

GALLOWAYS REACH

GALGATE LA2 OFB



Galloways Reach is our stunning new development in Galgate.
A collection of exquisite 3, 4 & 5 bedroom luxury homes.

VILLAFONT



WELCOME TO GALGATE

Galloways Reach is an outstanding new development in Galgate, providing a picture perfect lifestyle that incorporates charming village life and countryside living. Just a short walk from Galgate village, where there is a strong community spirit, everyday amenities are on your doorstep, and the development is surrounded by beautiful Lancashire landscape.

Each and every property at **Galloways Reach** has been individually designed, offering buyers a truly aspirational home in a stunning semi-rural setting. Ensuring relaxation yet convenience, everyone who moves to the development will benefit from Galgate's thriving village, Lancaster's cosmopolitan city centre and an abundance of picturesque hills and moorland, making it the most idyllic and inviting setting.

Each and every property
at Galloways Reach has
been individually designed

Galgate is perfect for leisurely waterside walks and lengthy cycles

Galgate is an historic village just a few miles (approx. 3 miles) from Lancaster. It is located off the A6, which connects Lancaster to Preston, so is positioned well to benefit from bustling city life.

The village itself offers an array of local shops, pubs and restaurants, providing residents with easy access to essential amenities. Renowned for its historic buildings, including St. John the Baptist Church, which dates back to the 14th century, and its impressive community spirit fuelled by an annual calendar of events, such as the Village Show, Galgate is full of charm and a great place to live.

A canal-side village, with Lancaster Canal running through, Galgate is perfect for leisurely waterside walks and lengthy cycles, taking in the scenery and classic architecture. Galgate's magnificent marina, with moorings for hundreds

of boats, is a stunning spot to enjoy the sights and sounds of narrowboats coming and going. With local cricket and football clubs, plus impressive silk mill buildings throughout the village, there is something for everyone.

Surrounded by countryside, Galgate is close to the beautiful Forest of Bowland, an Area of Outstanding Natural Beauty, as well as Glasson Dock and Morecambe Bay, with the Lake District and the Yorkshire Dales not too far away either.

Galgate is one of Lancashire's hidden gems, just three miles south of Lancaster city centre. The Lancaster Canal runs through the historic village, providing plenty of picturesque places for walks, picnics and barbeques, with an abundance of wildlife to see and opportunities for boat watching. Located off the A6, Lancaster Train Station and the M6 motorway are nearby.



The North West

Making the most of its location, Galgate offers homebuyers the exciting opportunity to explore the whole of the North West, with cities such as Preston, Manchester and Liverpool within a reasonable distance, and popular coastal areas such as Morecambe, Fleetwood, Lytham St Annes and Blackpool and just a short journey away.

The delightful Lake District is easy to reach too, whilst Lancaster, which was recorded in the Domesday Book of 1086, is on the doorstep, providing a selection of historic buildings, modern architecture, culture and innovation. Further afield, Glasgow is accessible by train in just over two hours and London in just over three hours.

SITE PLAN & HOUSE TYPES



At Galloways Reach, there are a total of 67 three, four & five bedroom homes for sale and 16 different property styles to choose from; **The Wilberforce (+ with Ginnel), The Austen, The Brunel, The Nelson (+ Special), The Cook Special (+ Plus) The Darwin Special, The Nightingale (+ Special), The Wordsworth, The Cromwell, The Bronte, The Wellington Plus and The Wesley.** Details for each of these homes are shown on the following pages.



