

DEVELOPMENTS
BY

OneVision
HOUSING

WATERSIDE MEADOWS



WATERSIDE MEADOWS

Discover Waterside Meadows, a collection of quality 2 & 3 bedroom family homes, nestled in the picturesque village of Hambleton, in an area of the Fylde Coast known locally as Over Wyre.

Each home is finished to a high specification and built to excellent energy-efficiency standards, potentially saving you money on your bills.

Our award-winning team are on a mission to create opportunities and change lives as we strive to build a better future with this new development, all built to the highest of standards.



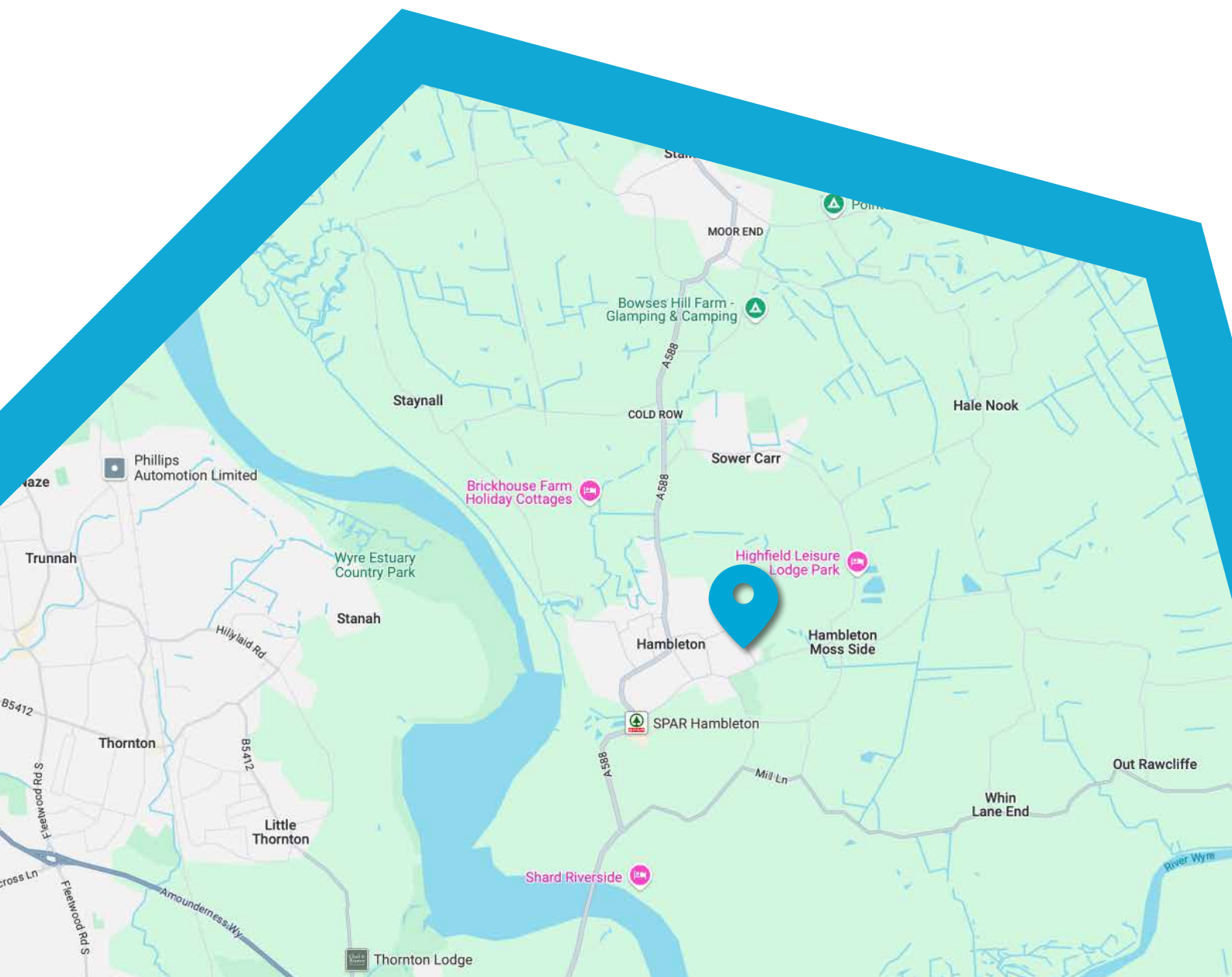
