

DEVELOPMENTS  
BY

**OneVision**  
HOUSING

# MORRIS MEADOWS





# MORRIS MEADOWS

Our award-winning team are on a mission to create an inclusive, thriving community with this new development, which is set to breathe new life into a landmark site, formally home to Littlewoods and Everton Youth Training Ground.

Morris Meadows offers over 90 new build properties, all built to the highest of standards by Sovini Construction.

We are delighted to offer a collection of two, three, and four bedroom homes to the market through One Vision Housing's popular Rent to Buy and Shared Ownership schemes.



# MORRIS MEADOWS

## THE AREA

Park Lane, Netherton, Sefton L30 1QQ

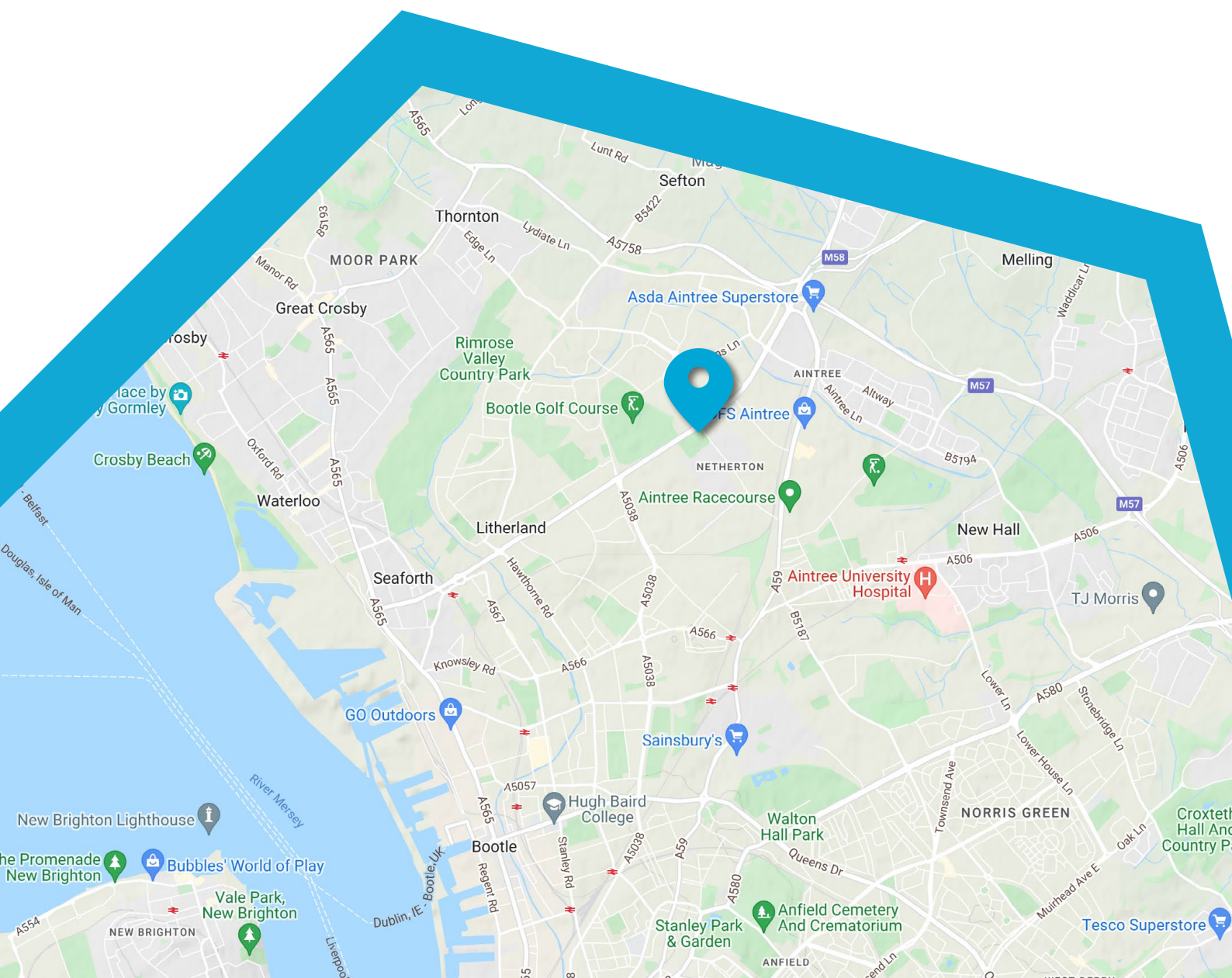
Conveniently located off Dunning's Bridge Road in Aintree, the Morris Meadows development is ideally situated for an easy commute to Liverpool City Centre, St Helens, Warrington, and surrounding areas.

