2 miles
Fulwood Academy	1.3 miles

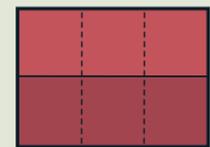
*All journey times are approximate.



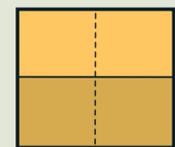
Our homes at The Orchards



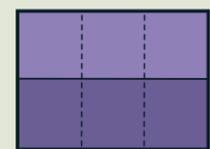
The Iris
2 bedroom - Total floor area: 79m²
Plots: 18, 19, 20 & 21



The Hyacinth & The Harebell
2 bedroom - Total floor area: 79m²
Plots: 28 & 30



The Tulip
3 bedroom - Total floor area: 93m²
Plots: 9, 10, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 46, 47 & 48

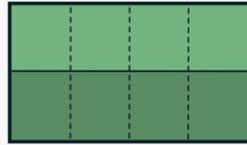


The Lavender
3 bedroom - Total floor area: 93m²
Plots: 15, 16 & 17



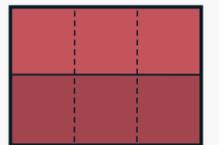
The Iris

2 bedroom - Total floor area: 79m²
Plots: 18, 19, 20 & 21



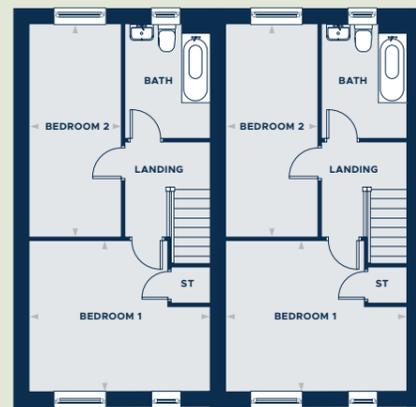
The Hyacinth & The Harebell

2 bedroom - Total floor area: 79m²
Plots: 28 & 30



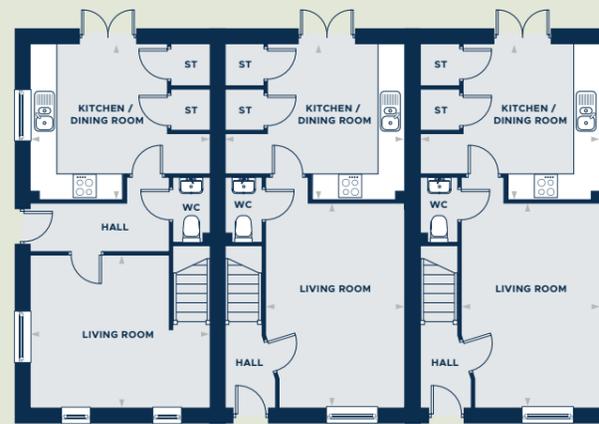
Ground Floor

Living Room	4.40m x 3.05m	(14'5" x 10'0")	17.2sq.m
Kitchen/Dining	4.46m x 3.79m	(14'7" x 12'5")	13.1sq.m



First Floor

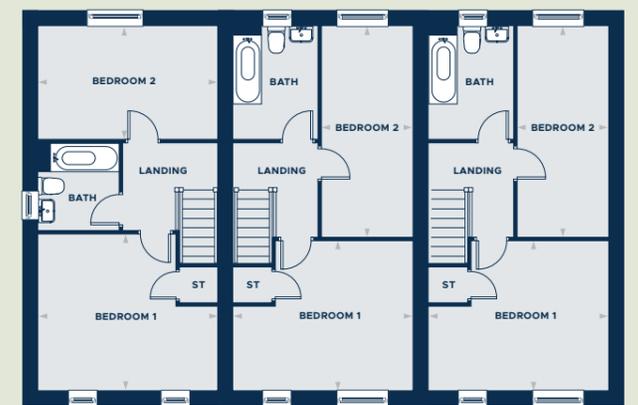
Bedroom 1	4.46m x 3.61m	(14'7" x 11'10")	15sq.m
Bedroom 2	5.15m x 2.28m	(16'9" x 7'6")	11.6sq.m



Ground Floor

The Hyacinth			
Living Room	4.44m x 3.73m	(14'6" x 12'2")	14.6sq.m
Kitchen/Dining	4.44m x 3.79m	(14'6" x 12'5")	13sq.m

The Harebell			
Living Room	4.97m x 3.47m	(16'3" x 11'4")	17sq.m
Kitchen/Dining	4.44m x 3.79m	(14'6" x 12'5")	13sq.m



First Floor

The Hyacinth			
Bedroom 1	4.43m x 3.78m	(14'6" x 12'4")	14.9sq.m
Bedroom 2	4.43m x 2.77m	(14'6" x 9'1")	12.3sq.m

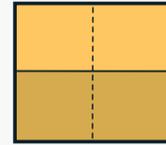
The Harebell			
Bedroom 1	4.43m x 3.61m	(14'6" x 11'10")	14.9sq.m
Bedroom 2	5.15m x 2.25m	(16'10" x 7'4")	11.6sq.m

The floor plans for plots 20 & 21 are shown, plots 18 & 19 are handed.
Please note C.GIs are for illustrative purposes only. Dimensions are for guidance only and all measurements and areas may vary during construction.

