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Norris Green
Village

A collection of 3 bedroom homes



Countryside
Properties

Design Temporary Beauty Modern

Norris Green Village is an exciting new development already enjoying incredible success in the suburbs of Liverpool. The local area is being rejuvenated into a vibrant and welcoming community, through the creation of brand new high specification homes.



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The 3 bedroom houses will be of a traditional design featuring contemporary internal layouts and a superb high quality finish, with the added benefit of lawned rear gardens. There is something to suit all buyers whatever your lifestyle or budget, with a range of house styles all offering excellent value for money. Our fantastic specification means that you can move into your new home in comfort and enjoy it for many years to come.

Not only that, the location offers fantastic transport links across the region, with easy access to the A580 East Lancashire Road and Liverpool city centre just 4.5 miles away. All this combines to offer a higher quality of living in a growing community that enjoys an extremely convenient location on the doorstep of one of the North West's most historic yet fast-moving cities.

the surrounding area

Whether you are travelling by car or by one of a number of frequent bus services, Liverpool city centre is a short journey away and incredibly accessible. Following its success as the European Capital of Culture in 2008, Liverpool has deservedly cemented its reputation as a cosmopolitan and truly international city.

Famed for its art, music, sport and architecture the city is fast becoming one of the most stylish and culturally significant destinations in the UK.

For shopping and dining, you would be hard pushed to find a location more perfect than Liverpool. With a vast choice of luxury designer boutiques, high street favourites and independent shops, not to mention the 1.65 million sq. ft. of the stunning new Liverpool One complex, there's something to suit all tastes and budgets. If you're looking for somewhere to eat, you'll be spoilt for choice with a diverse range of restaurants, bars and cafes.

In the centre of Norris Green itself, Broadway offers a variety of local shops conveniently located on your doorstep. Just over a mile from Norris Green Village is an Asda supermarket and there is also a Tesco supermarket two miles away. Norris Green Leisure Centre offers a range of sports and leisure facilities within a modern environment, with activities that will appeal to all members of the community.

For families, Norris Green Village is well placed for educational institutes throughout all key stages, and offers a wide choice of nursery, primary and high schools that achieve very good results. For those keen to pursue further and higher education, there are some excellent specialist colleges and Liverpool's highly regarded universities within easy reach.



local landmarks and transport links

Liverpool city centre	4.5 miles
Liverpool John Lennon Airport	10.1 miles
A580 East Lancs Road	1.2 miles
M57	3.2 miles

All distances are approximate and supplied by Bing Maps

Inspire
Contemporary
Modern

commitment to quality

Countryside Properties has been established for more than 50 years and is a responsible developer of new homes and communities. We are also specialists in regeneration.

Our vision is to create outstanding new homes in excellent locations for people to enjoy, now and in the future.

We have a proven track record in creating high quality homes and places that our customers enjoy and which stand the test of time. In recognition, we hold more CABA Building for Life Standards than any other privately owned developer. Indeed, we were the first housing developer to receive the most highly prized architectural award of the RIBA Stirling Prize.

Our individual design solutions integrate with and enhance the surrounding natural and built environment to create places of distinctive character. We deliver imaginative design solutions for every new home and development we build. Such good design helps to create a community, improves safety and security, and enhances our customer's quality of life.

