

DEVELOPMENTS
BY

OneVision
HOUSING

KINGFISHER PLACE



KINGFISHER PLACE

Welcome to Kingfisher Place, an exciting collection of new two and three bedroom homes located in Lea, Preston. These thoughtfully designed residences offer the best of both worlds: peaceful rural surroundings combined with quick access to the M55, M6, and Preston city centre (just a 15-minute drive).

You'll also find the vibrant Preston Docks conveniently close by. The homes boast contemporary open-plan kitchen/dining areas opening onto your rear garden. With quality finishes to the family bathrooms and impressive bedrooms, Kingfisher Place provides ideal modern living.



KINGFISHER PLACE

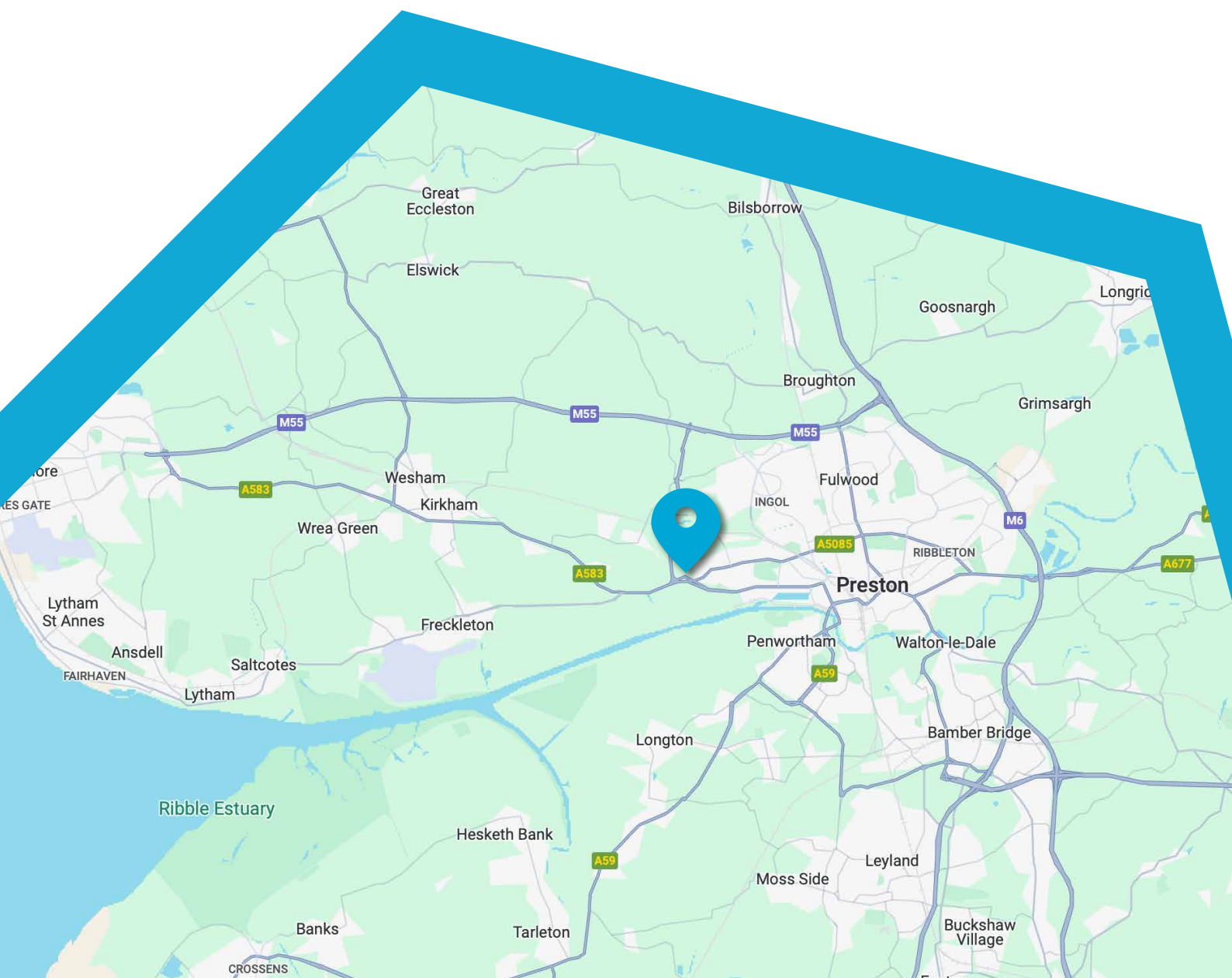
THE AREA

Lea, Off Riversway,
Preston, PR4 0ZU

You'll find the M55 and M6 motorways on your doorstep, providing easy access north to Lancaster and the Lake District, or south to major cities like Birmingham. Preston Station is just a 14-minute drive, with regular train services to Manchester Airport (1hr 15m), Edinburgh (2hr 26m), and London Euston (3hr 36m). Plus, Preston city centre is only 15 minutes away.