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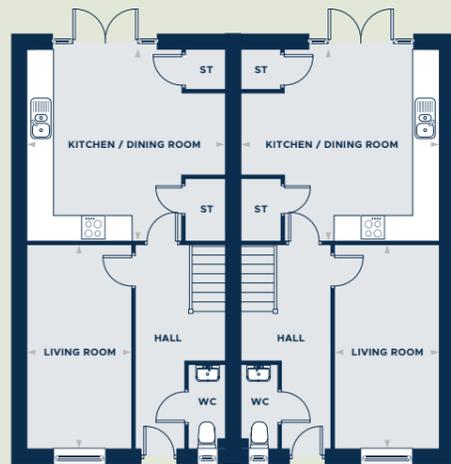
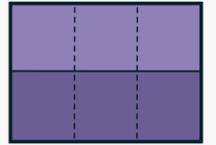
The Tulip

3 bedroom - Total floor area: 93m²
Plots: 9, 10, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 46, 47 & 48



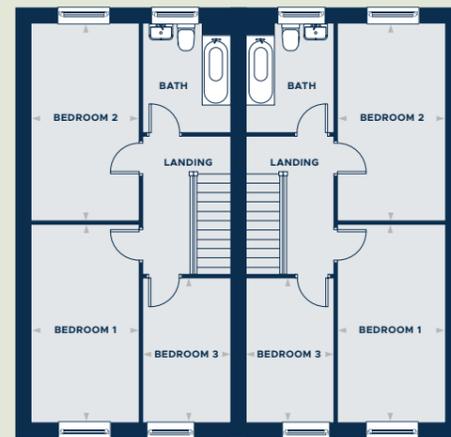
The Lavender

3 bedroom - Total floor area: 93m²
Plots: 15, 16 & 17



Ground Floor

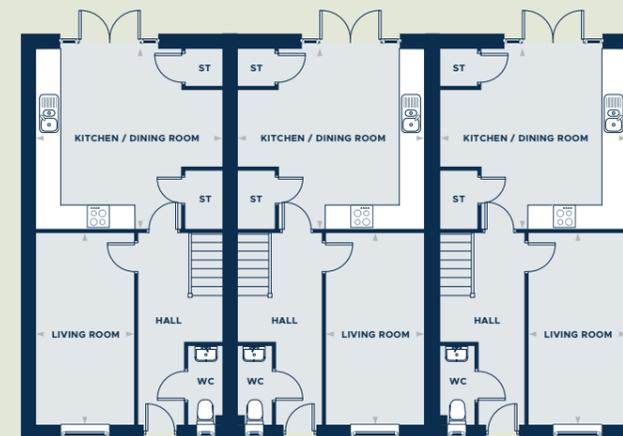
Living Room	4.89m x 2.54m	(16'0" x 8'4")	xxxsq.m
Kitchen/Dining	4.83m x 4.66m	(15'10" x 15'3")	xxxsq.m



First Floor

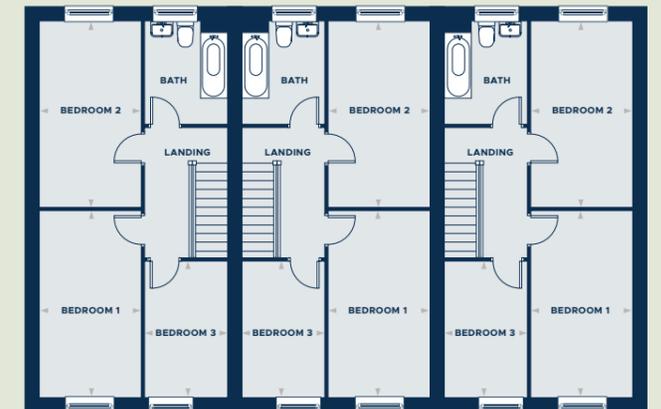
Bedroom 1	4.77m x 2.60m	(15'7" x 8'6")	12.4sq.m
Bedroom 2	4.77m x 2.60m	(15'7" x 8'6")	12.4sq.m
Bedroom 3	3.50m x 2.15m	(11'5" x 7'0")	7.5sq.m

Please note CGIs are for illustrative purposes only. Dimensions are for guidance only and all measurements and areas may vary during construction.