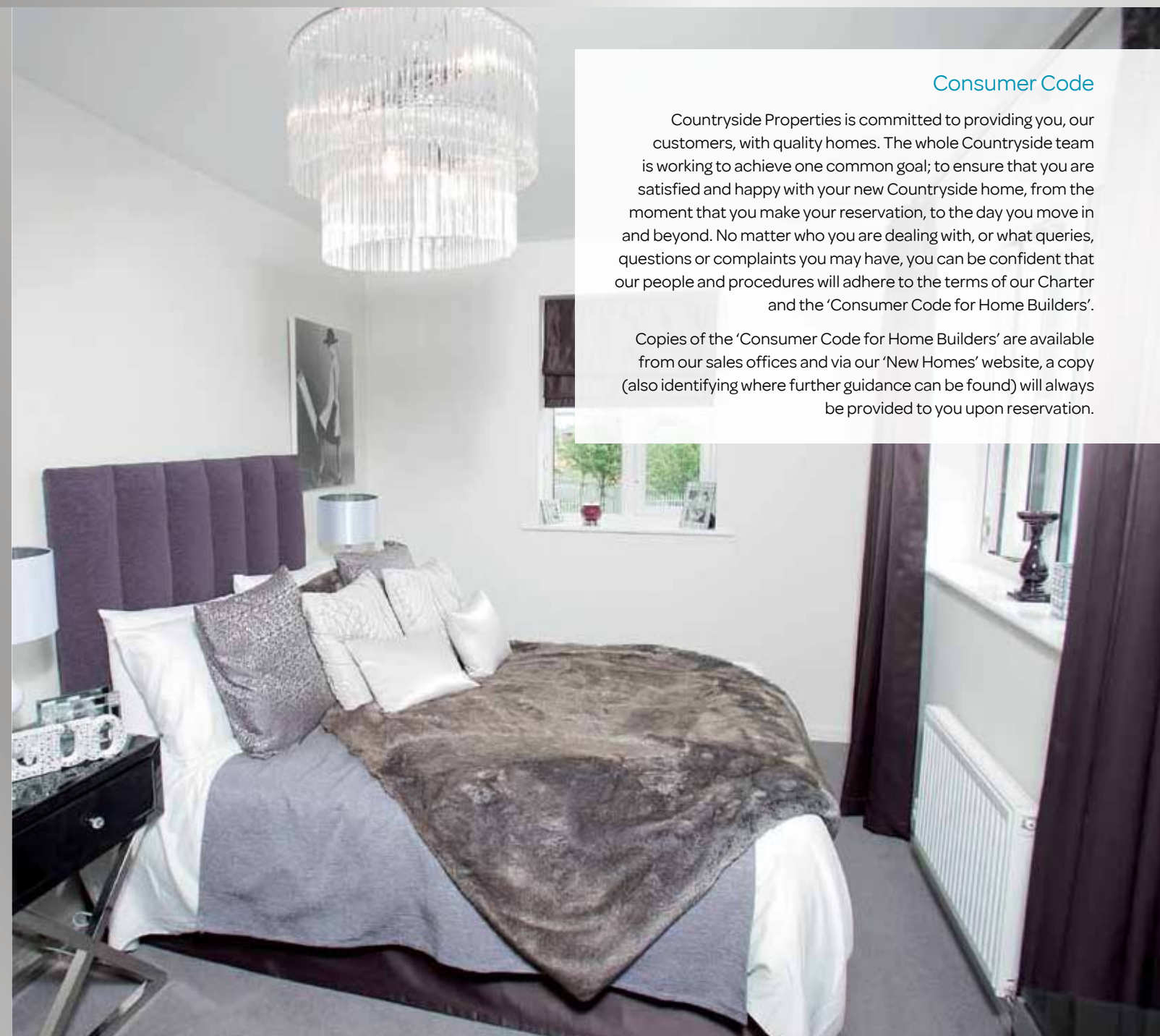
Every one of our homes reflects our core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home. Such adaptability means our new homes can evolve with you as life inevitably changes.

The Countryside Properties name is a byword for design excellence, much sought after by discerning homebuyers seeking a higher quality of life.



Image shows existing homes at Norris Green Village

www.norrisgreenvillage.co.uk



Consumer Code

Countryside Properties is committed to providing you, our customers, with quality homes. The whole Countryside team is working to achieve one common goal; to ensure that you are satisfied and happy with your new Countryside home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website, a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Striking
Affordable
Bold
Design

Chic Bold
Contemporary

customer care



Countryside Properties Customer Care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.



Every Countryside Properties home carries our commitment to quality and improvement.

You have the added assurance of every Countryside Properties home carrying the National House Building Council Warranty (Buildmark Cover) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner. Each new owner will be invited to meet the Countryside Properties representative prior to occupation to view a practical demonstration of their new home.

Countryside Properties offer a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes, and in Britain on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside Properties is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces, and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe and adaptable, and wherever possible they are constructed from materials that have a reduced impact on the environment.

In recognition of this we have received more than 100 awards for sustainability since 2000.

sustainable homes



We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve our customers' quality of life. In choosing a new home from Countryside Properties you are reducing your environmental footprint and saving money which at this time of ever increasing utility costs is important.

Stylish Inspire
Beauty

Luxury
Design
Quality

partnership

Norris Green Village is at the forefront of the major transformation of north Liverpool, as part of Liverpool City Council and Inpartnership's £200m Norris Green redevelopment scheme.