The WILBERFORCE

Three Bedroom End Terrace
HOMES 14, 15, 45 & 47

The WILBERFORCE with GINNEL

Three Bedroom Mid Terrace
HOME 46

The AUSTEN

Three Bedroom Detached
HOMES 9 & 28

The BRUNEL

Three Bedroom Detached
HOMES 29, 35, 43 & 44

The NELSON

Three Bedroom Detached
HOMES 62 & 64

The NELSON SPECIAL

Three Bedroom Detached
HOME 20

The COOK SPECIAL

Four Bedroom Detached
HOME 63

The COOK PLUS

Four Bedroom Detached
HOMES 11 & 12

The NIGHTINGALE

Four Bedroom Detached
HOMES 19, 24, 34 & 65

The NIGHTINGALE SPECIAL

Four Bedroom Detached
HOME 18

The WORDSWORTH

Four Bedroom Detached
HOMES 8 & 38

The DARWIN SPECIAL

Four Bedroom Detached
HOMES 7 & 60

The CROMWELL

Four Bedroom Detached
HOMES 10, 13, 17, 27, 36, 41 & 61

The BRONTE

Four Bedroom Detached
HOMES 23, 33, 37, 40 & 42

The WELLINGTON PLUS

Five Bedroom Detached
HOMES 16, 25 & 66

The WESLEY

Five Bedroom Detached
HOMES 26, 31, 32, 39 & 67

The Wilberforce

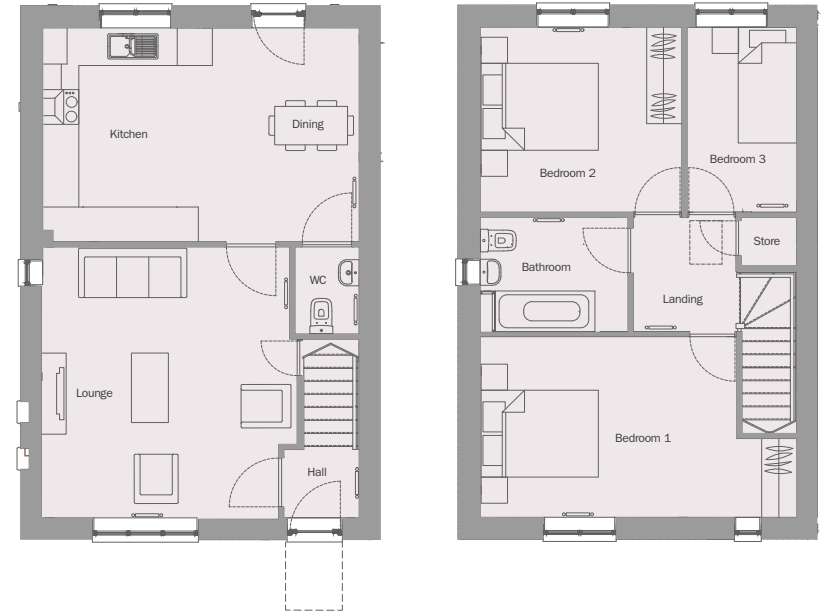


The Wilberforce
 Three bedroom property
 Homes 14,15, 45 & 47

The ground floor of this stunning property comprises a spacious living room, a large open-plan kitchen/diner, and a convenient downstairs WC. Patio doors lead from the kitchen/diner out to the rear garden.

Upstairs, the property offers a master double bedroom, a further double bedroom, and a single bedroom. The first floor also benefits from a spacious family bathroom and a useful storage cupboard located off the landing.

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
14		✓	
15		✓	
45	✓		
47	✓		



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4.3m x 4.7m	14'1" x 15'5"
Kitchen / Dining / Family Room	5.4m x 3.7m	17'8" x 12'1"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	5.4m x 3.1m	17'8" x 10'2"
Bedroom 2	3.4m x 3.2m	11'1" x 10'5"
Bedroom 3	1.9m x 3.2m	6'2" x 10'5"
Overall	92.8 m²	999 ft²

The Wilberforce

with Ginnel



The Wilberforce with Ginnel

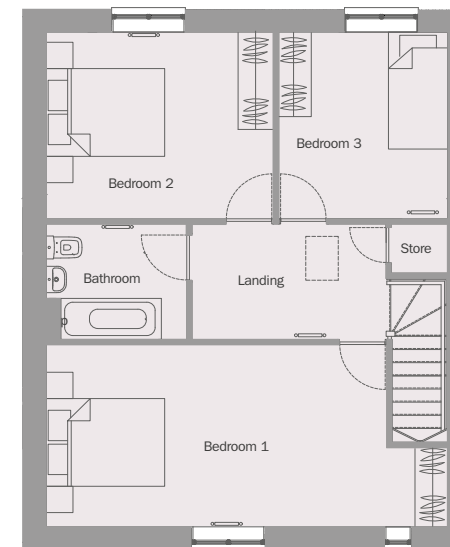
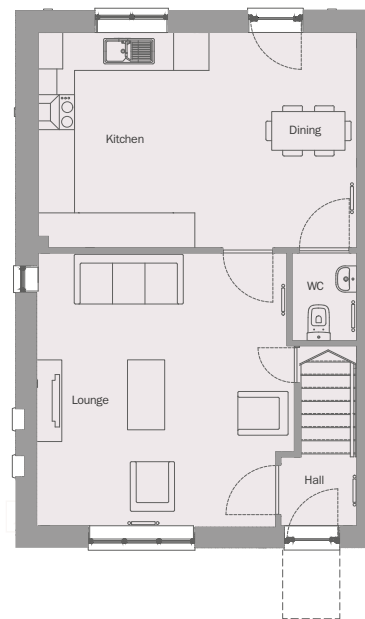
Three bedroom mid terrace
Home 46