- Aintree Racecourse – 0.75 mile
- Bootle Golf Course – 0.25 mile
- Aintree Retail Park – 1.5 mile
- M57 and M58 – 1 mile
- Aintree Train Station – 0.7 mile

An excellent selection of schools is available locally, all within a mile of the development.

- Our Lady of Waslingham Primary School – 0.1 mile
- St Oswalds Primary School – 0.6 mile
- Savio Salesian College – 0.8 mile
- Litherland High School – 0.9 mile

For those interested in higher education, a wide range of universities are within close reach too – from the University of Liverpool and Liverpool John Moores University located in the city centre, to Edge Hill University in Ormskirk.





# CREATING LASTING MEMORIES

We don't just build houses; we build homes for you to create lasting memories in with your loved ones.

This development was named after a much loved and respected employee, Barbara Morris. Barbara had worked for One Vision Housing (OVH) as a Housing Officer for over 20 years and sadly passed away in 2020.

Her daughter, Sandra, who also works for OVH said "We are so humbled by the company's decision to name their new development after Mum. She knew everyone in the area, and everyone they knew too. It's lovely to know that memory of her will be carried through this new community for years to come."



# RENT TO BUY AND SHARED OWNERSHIP EXPLAINED

## What is Rent to Buy?

Rent to Buy is a government scheme designed to help you transition from renting a property, to buying a home.

You'll commit to rent a new build property for a set length of time (normally five years) and will have the opportunity to purchase it before your tenancy ends.

With more affordable rent (around 20% less than the market price) you will be able to save towards a deposit and buy the home that you are in through Shared Ownership and may also be able to purchase your home outright.

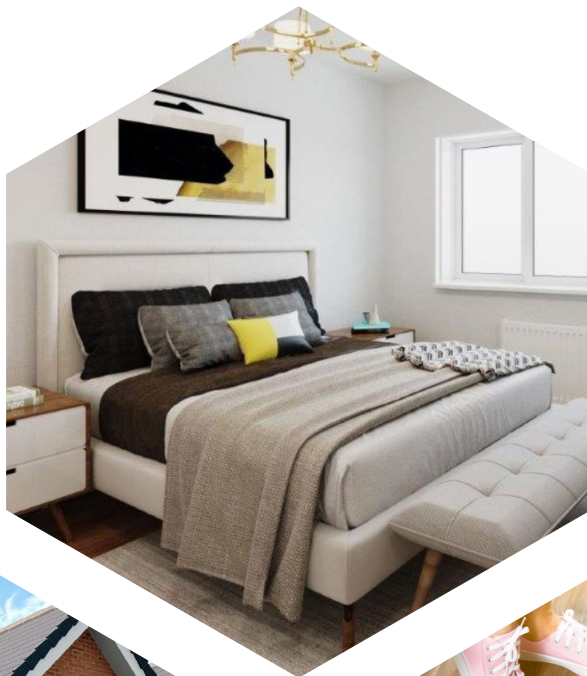
## What is Shared Ownership?

Shared Ownership is a scheme that will enable you to buy a share of your home – meaning a smaller mortgage and a reduced deposit.

Initially, shares will be available from 10% to 75% of the property value, depending on affordability.

After your first share purchase, you can then either gradually increase your shares over time (this is called staircasing) or purchase the remaining shares outright.

For more details on our Rent to Buy and Shared Ownership schemes, please visit [ovh.org.uk/buy](https://www.ovh.org.uk/buy)



# WHY ONE VISION HOUSING?

## HOUSING SPECIALISTS

One Vision Housing is an award-winning housing provider with over 13,000 homes across the North West.

Operating as a not-for-profit organisation, we believe in providing good quality, affordable homes and help to create thriving and inclusive communities.