WATERSIDE MEADOWS

THE AREA

Arthurs Lane, Hambleton,
Lancashire, FY6 9AT

Waterside Meadows is perfectly situated approximately 3 miles from the historic market town of Poulton-le-Fylde, a charming place full of cobbled streets, unique shops, and ancient sights. You'll also be just 7 miles north-east of the world-famous seaside resort of Blackpool.

- Hambleton Primary Academy & Nursery School – 449 ft
- Bob Williamson Park - 0.3 miles
- The Shovels Inn – 0.5 miles
- Hodgson Academy – 3.4 miles
- Blackpool Victoria Hospital – 6.8 miles



WHY ONE VISION HOUSING?

HOUSING SPECIALISTS

One Vision Housing is an award-winning housing provider with over 13,600 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.



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





THE BAIRD THREE BEDROOM HOUSE

About the house

The Baird is a fantastic first home, giving you plenty of room to live just as you like. Built to the highest standards, this property is designed with practicality in mind.

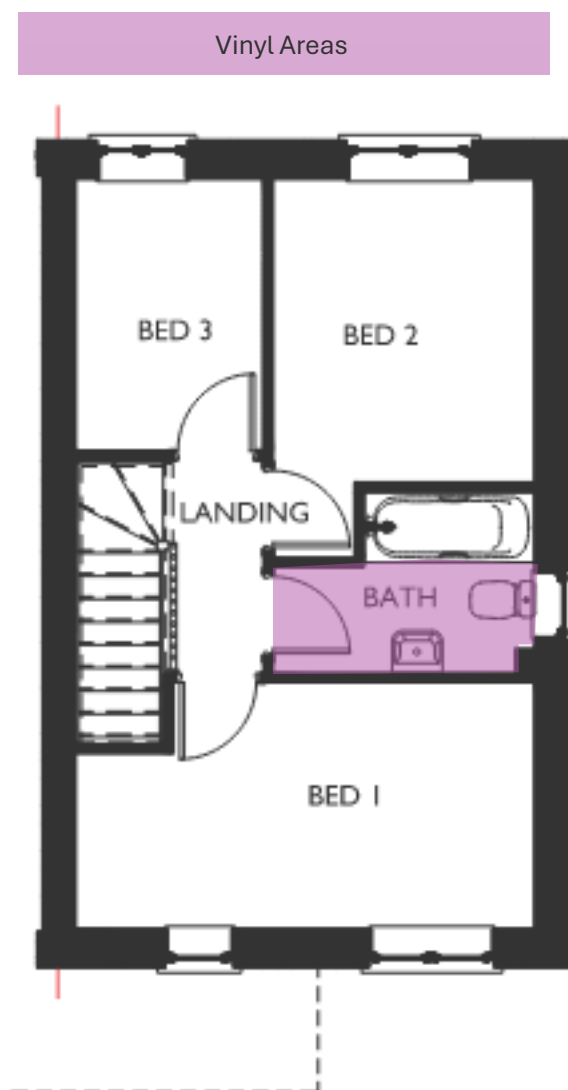
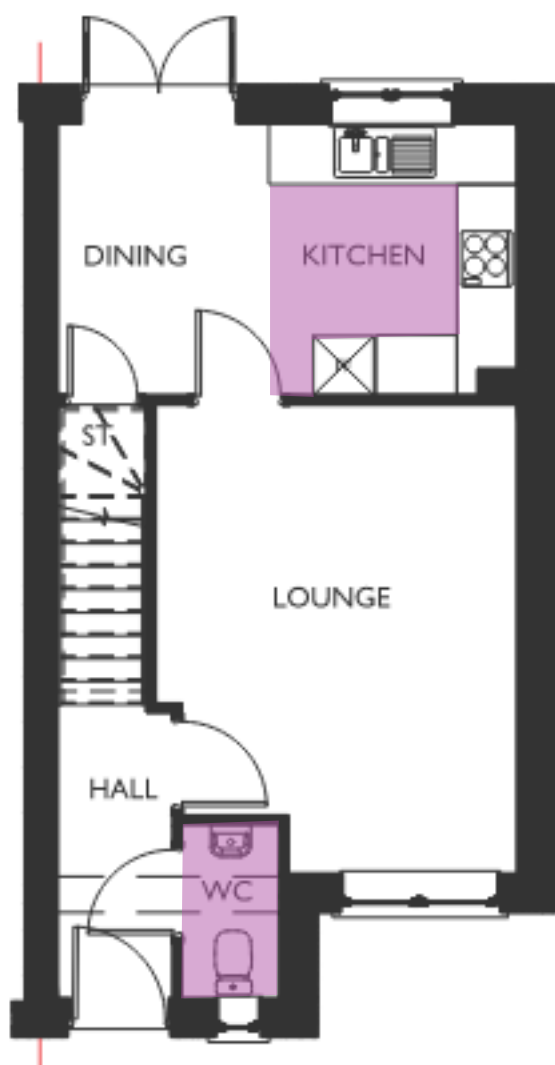
Off the hallway, you'll find a spacious lounge – perfect for the whole family to relax. There's also handy under-stairs storage accessible from the lounge, a lifesaver for tidying up.

