

# RIVERSIDE WALK

GARSTANG



Riverside Walk is our stunning new development in Garstang.  
A collection of exquisite 3, 4 & 5 bedroom luxury homes.

VILLAFONT



## WELCOME TO GARSTANG

**Riverside Walk** is a highly desirable new development in Garstang, offering an aspirational lifestyle that combines tranquillity and convenience. Walking distance to Garstang town centre, everything you need is on your doorstep. Surrounded by luscious Lancashire landscape, the development also offers outdoor living at its very best.

Taking into consideration the local heritage, the design of each property at **Riverside Walk** has been carefully considered to perfectly complement the locality.

Enriching lives, **Riverside Walk** ensures everyone who moves to the development has the opportunity to do what they love locally, making it the perfect place to be.

The perfect place to call home,  
the properties at Riverside  
Walk perfectly complement  
the local heritage and the  
Lancashire landscape

Garstang is an attractive market town of equal distance (approx. 16km) between Preston and Lancaster. It is the perfect place to live with an array of shops, restaurants, cafes as well as both traditional and gastro pubs, providing everything you need for everyday life and leisure time.

With Garstang Country Hotel & Golf Club close by, as well as local cricket, rugby and football clubs, plus the Arts Centre and Theatre Group, and several well-known parks, such as Millenium Green and Hudson Park, there really is something for everyone.



The River Wyre runs through the ancient market town, providing plenty of picturesque places for walks, picnics and barbeques, with an abundance of wildlife to see and boat watching. The nearest train station is Salwick and the town enjoys easy access to the A6.

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## SITE PLAN & AVAILABILITY



### Inspiring House Types

Inspired by the banks of the River Wyre, nature and mature greenery is evident at Riverside Walk, with Villafont focusing on its responsibility to deliver sustainable and environmentally friendly new build homes. By combining careful design, pioneering planning, a superb specification and thoughtful attention to detail, Villafont's ability to create homes where people really want to live is epitomised at Riverside Walk.

With a collection of eight different house types available, **The Nightingale**, **The Austen**, **The Elgar**, **The Bronte**, **The Churchill**, **The Livingstone**, **The Nelson** and **The Cromwell**, Riverside Walk will offer charm and character, with Villafont creating a bespoke and truly luxurious development.

### The Nightingale

Four Bedroom Detached  
HOMES 03 & 19

### The Austen

Three Bedroom Detached  
HOMES 23, 25, 30, 39, 70

### The Elgar

Three Bedroom Detached  
HOMES 16, 18

### The Bronte

Four Bedroom Detached  
HOMES 15 & 17

### The Cromwell

Four Bedroom Detached  
HOMES 24, 31, 40

### The Churchill

Five Bedroom Detached  
HOMES 21, 22

### The Livingstone

Three Bedroom Semi Detached  
HOMES 13, 14, 20 & 32

### The Nelson

Three Bedroom Detached  
HOMES 2



# The Nightingale

## The Nightingale

Four bedroom detached  
Homes 03 & 19

The downstairs of the property features a spacious living room to the front plus a fantastic contemporary socialising space at the rear, with bi-fold doors leading to the rear garden, bringing the outdoors indoors.

The socialising space adjoins the modern kitchen, dining space and family area, boasting a breakfast bar plus space for a family dining table. The ground floor is completed with a utility room, storage space, cloakroom and integral garage. A spacious landing opens up the first floor of the property, featuring four double bedrooms, one with en-suite, and a separate family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.4 x 5.6	11'1" x 18'3"
Kitchen / Dining / Family	5.7 x 6.1	18'7" x 20'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3 x 4.6	10'8" x 15'2"
Bedroom 2	4.1 x 2.8	13'4" x 9'1"
Bedroom 3	3.6 x 2.8	11'8" x 9'1"
Bedroom 4	2.9 x 3.2	9'1" x 10'4"
Overall	138.0 m <sup>2</sup>	1485 ft <sup>2</sup>