Everyday convenience is a given, with a corner store just a four-minute walk and a Tesco Express (with ATM) a 20-minute walk. For bigger hauls, Deepdale Retail Park (20-minute drive) features major stores like Aldi and Sports Direct. You're also under a 15-minute drive from Fishergate and St George's shopping centres, offering a fantastic mix of independent shops and familiar retailers.

- Ashton Community Science College - 1.16 miles
- Lea Community Primary School - 0.61 miles
- Preston train station – 4.4 miles
- Manchester Airport – 48 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.



SHARED OWNERSHIP EXPLAINED

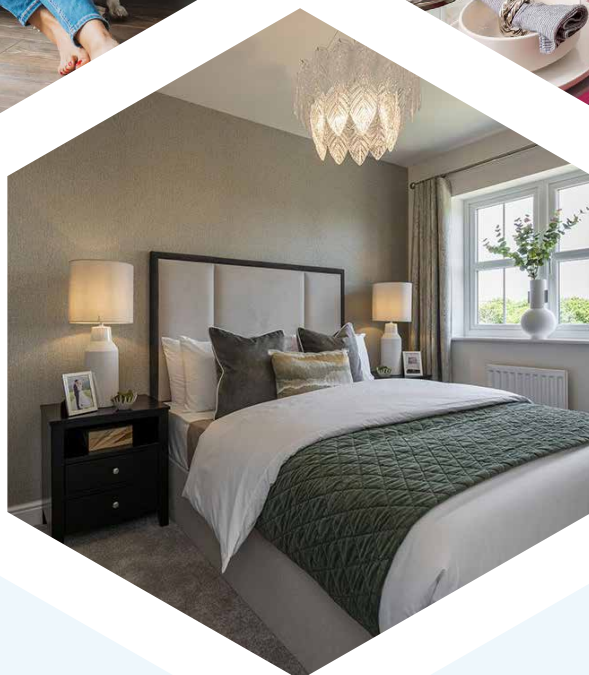
What is Shared Ownership?

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 Shared Ownership schemes, please visit ovh.org.uk/buy





THE SORLEY THREE BEDROOM HOUSE

About the house

Discover The Sorley, a fantastic three-bedroom home that offers both space and comfort.

Step inside to a well-sized family lounge, perfect for relaxing. Towards the rear, you'll find the heart of the home: a bright, open-plan kitchen and dining area with Symphony units, worktops, and an integrated oven. The dining space opens directly to your rear garden, and there's a handy downstairs cloakroom and utility area.