The open-plan kitchen and dining room flows seamlessly from the lounge, making family time effortless. French doors lead to your garden, ensuring a bright and airy home. Plus, you'll appreciate the convenient downstairs cloakroom, especially when guests visit.

Upstairs, there are three good-sized bedrooms and a family bathroom. One bedroom could easily be a home office, or perhaps a nursery if your family is growing. How you use the space is completely up to you!

THE BAIRD

FLOOR PLAN



Room sizes

Lounge: 11'9" x 15'3" (max)
 Kitchen/Dining Room: 8'10" x 14'11"

Bedroom 1: 8'0" x 14'11" (max)
 Bedroom 2: 8'6" x 9'10"
 Bedroom 3: 6'1" x 8'10"

Tenure	Plots
Shared Ownership	73, 91
Rent to Buy	60, 83



THE BELL

TWO BEDROOM HOUSE

About the house

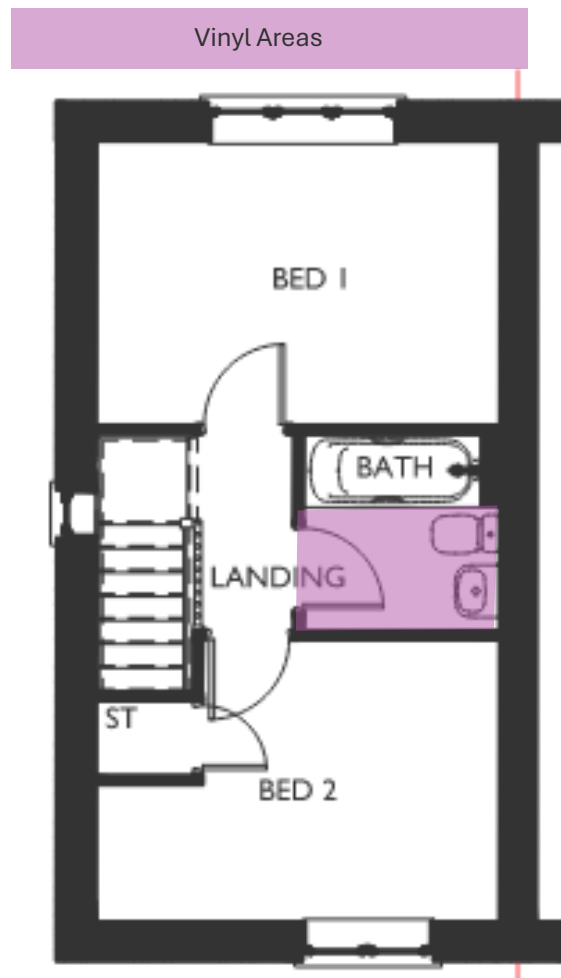
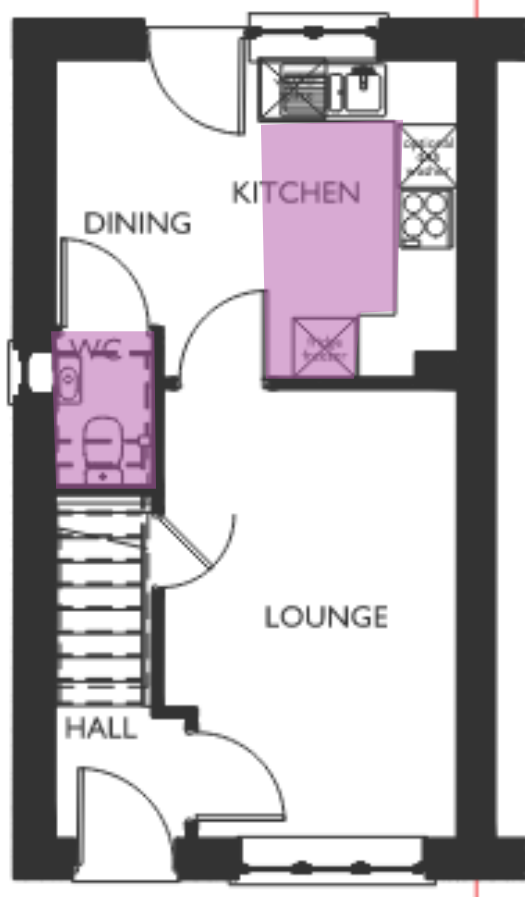
The Bell is a brilliant starter home, an ideal choice for first time buyers who are looking to take the first step onto the property ladder. Featuring the highest specifications, this two bedroom home has been built with practicality at its heart.

On the ground floor you'll find a spacious lounge to relax in after a busy day. The handy understairs storage can be accessed from the lounge, so you hide away any clutter when you have guests round. The open plan kitchen/ diner comes with plenty of practical surface and storage, which you can never have too much of. There's also a downstairs cloakroom which is especially useful when you have guests.

The first floor is home to two good sized double bedrooms, as well as a family bathroom. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, making The Bell an extremely flexible and adaptable home.

THE BELL

FLOOR PLAN



Room sizes

Lounge: 9'3" x 14'1" (max)

Kitchen/Dining Room: 12'7" x 9'11"

Bedroom 1: 12'7" x 9'8" (max)

Bedroom 2: 12'7" x 8'9" (max)