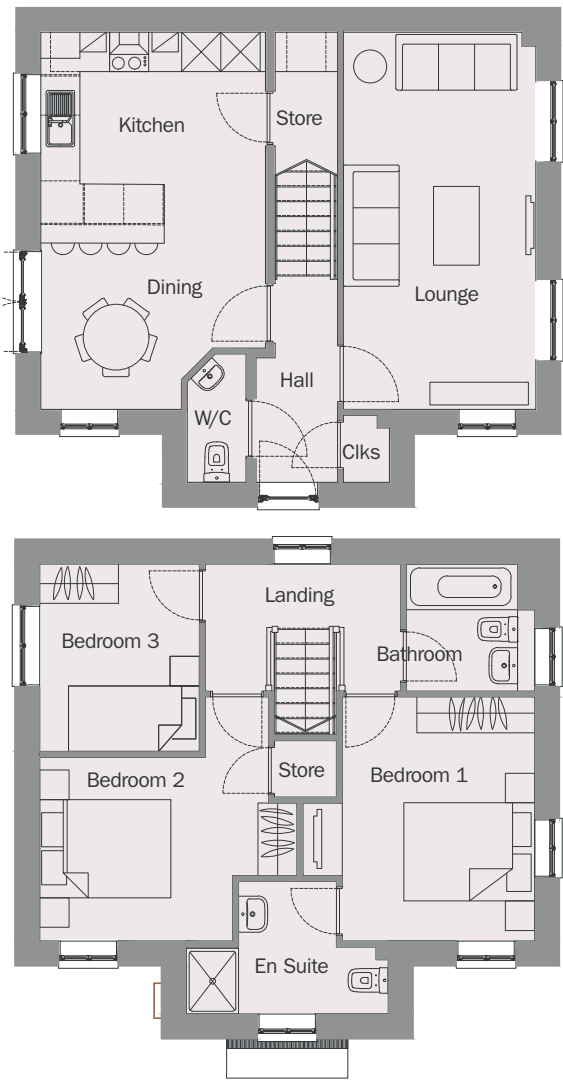
# The Austen

## The Austen

Three bedroom detached  
Homes 23, 25, 30, 66 & 70

The ground floor of this carefully-styled property boasts a spacious dining area and kitchen with a generous lounge for family relaxing. There is also a cloakroom off the hall.

Upstairs there is a master double bedroom featuring a generous en-suite. A further double bedroom with a built-in storage cupboard. The upstairs is finished off with a single bedroom and family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	2.9 x 5.7	9'5" x 18'7"
Kitchen / Dining /Family Room	3.4 x 5.8	11'1" x 19'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.5 x 3.7	11'4" x 12'1"
Bedroom 2	3.9 x 3.7	12'1" x 12'7"
Bedroom 3	2.4 x 2.8	7'8" x 9'1"
Overall	95.3 m²	1026 ft²



# The Elgar

**The Elgar**  
Three bedroom detached  
Homes 16 & 18

The ground floor of this carefully styled property, boasts a spacious dining area and kitchen with a generous lounge for family relaxing. There is also a cloakroom off the hall.

Upstairs there is a master double bedroom, featuring an en-suite, a further double bedroom, a single bedroom and a family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.9 x 4.6	12'7" x 15'0"
Kitchen / Dining / Family	4.9 x 3.2	16'0" x 10'4"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.9 x 3.3	16'0" x 10'8"
Bedroom 2	2.8 x 2.8	9'1" x 9'1"
Bedroom 3	2.0 x 2.8	6'5" x 9'1"
Overall	90.1 m <sup>2</sup>	970 ft <sup>2</sup>