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
46	✓		

The ground floor of this stunning property comprises a spacious living room, a large open-plan kitchen/diner, and a convenient downstairs WC. A door leads from the kitchen/diner out to the rear garden.

Upstairs, the property offers a master double bedroom, a further double bedroom, and a single bedroom. The first floor also benefits from a spacious family bathroom and a useful storage cupboard located off the landing.

As the property is positioned between two others, it also benefits from a ginnel providing convenient access to the rear garden.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4.3m x 4.7m	14'1" x 15'5"
Kitchen / Dining / Family Room	5.4m x 3.7m	17'8" x 12'1"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	6.8m x 3.1m	22'3" x 10'2"
Bedroom 2	3.8m x 3.2m	12'5" x 10'5"
Bedroom 3	2.9m x 3.2m	9'6" x 10'5"
Overall	104.5 m²	1125 ft²

The Austen



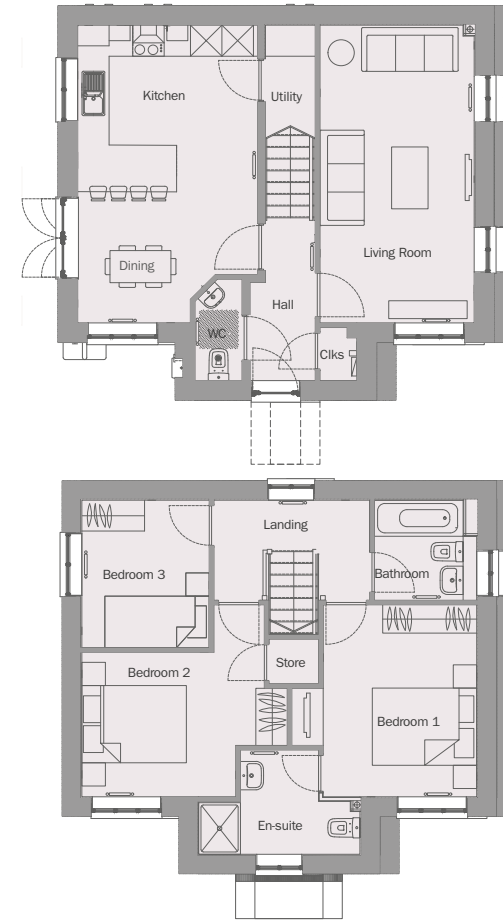
The Austen

Three bedroom detached
Homes 9 & 28

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
9	✓		
28		✓	

The ground floor of this beautifully styled property features a spacious dining area and modern kitchen, alongside a generous lounge perfect for family relaxation. The ground floor also benefits from a convenient downstairs WC located off the hallway.

Upstairs, the property offers a master double bedroom complete with a large en-suite, as well as a further double bedroom with a built-in storage cupboard. The first floor is completed by a single bedroom and a contemporary family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	2.9m x 5.7m	9'5" x 18'7"
Kitchen / Dining / Family Room	3.4m x 5.8m	11'1" x 19'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.5m x 3.7m	11'5" x 12'1"
Bedroom 2	3.9m x 3.7m	12'9" x 12'1"
Bedroom 3	2.4m x 2.8m	7'10" x 9'2"
Overall	95.3 m²	1026 ft²

The Brunel



The Brunel

Three bedroom detached Homes 29, 35, 43 & 44

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
29		✓	
35	✓		
43			✓
44	✓		

The ground floor of this beautifully designed property features a spacious dining area and modern kitchen, alongside a generous lounge ideal for family relaxation. The ground floor also benefits from a convenient downstairs WC off the hallway, as well as a useful storage cupboard located off the lounge.