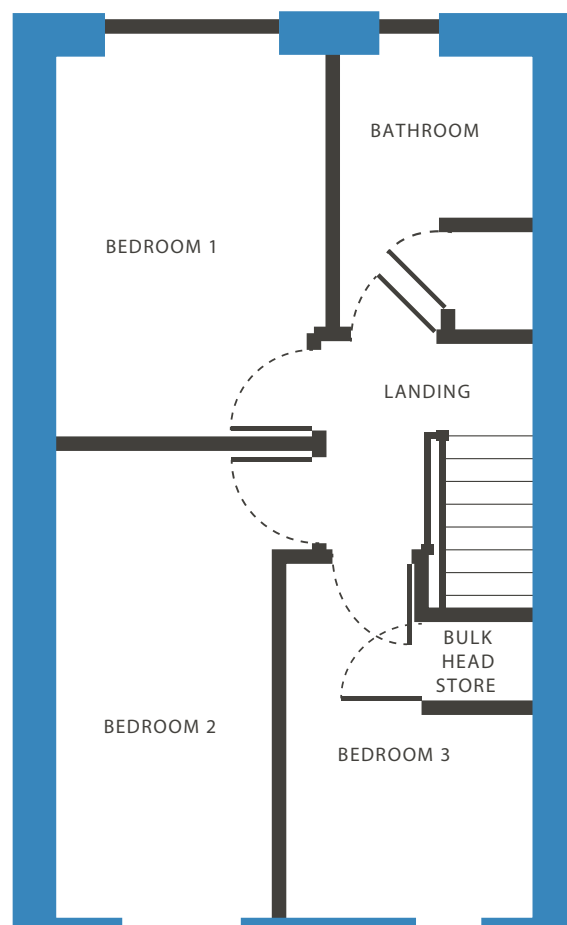
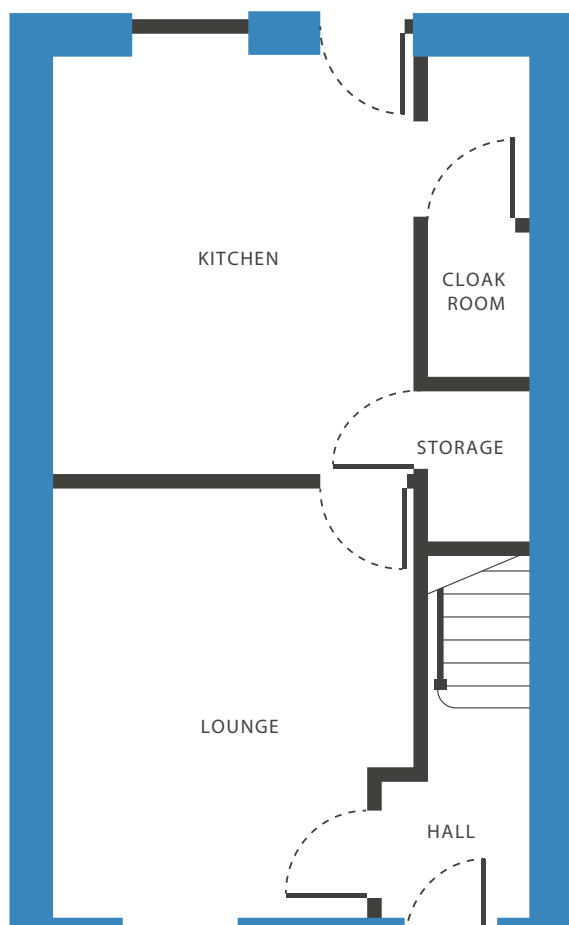
Upstairs, the family bathroom includes an added storage cupboard. The main bedroom is generously sized, with ample room for your furniture. The second bedroom is versatile for two singles or a double, and the third bedroom makes an ideal child's room or home office, with its own secondary storage.

Outside, The Sorley features allocated parking and a private, enclosed rear garden.