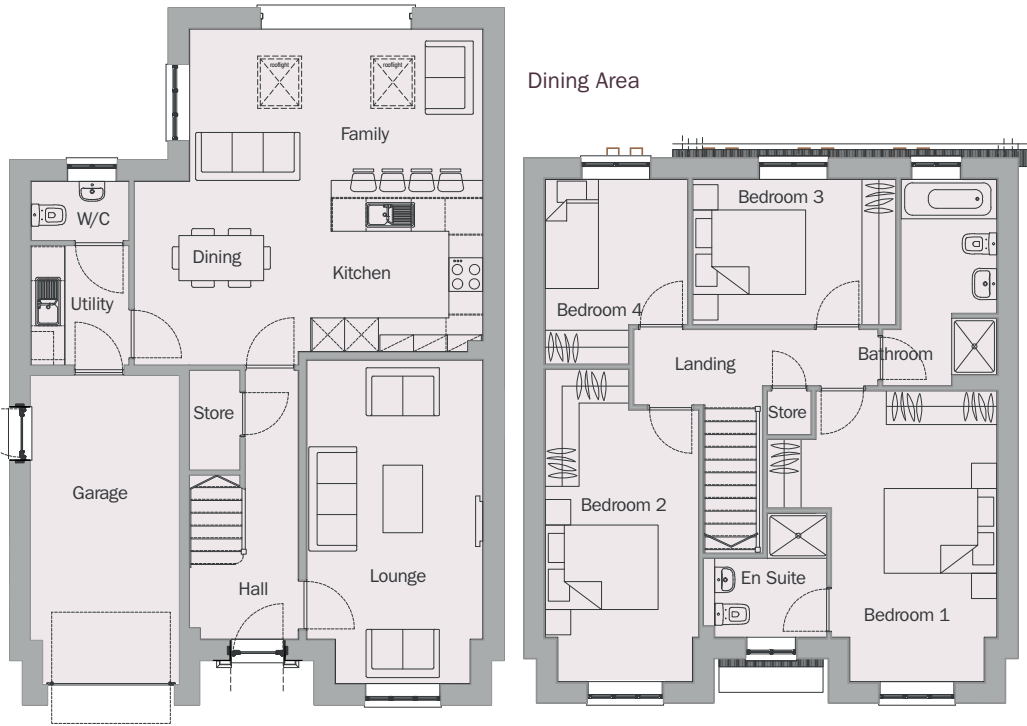


# The Bronte

**The Bronte**  
 Four bedroom detached  
 Homes 15 & 17

The ground floor of this stunning property comprises a spacious living room and a fantastic large open plan space including a modern kitchen, contemporary breakfast bar, plus dining and family areas, with bi-fold doors leading to the rear garden. This versatile room is perfect for family entertaining, socialising, and relaxing. The ground floor is completed with a utility room, plenty of storage, cloakroom and integral garage.

A central landing opens up the first floor, leading to four bedrooms, including one spacious master bedroom with en-suite, two further doubles and a single bedroom, plus a large family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.1 x 5.7	10'1" x 18'7"
Kitchen / Dining / Family	6.0 x 6.1	19'6" x 20'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3 x 4.0	13'1" x 16'7"
Bedroom 2	2.7 x 5.5	8'8" x 18'0"
Bedroom 3	3.6 x 2.5	11'8" x 8'2"
Bedroom 4	2.5 x 3.2	8'2" x 10'4"
Overall	138.0 m <sup>2</sup>	1485 ft <sup>2</sup>

# The Cromwell

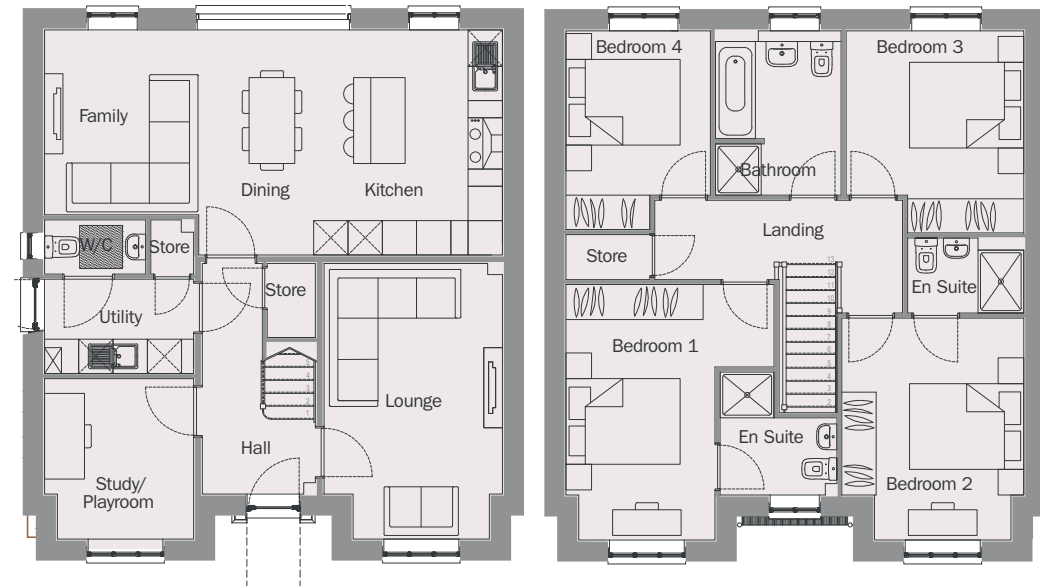


## The Cromwell

Four bedroom detached  
Homes 24, 31, 40

A central hallway opens up this double fronted property leading immediately into the spacious living room, study, and cloakroom. At the rear of the property is a large open plan space including a modern kitchen, breakfast bar, plus dining and family area, with bifold doors leading to the rear garden. The ground floor is completed with a utility room and storage cupboard.