Upstairs, the property offers two double bedrooms, one of which benefits from an en-suite, in addition to a single bedroom and a contemporary family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	2.9m x 5.8m	9'5" x 19'0"
Kitchen / Dining / Family Room	3.4m x 5.8m	11'1" x 19'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.5m x 3.8m	11'5" x 12'5"
Bedroom 2	4.0m x 3.8m	13'1" x 12'5"
Bedroom 3	2.4m x 2.9m	7'10" x 9'6"
Overall	95.3 m²	1026 ft²

The Nelson



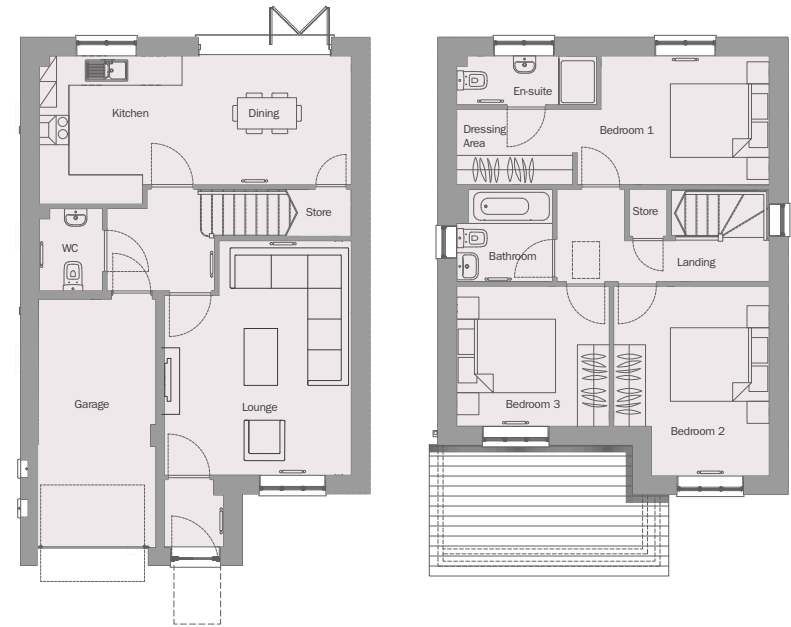
The Nelson

Three bedroom detached
Homes 62 & 64

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
62			✓
64			✓

The ground floor of this attractive property features a spacious and light-filled living room leading through to a modern kitchen and dining area, perfect for everyday living and entertaining. The ground floor also benefits from a convenient downstairs cloaks/WC, while the hallway provides internal access to the integral garage.

Upstairs, the impressive master bedroom boasts a large en-suite and dressing area. Two further double bedrooms and a contemporary family bathroom are all accessed from the landing



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4.8m x 3.8m	15'8" x 12'5"
Kitchen / Dining / Family Room	2.6m x 6.3m	8'6" x 20'8"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	6.3m x 2.6m	20'8" x 8'6"
Bedroom 2	3.9m x 3.1m	12'9" x 10'2"
Bedroom 3	2.9m x 3.1m	9'6" x 10'2"
Overall	98.4 m²	1068 ft²