The vision for the project is to firmly establish a desirable family neighbourhood which offers a range of high quality energy efficient housing, attractive public spaces, enhanced local amenities and improved pedestrian and transport links throughout the area.

Funded by the Homes and Communities Agency, Norris Green Village will form part of phase one of the six-phase regeneration of the 63 acre Norris Green site. Countryside Properties will work in partnership with InLiverpool LLP to implement the project, in contribution to the council's long-term regeneration plans for the city. InLiverpool is a new organisation formed between Inpartnership and Liverpool City Council to take on the regeneration of a number of neighbourhoods in Liverpool, Norris Green Village will be the first of these.

Following the success of the first 60 houses built at Norris Green Village, the second phase will feature 55 more properties. Of those, 29 will be available for rent with opportunities for affordable home ownership with local registered social landlord Cobalt Housing, part of the Vicinity group. Cobalt Housing is a key player in neighbourhood regeneration, addressing the social, economic and environmental aspects of communities. The partnership between Countryside Properties and Cobalt Housing will ensure that the stylish, quality and affordable homes at Norris Green Village will be accessible to all.



inliverpool

Cobalt
Housing

Countryside
Properties

firstbuy

If you're starting out on the property ladder, but can't find enough deposit or are worrying about your monthly payments, the Government backed FirstBuy scheme could help you.

You're only required to pay 80% of the purchase price of the property, which means that you could soon be moving into your brand new home, but without the cost of a full mortgage. Therefore, not only will you benefit from significantly lower monthly repayments, you will only need a deposit of just 5% to buy, making your move much more affordable.

Ask our Sales Consultant for more information on how to apply for the FirstBuy scheme.





specification

kitchen

- Contemporary gloss units
- Stainless steel 1½ bowl sink and drainer with single lever mixer tap
- Double oven with gas hob
- Stainless steel splashback and chimney hood
- Laminate worktops
- 100mm upstands to worktops
- Integrated fridge freezer
- Chrome downlighters

bathroom

- White bathroom suite with shower over bath or separate shower unit and white WC. Some house types feature an en-suite
- Ceramic tiles with motif, half height to bath, full height to shower enclosure, and half height to all walls with sanitary ware
- White washbasin with chrome finish mixer tap
- Bevelled edge mirror
- Heated chrome towel rail

decoration & furnishing

- White matt emulsion to walls and ceilings
- Internal woodwork painted white gloss
- Flooring fitted throughout

plumbing & heating

- Gas fired boiler heating system

electrical

- Chrome sockets and switches to downstairs, white plastic upstairs
- TV points in living room and master bedroom
- Ample electric sockets fitted throughout
- Telephone point provided in living room
- Mains powered smoke detectors

windows & external doors

- White UPVC windows and French doors with double-glazed units
- Polished chrome door furniture

joinery

- White oak effect internal doors with polished chrome handles
- Contemporary V groove skirting boards and architraves
- White painted staircase with ash handrail

external lighting

- Low energy wall light to front of property and patio

security

- Alarm system to all houses

landscaping

- Turf and planted shrubbery to front and rear gardens
- 6ft privacy fencing to garden

upgrades

Reserve your home early and you can personalise to your own taste by choosing your kitchen units, worktops and tiles free of charge from our selected range.

You can also choose to pay for additional upgrades such as granite worktops, an integrated dishwasher, laminate or Amtico flooring, luxury carpets, additional fitted wardrobes and luxury light fittings.



*Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this section is correct, it is designed specifically as a guide and Countryside Properties reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties October 2011.



Design making Affordable



Image shows existing homes at Norris Green Village

development plan

outline planning area for Norris Green
1,150 stunning new homes over 63 acres

After the phenomenal success of the first phase of homes at Norris Green Village, we are pleased to announce that our next homes have now been released for sale. With many delighted residents already enjoying their new homes and contributing to the growing community spirit, Norris Green Village has become a vibrant and stylish development that residents are excited to be able to call home.

This new phase comprises 55 detached and semi-detached homes in a range of styles, each built to a superb specification and with



an affordable price tag. All Countryside Properties houses are spacious and light, complemented by intelligent room layouts which blend contemporary design with practical facilities and a high quality finish.

The integration of Ellergreen Community Centre and Monksdown CP Primary School within the development will ensure that these existing facilities are at the heart of the community and more accessible to all residents.