The first floor comprises of four double bedrooms, two of which include en-suite facilities, and a family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.1 x 4.8	10'7" x 15'7"
Study	2.6 x 2.8	8'5" x 9'2"
Kitchen / Dining / Family	8.0 x 3.9	26'2" x 12'7"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.6 x 4.7	11'8" x 15'4"
Bedroom 2	3.9 x 3.1	12'7" x 10'1"
Bedroom 3	3.1 x 3.5	10'1" x 11'4"
Bedroom 4	2.5 x 4.0	8'2" x 13'1"
Overall	139.4 m <sup>2</sup>	1500 ft <sup>2</sup>

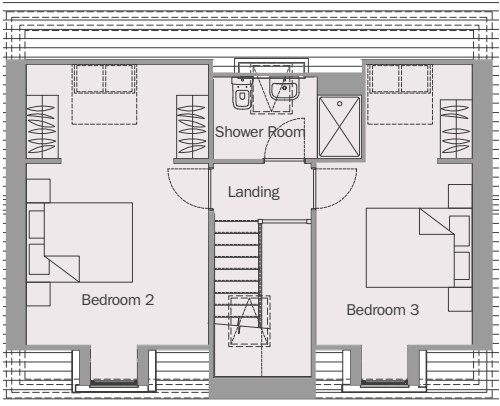
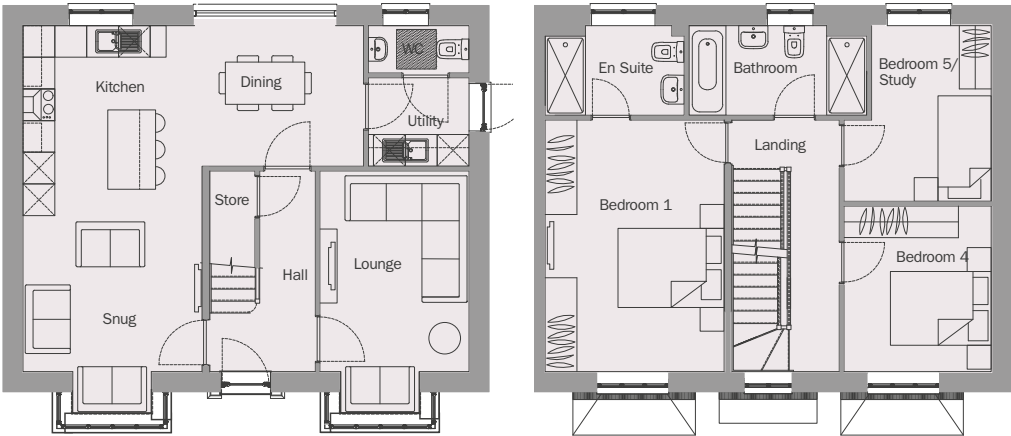


# The Churchill

**The Churchill**  
Five bedroom detached  
Homes 21 & 22

The downstairs of the carefully styled property benefits from a spacious dining area and kitchen with utility and breakfast bar, plus a generous lounge, perfect for family relaxing. There is also a cloakroom off the hallway.

The first floor comprises a large master bedroom with en suite, a further double bedroom, family bathroom and a study-come-single bedroom. The second floor of the three storey property features two further double bedrooms and a further family-sized bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	2.8 x 4.5	9'2" x 14'8"
Kitchen / Dining / Snug	7.3 x 6.4	23'9" x 20'9"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3 x 4.7	10'8" x 15'4"
Bedroom 4	2.9 x 3.1	9'5" x 10'1"
Bedroom 5	2.9 x 3.3	9'5" x 10'8"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 2	3.4 x 5.8	11'1" x 19'0"
Bedroom 3	3.4 x 5.8	11'1" x 19'0"
Overall	153.7 m <sup>2</sup>	1654 ft <sup>2</sup>