The Nelson

Special



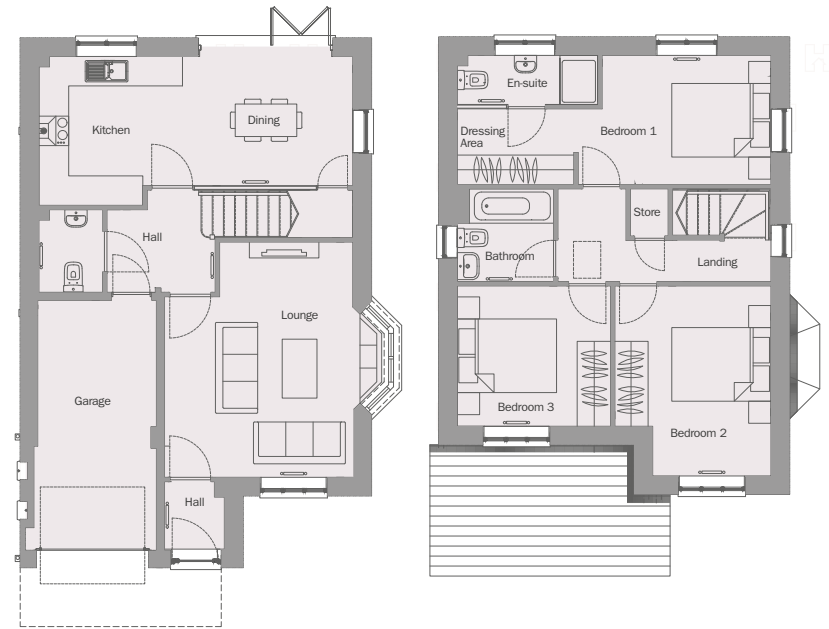
The Nelson Special

Three bedroom detached
Home 20

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
20		✓	

The ground floor of this attractive property features a spacious and light-filled living room leading through to a modern kitchen and dining area, perfect for everyday living and entertaining. The ground floor also benefits from a convenient downstairs cloaks/WC, while the hallway provides internal access to the integral garage.

Upstairs, the impressive master bedroom boasts a large en-suite and dressing area. Two further double bedrooms and a contemporary family bathroom are all accessed from the landing



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4.8m x 3.8m	15'8" x 12'5"
Kitchen / Dining / Family Room	2.6m x 6.3m	8'6" x 20'8"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	6.3m x 2.6m	20'8" x 8'6"
Bedroom 2	3.9m x 3.1m	12'9" x 10'2"
Bedroom 3	2.9m x 3.1m	9'6" x 10'2"
Overall	98.4 m²	1068 ft²

The Cook Special



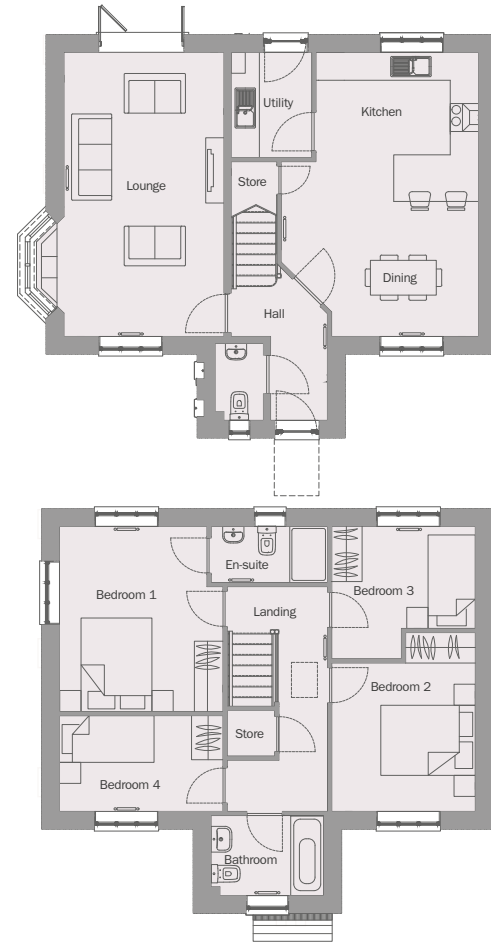
The Cook Special

Four bedroom detached
Home 63

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
63		✓	

A central hallway opens this property, leading to a separate living room on the left, which benefits from French doors opening to the rear. To the right is a modern kitchen with an open-plan dining area, complemented by a separate utility room with access to the rear garden and a convenient downstairs WC.

Upstairs, the property offers three double bedrooms, including one with an en suite, along with a single bedroom and a contemporary family bathroom. Externally, the property further benefits from a separate detached single garage.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	6.1m x 4.0m	20'0" x 13'1"
Kitchen / Dining / Family Room	6.1m x 4.2m	20'0" x 13'9"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"
Bedroom 2	3.8m x 3.0m	12'5" x 9'10"
Bedroom 3	2.8m x 3.0m	9'2" x 9'10"
Bedroom 4	3.5m x 2.0m	11'5" x 6'6"
Overall	118.4 m²	1274 ft²