Norris Green
Village
site plan

3 Bedroom Houses

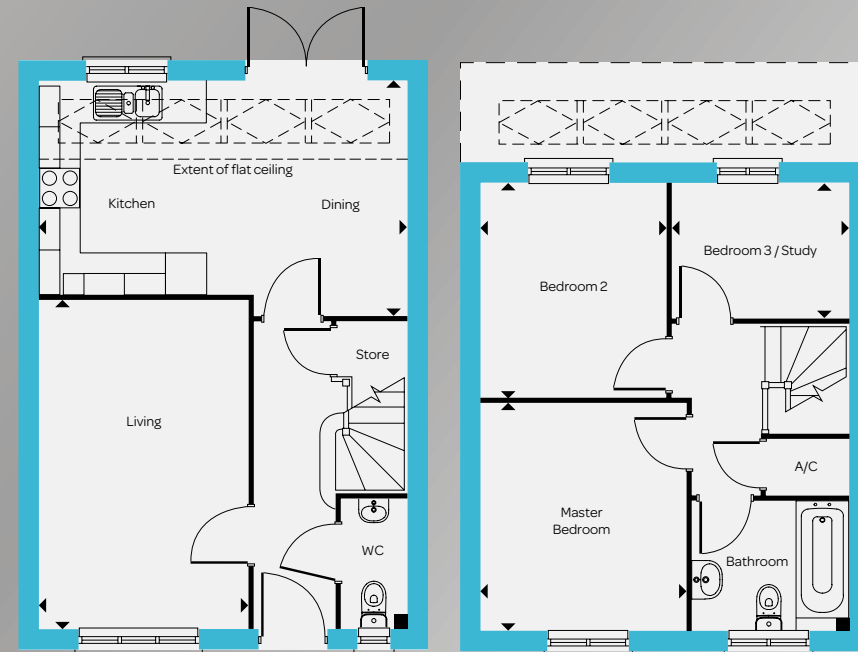
- The Ashwell
- The Ellesmere
- The Foss A
- The Foss B
- The Weaver

■ Cobalt Housing Homes

The Site Plan is not to scale and is indicative only.

The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated on the following pages. Window detail may differ by plot. All room sizes are approximate with maximum dimensions.

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A perfectly designed 3 bedroom home with a bright and airy open-plan kitchen/dining area, benefitting from skylights.

Ground Floor

Kitchen/Dining Room

5.39 m x 3.42m
(17'8" x 11'3")

Living Room

3.06m x 4.81m
(10'0" x 15'9")

First Floor

Master Bedroom

3.01m x 3.33m
(9'11" x 10'11")

Bedroom 2

2.71m x 3.17m
(8'11" x 10'4")

Bedroom 3/Study

2.58m x 1.97m
(8'6" x 6'6")

855 sqft

79.4 m²

 Skylights

A/C = Airing Cupboard

ellesmere

3 bedroom house

*Denotes maximum dimension.

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ashwell

3 bedroom house

A contemporary 3 bedroom family home with a master bedroom benefitting from an en-suite, and skylights to the kitchen/dining area.

Ground Floor

Kitchen/Dining Room

5.29m x 3.10m
(17'5" x 10'2")

Living Room

3.15m x 4.32m
(10'4" x 14'4")

First Floor

Master Bedroom

2.82m x 3.48m
(9'3" x 11'5")

Bedroom 2

3.02m x 3.17m
(9'11" x 10'5")