Ground Floor

Living Room	4.89m x 2.54m	(16'0" x 8'4")	xxxsq.m
Kitchen/Dining	4.83m x 4.66m	(15'10" x 15'3")	xxxsq.m



First Floor

Bedroom 1	4.77m x 2.60m	(15'7" x 8'6")	12.4sq.m
Bedroom 2	4.77m x 2.60m	(15'7" x 8'6")	12.4sq.m
Bedroom 3	3.50m x 2.15m	(11'5" x 7'0")	7.5sq.m

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Quality, comfort and community built in

At The Orchards, every home is designed around real people and real lives. As a community focused housebuilder, we believe everyone deserves a high quality home they can feel proud of, so a superb specification comes as standard, not as an extra.

Light, spacious rooms create a welcoming feel from the moment you walk in, complemented by stylish contemporary bathrooms and well planned kitchen/diners with modern fitted units throughout. These are homes made for everyday living, for family gatherings, and for neighbours becoming friends.

Thoughtful eco features are built in to help keep running costs manageable and support more sustainable living.

From air source heat pumps and underfloor heating on the ground floor to full double glazing and electric vehicle charging points, your new home is designed to be efficient, comfortable and economical to run.

The attention to detail continues outside, with off street parking, lighting to the front and rear, and turfed gardens, creating safe, welcoming spaces that sit beautifully within the wider community.

Specification includes:

- Contemporary fitted kitchen with generous storage
- Oven, hob and extractor
- White sanitaryware to bathrooms and WCs
- Thermostatic shower
- Generous bathroom tiling
- Flooring to bathrooms and kitchens
- Off street parking
- Turfed front and rear gardens
- Double glazed windows
- Air source heat pumps
- Underfloor heating on the ground floor
- Electric car charging point
- Walls or fencing provided to all boundaries
- External front and rear lights
- Outside tap
- 10 year ICW warranty

Shared ownership

Stepping into your new home is one of the best and most exciting achievements in life and Shared Ownership makes that ambition possible. You initially purchase a part-share in a home through a mortgage and savings.

You only need to buy as much as you can afford, usually a minimum of 25%* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own.

The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because it's calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste. Shared Ownership is a Government - backed initiative.

Below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move *lower shares may be available.

10 easy steps to your new home

1. FIND YOUR DREAM HOME

Marquee Homes are here to help you choose the right property, over the phone or in person onsite, guiding you through the options at The Orchards.

2. SPEAK TO AN INDEPENDENT MORTGAGE ADVISOR

Chat with a qualified independent Mortgage Advisor to understand what share of your new home you can buy. We work with Metro Finance, who will use an affordability calculator to work out the share that suits you. Call Metro on **0114 270 1444** for a quick self check, or input your details online at www.metrofinancelive.co.uk.

3. GET YOUR FINANCES APPROVED

Once your share and the way you will fund your purchase are agreed, Metro Finance will complete a financial sign off on our behalf. They will ask you to send some documents so they can check everything for you.

4. REVIEW YOUR INFORMATION PACK

You will receive more information from us about your chosen home, the development, and Shared Ownership. Take your time to read through this before you reserve.

5. CHOOSE YOUR SOLICITOR

Select a solicitor to act on your behalf. If you need help, we can provide details of firms who are familiar with Shared Ownership purchases.

6. RESERVE YOUR NEW HOME

Pay the reservation fee and complete the reservation paperwork issued by Marquee Homes. This secures your chosen plot while the legal and mortgage work is carried out.

7. START YOUR MORTGAGE APPLICATION

Submit your mortgage application and fully instruct your solicitor so they can begin the legal process and liaise with our solicitors.

8. RECEIVE YOUR MORTGAGE OFFER

If you are buying with a mortgage, a valuation will be carried out by your lender. Once this is complete and approved, you will receive your formal mortgage offer.

9. EXCHANGE CONTRACTS

When all legal work is finished and your mortgage offer is in place, you will be ready to exchange contracts. At this point you sign the contract and lease and pay your deposit.



10. COMPLETE, COLLECT YOUR KEYS, AND SETTLE IN

On completion day, the remaining funds are transferred and the home is legally yours. You receive your keys and can move in. After you have moved, colleagues in our Development team will be on hand to support you as you settle into your new Shared Ownership home and become part of the community at The Orchards.



MARQUEE
H O M E S

Marquee Homes is the sales arm of Community Gateway Association, established in 2005 to provide a range of affordable housing for people across Preston and beyond. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Marquee reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date December 2025. The Orchards is a mixed tenure development including homes for both sale and rent.