The Cook Plus

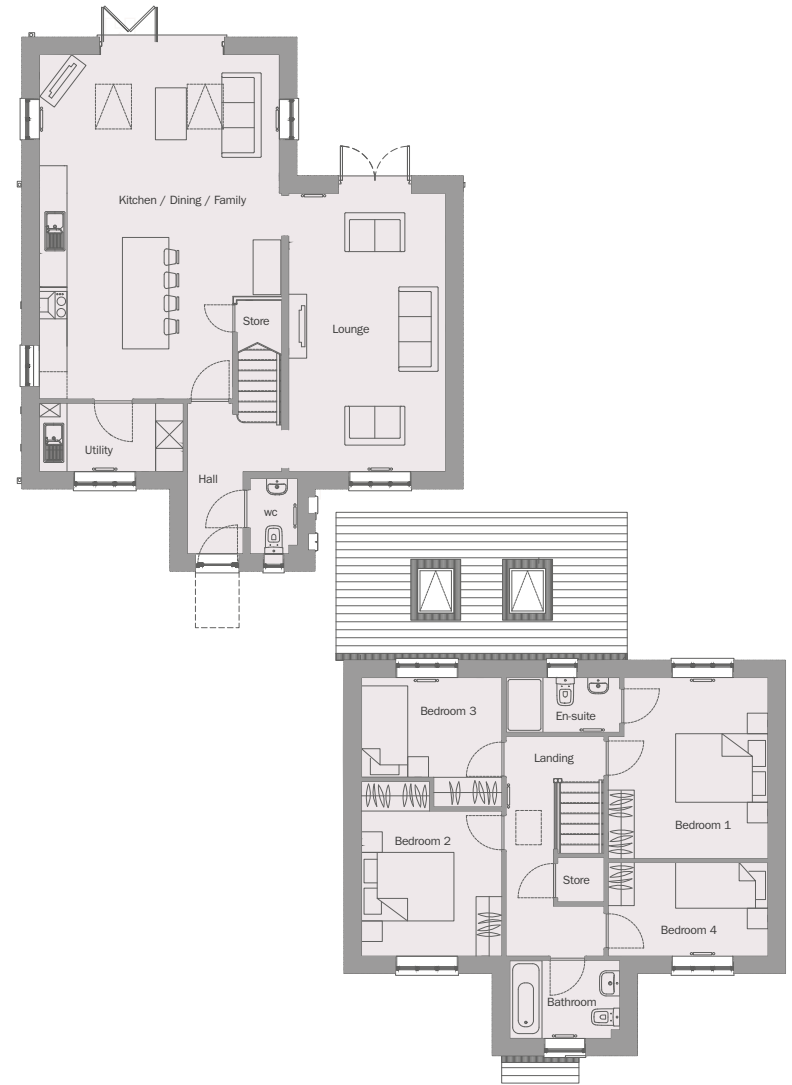
The Cook Plus

Four bedroom detached
Homes 11 & 12

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
11			✓
12			✓

A central hallway provides access to this well-presented property, with a separate living room to the right featuring French doors opening onto the rear garden. To the left is a modern kitchen with an open-plan large dining and family area, complemented by a separate utility room with direct access to the rear garden, along with a convenient downstairs WC.

To the first floor, the property offers three double bedrooms, including a principal bedroom with en suite, together with a single bedroom and a contemporary family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	6.1m x 3.4m	20'0" x 11'1"
Kitchen / Dining / Family Room	7.6m x 5.2m	24'11" x 17'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"
Bedroom 2	3.8m x 3.0m	12'5" x 9'10"
Bedroom 3	2.8m x 3.0m	9'2" x 9'10"
Bedroom 4	3.5m x 2.0m	11'5" x 6'6"
Overall	133.4 m²	1436 ft²