Bedroom 3/Study

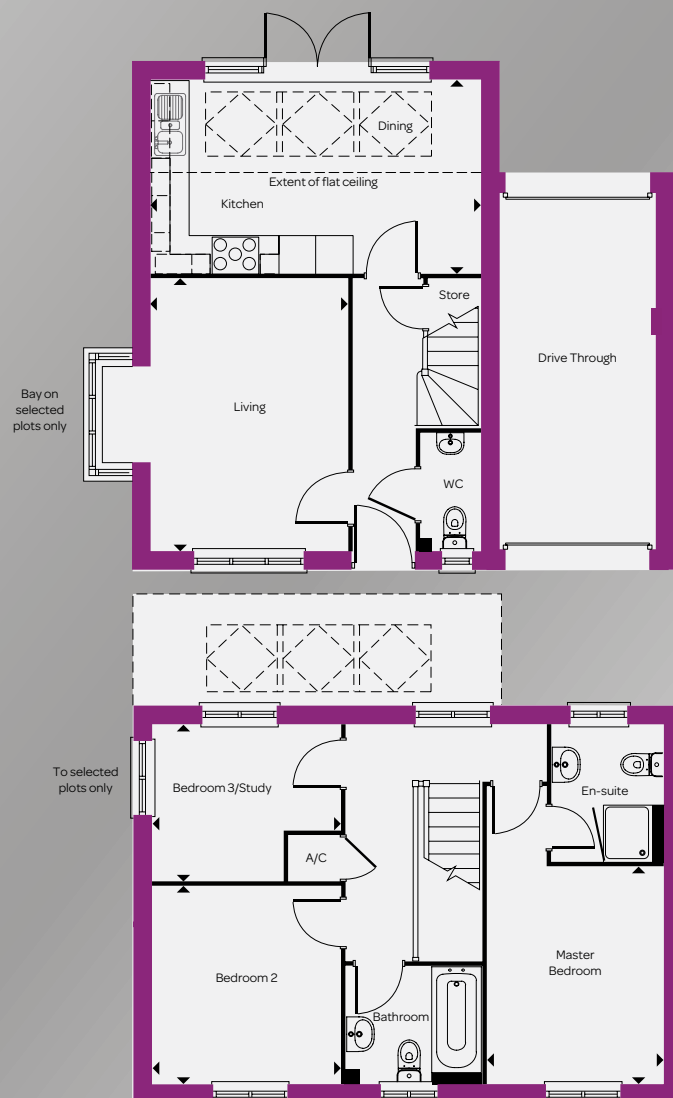
3.02m* x 2.50m
(9'11"* x 8'3")

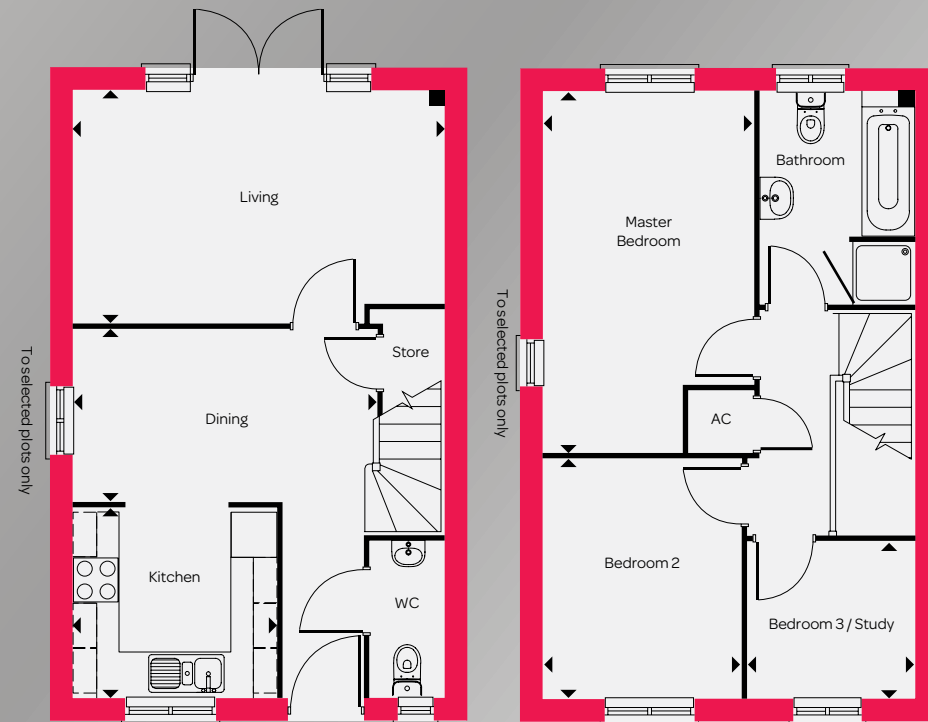
952 sqft

88.4 m²

 Skylights

A/C = Airing Cupboard





With 3 bedrooms and a large separate living room the Weaver is ideal for family living.