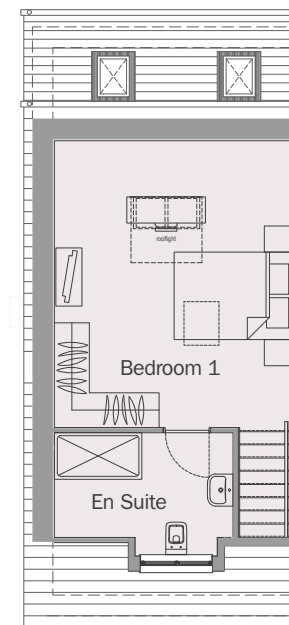
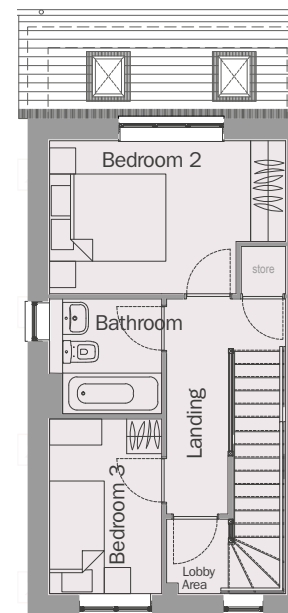
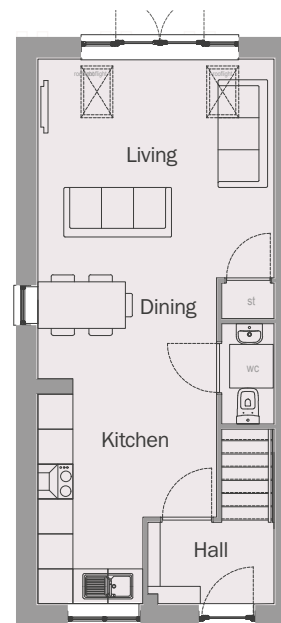
## The Livingstone

### The Livingstone

Three bedroom semi-detached  
Homes 13, 14, 20 & 22

This carefully styled semi-detached townhouse offers a modern living concept on the ground floor with open-plan living/dining/kitchen area including French doors leading to the rear garden. The ground floor is completed with a cloakroom.

The second floor includes a double and single bedroom, along with a family bathroom. The property is completed with a master suite on the top floor, including en-suite and dressing area.



GROUND FLOOR	METRIC	IMPERIAL
Living	4.0 x 3.8	13'1" x 12'4"
Kitchen / Dining / Family Room	3.0 x 5.6	9'8" x 18'3"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 2	4.0 x 2.6	13'1" x 8'5"
Bedroom 3	1.9 x 3.0	6'2" x 9'8"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 1	4.0 x 4.9	13'1" x 16'0"
Overall	93.6 m <sup>2</sup>	1007 ft <sup>2</sup>