The Nightingale



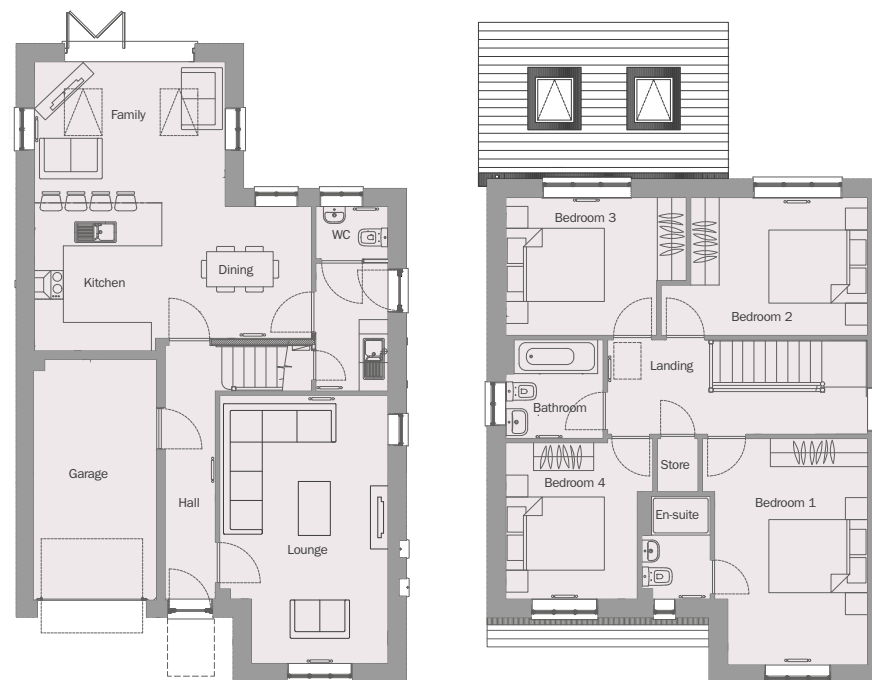
The Nightingale

Four bedroom detached
Homes 19, 24, 34 & 65

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
19	✓		
24			✓
34			✓
65	✓		

The ground floor of this property offers a spacious front-facing living room, along with a superb contemporary open-plan social space to the rear, enhanced by bi-fold doors opening onto the garden. This sociable area flows seamlessly into the modern kitchen/dining, and family space, complete with a breakfast bar and ample room for a family dining table. The ground floor is further complemented by a utility room, additional storage, a cloakroom/WC, and an integral garage.

A generous landing leads to the first floor, where there are four double bedrooms, including a principal bedroom with en-suite facilities, as well as a separate contemporary family bathroom.



GROUND FLOOR		
	METRIC	IMPERIAL
Lounge	3.4m x 5.6m	11'1" x 18'4"
Kitchen / Dining / Family Room	5.7m x 6.1m	18'7" x 20'0"
FIRST FLOOR		
	METRIC	IMPERIAL
Bedroom 1	3.3m x 4.6m	10'8" x 15'0"
Bedroom 2	4.1m x 2.8m	13'4" x 9'1"
Bedroom 3	3.6m x 2.8m	11'8" x 9'1"
Bedroom 4	2.9m x 3.2m	9'1" x 10'4"
Overall	128.6 m²	1384 ft²