From the moment you choose your new OVH home, until you move in, we'll support you every step of the way to make the process as easy and enjoyable as possible.

### Environmental Impact

We are part of The Sovini Group which was formed in December 2011.

The Group are committed to reducing its environmental impact and are striving to towards net zero carbon emissions.

In line with The Future Buildings Standard (2021), developments commissioned by the Group and delivered by Sovini Construction will take a 'fabric first' approach.

With a planned investment of over £22.5 million between 2021 and 2026, this approach involves maximising performance of components and materials selected during construction, aiming to reduce energy consumption, such as thermal efficiency and running costs.

New build homes developed by the Group will also feature environmentally efficient specifications where possible – from low carbon heating and sustainable drainage systems to smart metres, solar panels and charging points for electric vehicles.





## THE LEIGHTON TWO BEDROOM HOUSE

### About the house

A charming two-bedroom semi-detached home, perfect for first time buyers.

The Leighton's welcoming entrance hall leads you through to the living room at the front of the property, with an open plan kitchen diner to the rear including a utility and cloak room.

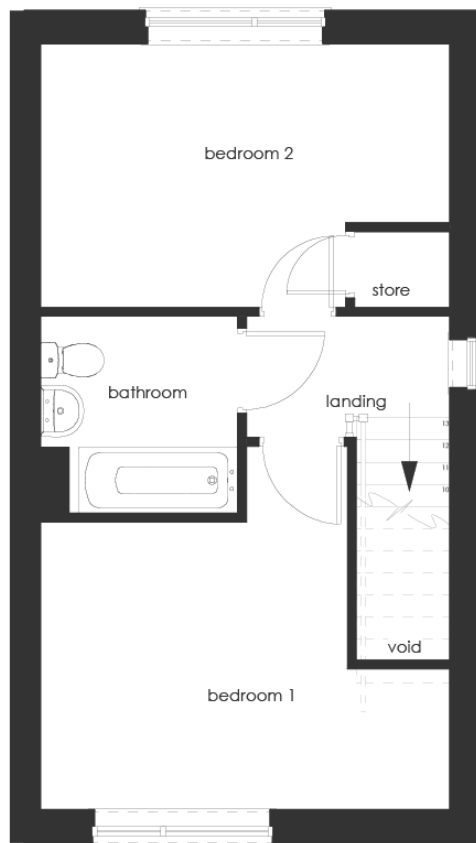
On the first floor, you will find two spacious double bedrooms accompanied by a modern bathroom with a three-piece bathroom suite.

### Features

- Two bedrooms
- Semi-detached
- Modern kitchen with integrated oven, hob, and extractor
- Front and rear gardens
- Off-road parking
- Approximately 71.4 sqm

# THE LEIGHTON

## FLOOR PLAN



### Room sizes

Living Room: 4.12m x 3.30m

Kitchen Diner: 4m x 3.19m

Bedroom 1: 4.41m (max into recess) x 3.11m

Bedroom 2: 4.41m (max into recess) x 2.85m

Bathroom: 2.12m x 2.13m

Tenure	Plots
Rent to Buy	1, 2, 13, 14, 24, 25, 30, 31, 36, 37, 44, 45, 50, 51, 67, 68, 79, 80, 87, 88
Shared Ownership	5, 6, 61, 62, 85, 86



## THE CAVENDISH THREE BEDROOM HOUSE

### About the house

A stylish three-bedroom semi-detached home, ideal for new families.

The Cavendish welcomes you with a generous entrance hall, leading to a spacious living room and open plan kitchen diner with French doors leading to a garden. The ground floor is also complete with a cloakroom and useful storage space.