Tenure	Plots
Shared Ownership	121, 123
Rent to Buy	122, 126, 127, 128



THE BRAHMS TWO BEDROOM HOUSE

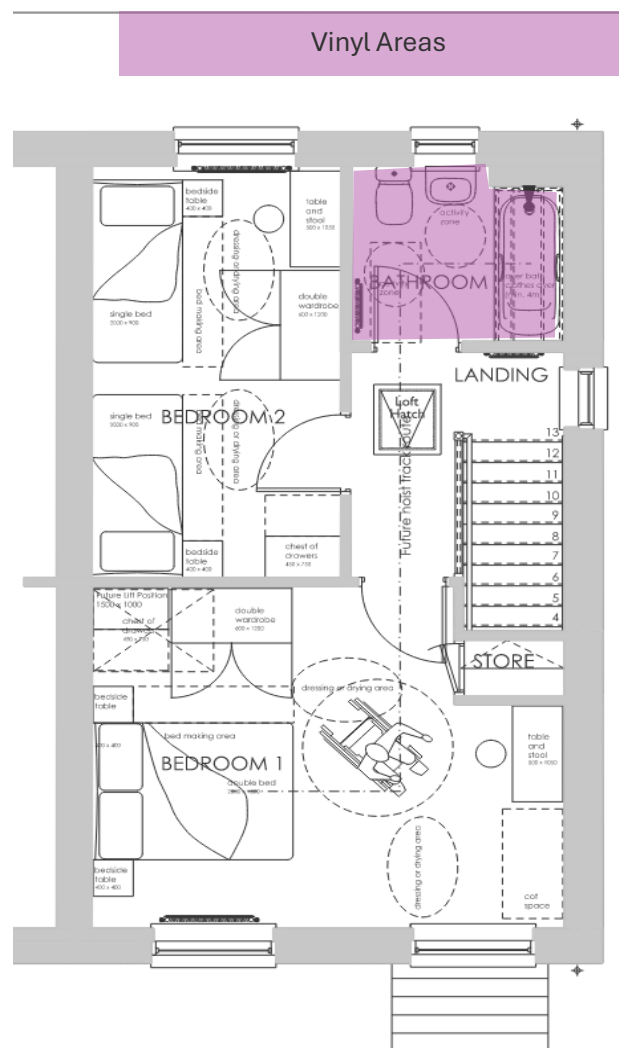
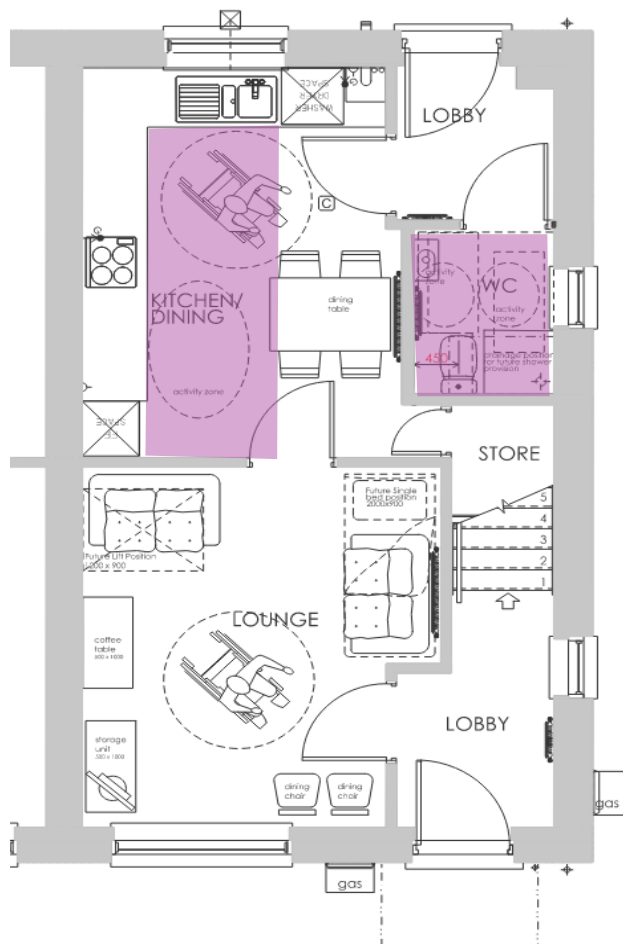
About the house

The Brahms is a brilliant starter home, an ideal choice for first time buyers who are looking to take the first step onto the property ladder.

Off the hallway you'll find a spacious lounge, with plenty of room to relax in after a busy day. An open plan kitchen/dining room is accessible via the lounge. There's plenty of surface and storage space, which you can never have enough of. You'll also find access to your garden through a rear door. This really is a brilliant space for all your social get-togethers. The downstairs cloakroom is a great addition too, especially when you have guests. There's also a practical storage area which is handy for hiding away the less glamorous parts of your home.

The first floor is home to two good sized double bedrooms, as well as a family bathroom. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, making The Brahms an extremely flexible and adaptable home.