Ground Floor	First Floor
Kitchen 2.68m x 2.50m (8'10" x 8'2")	Master Bedroom 2.77m* x 4.76m* (9'1"* x 15'7"*)
Dining Area 4.01m x 2.26m (13'2" x 8'7")	Bedroom 2 2.61m x 3.16m (8'7" x 10'4")
Living Room 4.89m x 3.06m (16'1" x 10'0")	Bedroom 3/Study 2.19m x 2.06m (7'2" x 6'9")
850 sqft 78.9 m ²	

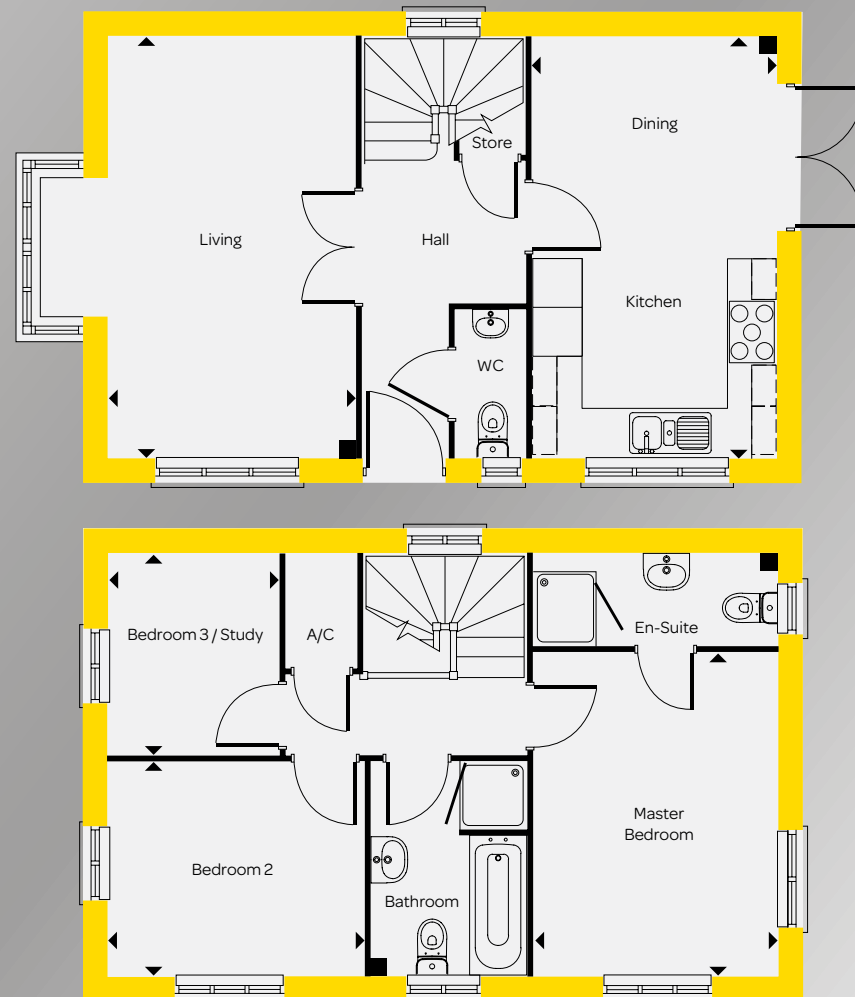
A/C = Airing Cupboard

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the weaver

3 bedroom house

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the foss a

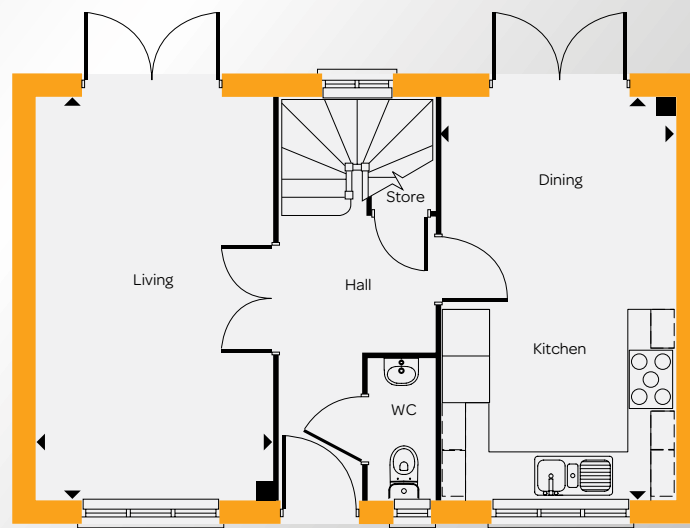
3 bedroom house

The Foss A is a detached home with large living room and open-plan kitchen/diner.