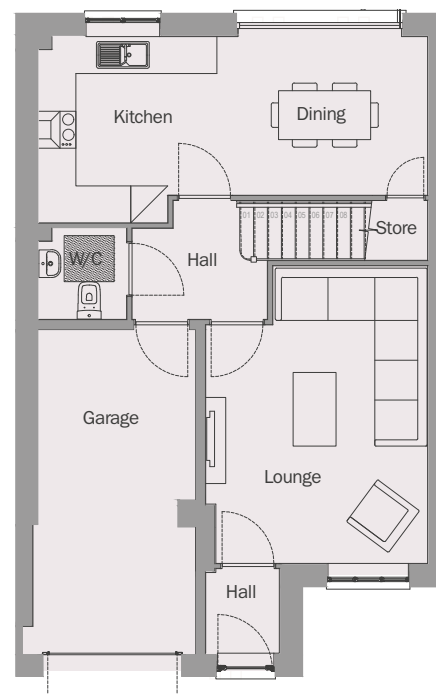
# The Nelson

## The Nelson

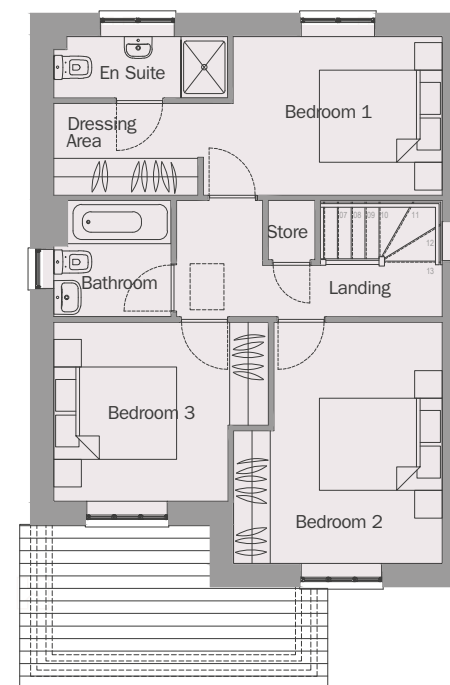
Three bedroom detached  
Home 2

To the ground floor of the property, you are welcomed into a spacious and light living room, leading onto a modern kitchen and dining area. A cloakroom off the hallway completes the floor.

Upstairs, the master bedroom has a large en-suite and dressing area, with two further double rooms and family bathroom all stemming off the landing.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.6 x 4.8	11'8" x 15'7"
Kitchen / Dining	6.3 x 3.0	20'6" x 9'8"



FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	6.3 x 2.6	20'6" x 8'5"
Bedroom 2	3.4 x 3.9	11'1" x 12'7"
Bedroom 3	3.0 x 2.8	9'8" x 9'1"
Overall	97.9 m <sup>2</sup>	1054 ft <sup>2</sup>



## THE VILLAFONT BUYING PROCESS

The Villafont buying process is designed to reflect the premium nature of the developments, focusing on a personalised transition from reservation to moving in.

### 1. Initial Consultation

Before proceeding to a formal reservation, our team takes the time to understand your specific requirements. We ensure that you have all the necessary information regarding the development's specification, site plans, and estimated build timelines.

### 2. Formal Reservation

To secure your chosen plot and remove it from the market, a formal reservation is required.

**Reservation Fee:** A £2,000 non-refundable reservation fee is payable to Villafont Homes.

**Documentation:** At this stage, you will provide details for your solicitor and financial advisor, along with the necessary identification to comply with legal requirements.

### 3. The 28-Day Legal Phase

Upon receipt of the reservation fee, the legal process begins.

**Instruction:** Both our solicitors and yours are instructed immediately to begin the conveyancing process.

**Timeline:** We work toward a formal exchange of contracts within 28 days of the reservation date.

### 4. Exchange of Contracts

This is the stage where the purchase becomes legally binding for both parties.

**Deposit Payment:** A balance of 10% of the purchase price is due at the point of exchange.

**Calculation:** This 10% is calculated against the total purchase price of the property, the initial £2,000 reservation fee being credited toward the total

### 5. Build Progress & Personalisation

During the construction phase, you will be kept updated on the progress of your new home. Depending on the build stage at the time of your reservation, you may have the opportunity to personalise certain internal finishes to ensure your home meets Villafont's high standards of immaculate design.

### 6. Pre-Completion & Handover

**Notice to Complete:** Once the property has been fully signed off by the building warranty provider, we will serve a formal "Notice to Complete" to your solicitor.

**Final Walkthrough:** You will be invited to a home demonstration where our team will walk you through the systems and features of your new property.

**Completion:** On the agreed completion date, the remaining 90% of the funds are transferred, and you will receive the keys & full handover (including induction) to your new Villafont home.



## SPECIFICATIONS

Every Villafont home is finished to an exacting standard, blending desirable architecture with contemporary interior design. Our commitment to quality means we only use premium materials and high-specification fittings as standard.

From designer kitchens and integrated appliances to luxury sanitaryware and meticulous tiling, every detail is carefully considered to ensure an effortless living experience.

## STRUCTURAL INTEGRITY & PEACE OF MIND

We are committed to delivering homes of the highest calibre. For your total peace of mind, every Villafont home is protected by a comprehensive 10-year structural warranty provided by ICW.

This industry-leading cover ensures that your investment is protected to the highest standards, reflecting our confidence in the craftsmanship and construction of our developments.



## ABOUT VILLAFONT

One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.



**Misrepresentation act:** Villafont Homes for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Villafont Homes has any authority to make any representation of warranty whatsoever in relation to this property.



## FOR MORE INFORMATION

For further information please contact us by email at [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk) or phone 01995 600666.

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