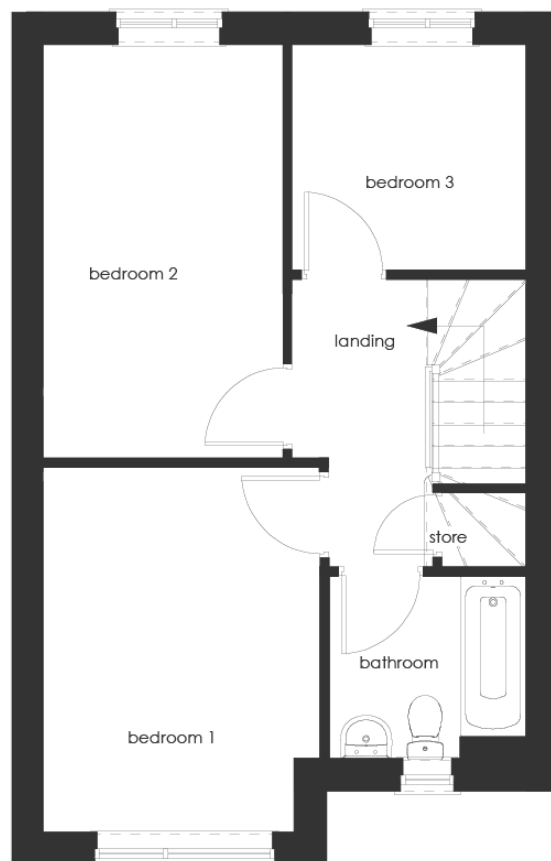
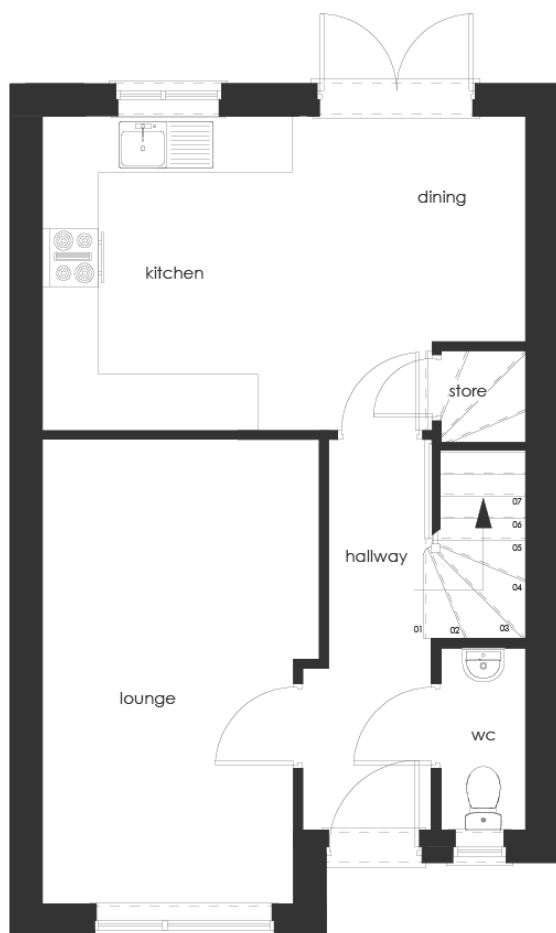
The stylish property continues on the first floor, via a turned staircase that leads to two double bedrooms (one with an en-suite), a single bedroom and a modern family bathroom.

### Features

- 3 bedrooms
- Semi-detached
- Modern kitchen with integrated oven, hob, and extractor
- Family bathroom
- Front and rear gardens
- Off-road parking
- Approximately 83 sqm

# THE CAVENDISH

## FLOOR PLAN



### Room sizes

Living Room: 4.91m x 2.94m  
 Kitchen Diner: 5.25m x 3.49m  
 Bathroom: 2.26m x 1.99m

Bedroom 1: 3.99m x 2.89m  
 Bedroom 2: 4.41m x 2.62m  
 Bedroom 3: 2.53m x 2.47

Tenure	Plots
Rent to Buy	3, 4, 11, 12, 20, 21, 22, 23, 28, 29, 32, 33, 34, 35, 40, 41, 42, 43, 48, 49, 57, 58, 59, 60, 63, 64, 65, 66, 69, 70, 71, 72, 74, 75, 77, 78, 83, 84, 89, 90
Shared Ownership	7, 8, 9, 10, 16, 17, 26, 27, 38, 39, 46, 47, 52, 53, 54, 55, 81, 82



## THE BEDFORD FOUR BEDROOM HOUSE

### About the house

A mixture of detached and semi-detached spacious four-bedroom homes, ideal for growing families.

The Bedford is a well-balanced home, perfect for the whole family to relax and entertain in. Its ground floor benefits from a large L-shaped kitchen diner and family room to the rear of the property, with a WC, utility room and living room at the front of the home.