Ground Floor	First Floor
Kitchen/Dining Room 2.98m x 5.14m (9'9" x 16'1")	Master Bedroom 2.98m x 3.94m (9'9" x 12'11")
Living Room 3.01m x 5.14m (9'11" x 16'11")	Bedroom 2 3.11m x 2.60m (10'3" x 8'7")
	Bedroom 3 2.06m x 2.44m (6'9" x 8'0")
931 sqft 86.5 m ²	
A/C = Airing Cupboard	



Central Contemporary Beauty



The Foss B is a superb family home, with French doors from both the living and dining areas.

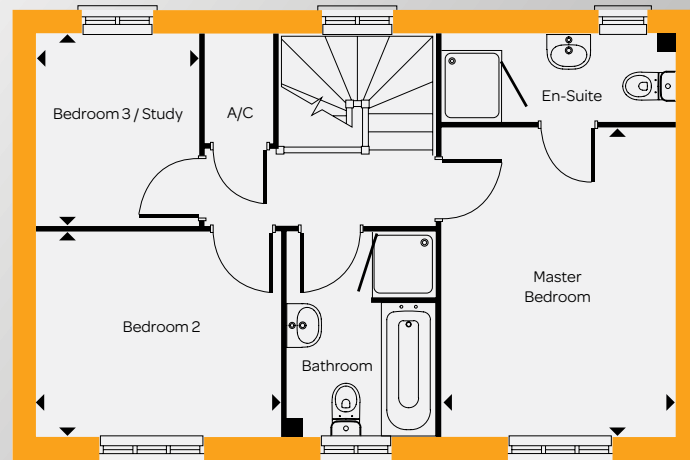
Ground Floor
Kitchen/Dining Room
2.98m x 5.14m
(9'9" x 16'1")

Living Room
3.01m x 5.14 m
(9'11" x 16'11")

First Floor
Master Bedroom
2.98m x 3.94m
(9'9" x 12'11")
Bedroom 2
3.11m x 2.60m
(10'3" x 8'7")
Bedroom 3
2.06m x 2.44m
(6'9" x 8'0")

916 sqft
85 m²

A/C = Airing Cupboard



the foss b

3 bedroom house

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Striking
Bold Modern

maps & directions

Light
Stylish
Centre

Norris Green Village is easily accessible from Liverpool city centre and is connected by excellent motorway links.



Contact

Norris Green Village
32 Deanscales Road
Norris Green
Liverpool
L11 2XU
Tel: 0151 226 7299



From Liverpool city centre

Head west on Hunter Street/A580. Make a U-turn and keep left at the fork. Continue onto West Derby Road/A5049. Turn left at Stalisfield Avenue, left onto Perilla Drive and left again onto Verbena Road. Turn right onto Galingale Road and right again onto Deanscales Road where the Sales and Marketing Suite is located.

From the South/East

Head west on the M62. At junction 6, exit toward M57/Southport/Prescot. Merge onto the A5300, and continue onto the M57. At junction 4, exit toward A580/Knowsley/Bootle. At the roundabout, take the first exit onto the A5208 heading to Bootle/Liverpool/A580. Keep left at the fork, and then take a slight left at Lower House Lane. Turn right at Utting Avenue East, and then left at Stalisfield Avenue. Turn right onto Perilla Drive and left onto Verbena Road. Turn right onto Galingale Road and right again onto Deanscales Road where the Sales and Marketing Suite is located.

From the North

Head south on the M6. At junction 26 exit toward Skelmersdale/Liverpool/Southport/M58. At the roundabout take the first exit onto the ramp to Skelmersdale/Liverpool/Southport/M58. At the roundabout, take the second exit onto the M58 heading to Skelmersdale/Liverpool/Southport. Take a slight left at Dunning's Bridge Road/A59 (signs for M57/Liverpool/M58). Take a slight left at M57 (signs for Liverpool/A59/Birmingham/M6/Manchester/M62). At the roundabout take the first exit onto Moorgate Road/A5208 heading to St Helens/A580/Kirkby/Knowsley. Take a slight left at Moorgate Road, then a slight left at East Lancashire Road/A580. Keep left at the fork then a slight left at Lower House Lane. Turn right at Utting Avenue East, then left at Stalisfield Avenue, followed by a left onto Perilla Drive. Turn left onto Verbena Road followed by a right onto Galingale Road before turning right onto Deanscales Road where the Sales and Marketing Suite is located.



Luxury
aspire Chic Design

www.norrisgreenvillage.co.uk