THE BRAHMS FLOOR PLAN



Room sizes

Lounge: 12'8" x 12'9"

Kitchen/Dining Room: 13'11" x 10'7"

Bedroom 1: 16'1" x 11'6"

Bedroom 2: 15'2" x 8'9"

Tenure	Plots
Rent to Buy	176, 177, 178, 179, 180, 181



THE CLAYDON THREE BEDROOM HOUSE

About the house

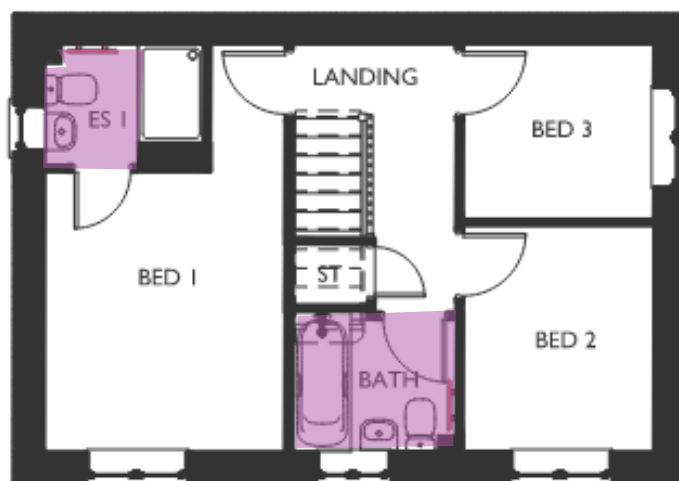
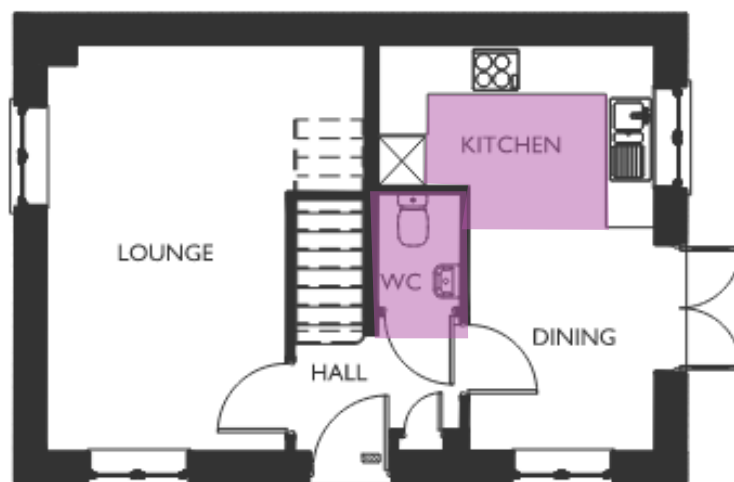
The Claydon is an attractive double fronted three bedroom home, with plenty of kerb appeal which you'll get to enjoy every time you arrive home. It's a brilliant first home for families, or those looking to downsize.

The layout of the open plan kitchen/dining room allows you to keep a close eye on homework duties, while catching up over a cuppa with friends and family. French doors lead to the garden, creating a light, bright and airy home. Open plan living makes family time easy, while the separate dual-aspect lounge is a great space for when you need some relaxing quiet time too. The downstairs cloakroom is an added bonus and comes in handy especially when you have guests.

The first floor is home to an impressive master bedroom, which comes with a private en suite shower room. A family bathroom and two further bedrooms complete the first floor. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office, but how you choose to use the space is completely up to you.

THE CLAYDON

FLOOR PLAN



Room sizes

Lounge: 12'9" x 16'3" (max)

Kitchen/Dining Room: 11'1" x 16'6" (max)

Bedroom 1: 9'7" x 16'3" (max)

Bedroom 2: 7'7" x 9'0"

Bedroom 3: 7'7" x 7'1"

Tenure	Plots
Shared Ownership	74, 92, 124, 125
Rent to Buy	59, 82

WATERSIDE MEADOWS

SITE PLAN



Customers should note that all plans and images are for illustrative purposes only. All dimensions indicated are approximate and any furniture layout is for illustrative purposes also. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot, if you are unsure or for further clarification, please speak to a member of our Sales Team for more information.