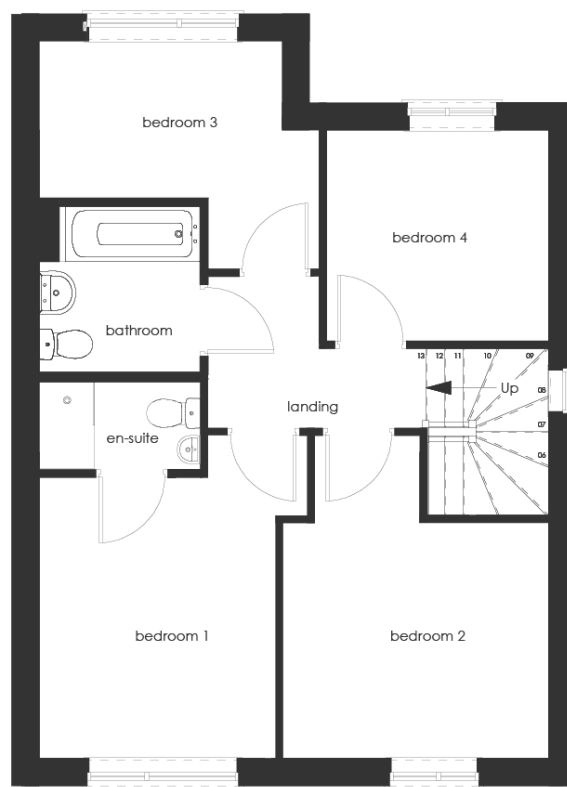
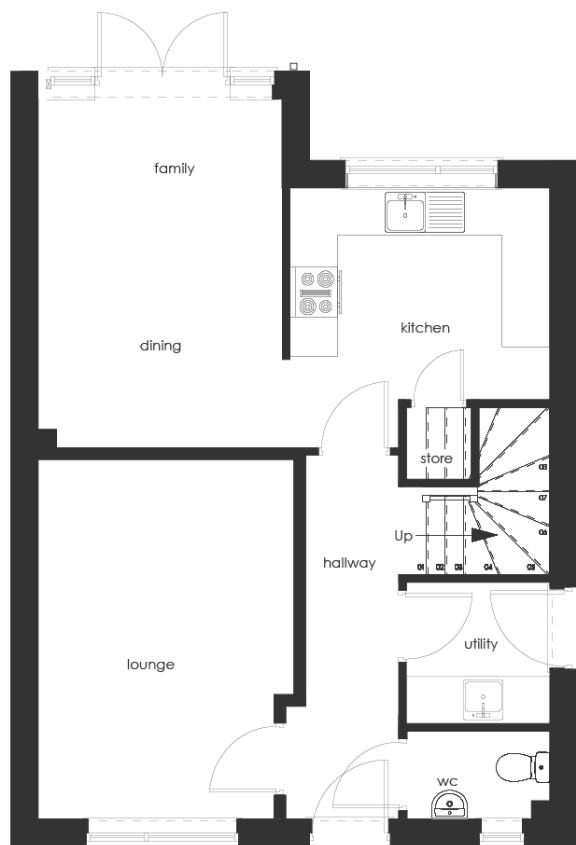
Travelling upstairs via a turned staircase, the first floor boasts a main bedroom with an en-suite, three further bedrooms and a modern family bathroom.

### Features

- 4 bedrooms
- Open plan kitchen/family room
- Utility and WC
- En-suite shower room
- Family bathroom
- Front and rear gardens
- Off-road parking
- Approximately 106 sqm

# THE BEDFORD

## FLOOR PLAN



### Room sizes

Living Room: 4.64m x 3.34m  
 Kitchen Diner: 6.54m x 4.43m  
 Utility: 1.89m x 1.8m  
 Family Bathroom: 2.17m x 2.15m

Bedroom 1: 3.62m x 3.06m  
 Bedroom 2: 3.39m x 3.05m  
 Bedroom 3: 2.84m x 2.65m  
 Bedroom 4: 3.6m x 2.1m  
 En-suite: 2.17m x 1.12m

Tenure	Plots
Rent to Buy (semi-detached)	18, 19
Rent to Buy (detached)	15, 76, 91
Shared Ownership (detached)	56, 73

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Explore the development, property types and floor plans along with the plots available and more!

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