THE SORLEY

FLOOR PLAN



Room sizes

Lounge: 12'3" x 14'4"

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

Utility: 3'6" x 5'7"

Bedroom 1: 8'8" x 12'9"

Bedroom 2: 7'4" x 15'5"

Bedroom 3: 8'0" x 11'11"

Tenure	Plots
Shared Ownership	169, 170, 175, 176



THE SINCLAIR TWO BEDROOM HOUSE

About the house

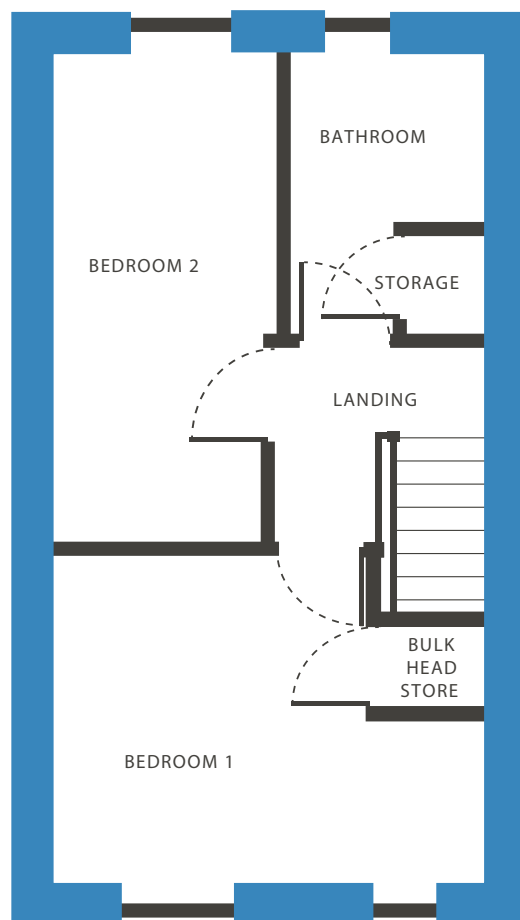
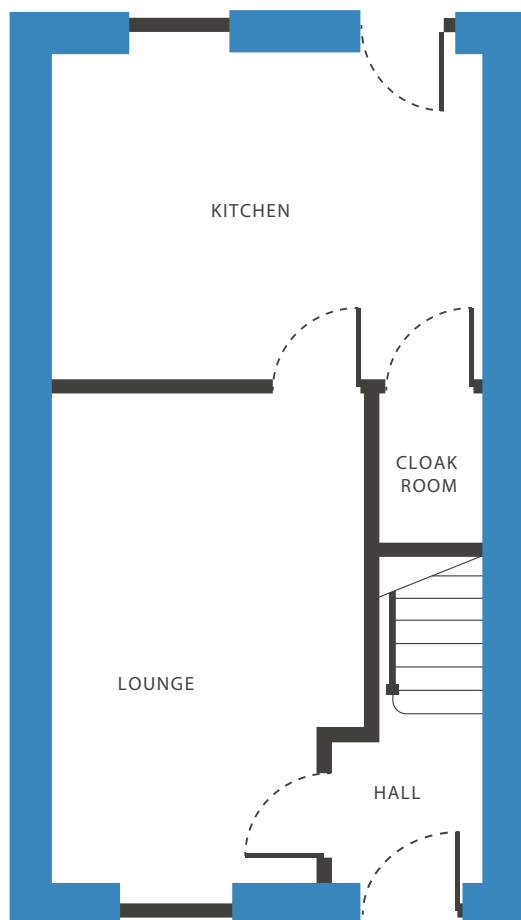
The Sinclair is a stylish new home designed with outstanding quality and care. Enter through the hall to a comfortable family lounge, ideal for relaxing. Towards the back of the home is the open-plan kitchen and dining room, featuring Symphony kitchen units and worktops from our selected range. This area also provides access to your rear garden and a convenient downstairs cloakroom.

Upstairs, The Sinclair offers two bedrooms. The principle bedroom is spacious and includes a handy storage cupboard. A modern family bathroom, complete with new fixtures and fittings, finishes the upstairs layout, ready for your arrival.



THE SINCLAIR

FLOOR PLAN



Room sizes

Lounge: 10'0" x 15'10"


Kitchen/Diner: 13'9" x 10'6"

Bedroom 1: 13'9" x 10'8"

Bedroom 2: 10'0" x 11'8"

Tenure	Plots
Shared Ownership	145, 146

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.

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