The Nightingale

Special



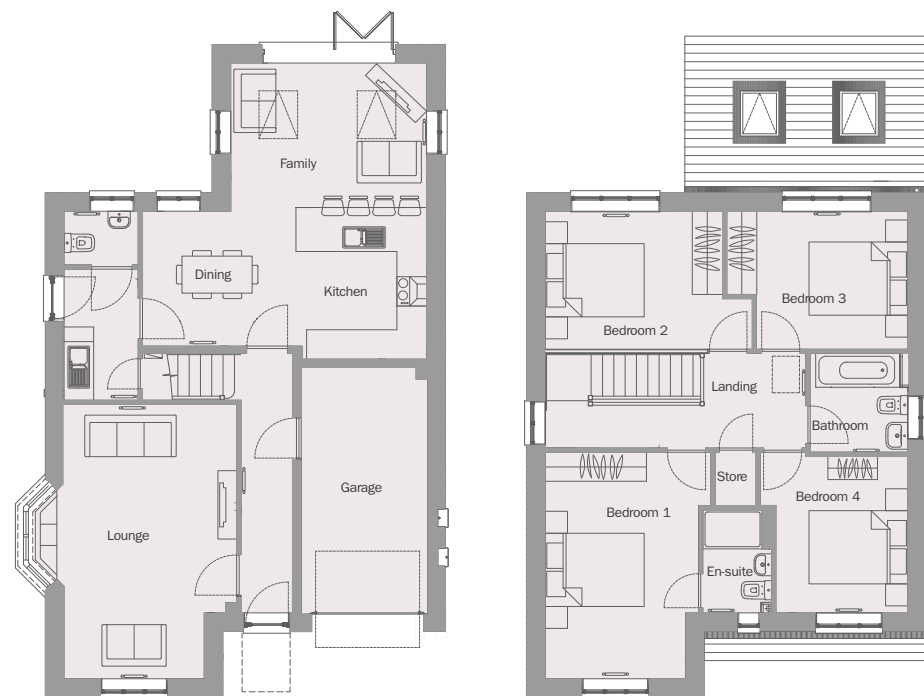
The Nightingale Special

Four bedroom detached Home 18

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
18			✓

The ground floor of this property features a spacious front-facing living room, along with a fantastic contemporary open-plan social space to the rear, complete with bi-fold doors opening onto the garden. This sociable area flows into the modern kitchen, dining and family space, which includes a breakfast bar and ample room for a family dining table. The ground floor is further enhanced by a utility room, additional storage, a cloakroom and a separate downstairs WC, as well as an integral garage.

A spacious landing leads to the first floor, which offers four double bedrooms, including a principal bedroom with en-suite, along with a separate family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	4.3m x 5.6m	14'1" x 18'4"
Kitchen / Dining / Family Room	5.7m x 6.1m	18'7" x 20'0"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3m x 4.6m	10'8" x 15'0"
Bedroom 2	4.1m x 2.8m	13'4" x 9'1"
Bedroom 3	3.6m x 2.8m	11'8" x 9'1"
Bedroom 4	2.9m x 3.2m	9'1" x 10'4"
Overall	129.4 m²	1393 ft²

The Wordsworth



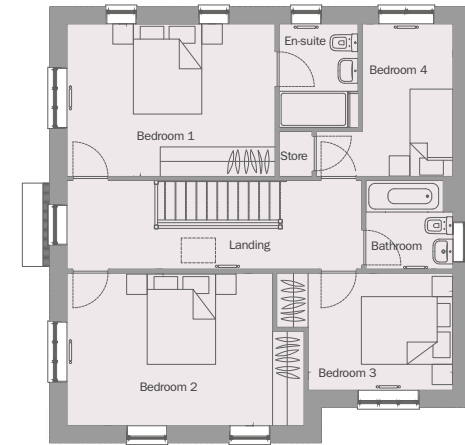
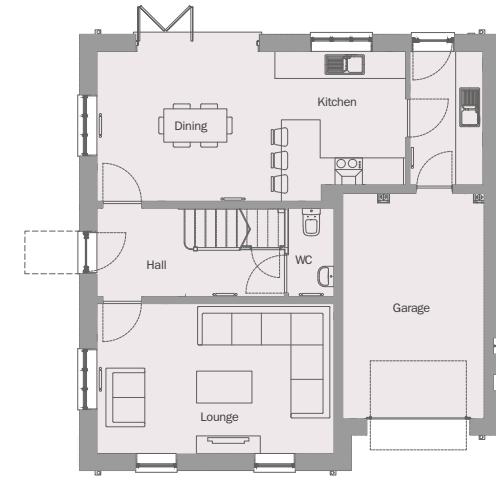
The Wordsworth

Four bedroom detached
Homes 8 & 38

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
8	✓		
38	✓		

The ground floor of this carefully styled, dual-aspect property features a bright and spacious open-plan modern kitchen/diner with breakfast area and bi-folding doors opening onto the rear garden. The living accommodation is further complemented by a generous lounge ideal for family relaxation, along with a utility room, a downstairs cloakroom/WC, and an integral garage.

To the first floor, a central landing provides access to three double bedrooms, including one with en-suite facilities, as well as a single bedroom and a contemporary family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	5.1m x 3.3m	16'8" x 10'9"
Kitchen / Dining / Family Room	6.8m x 3.3m	22'3" x 10'9"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.4m	15'1" x 11'1"
Bedroom 2	5.2m x 3.4m	17'0" x 11'1"
Bedroom 3	3.9m x 2.6m	12'9" x 8'6"
Bedroom 4	3.0m x 3.4m	9'10" x 11'1"
Overall	130.5 m²	1405 ft²

The Darwin Special



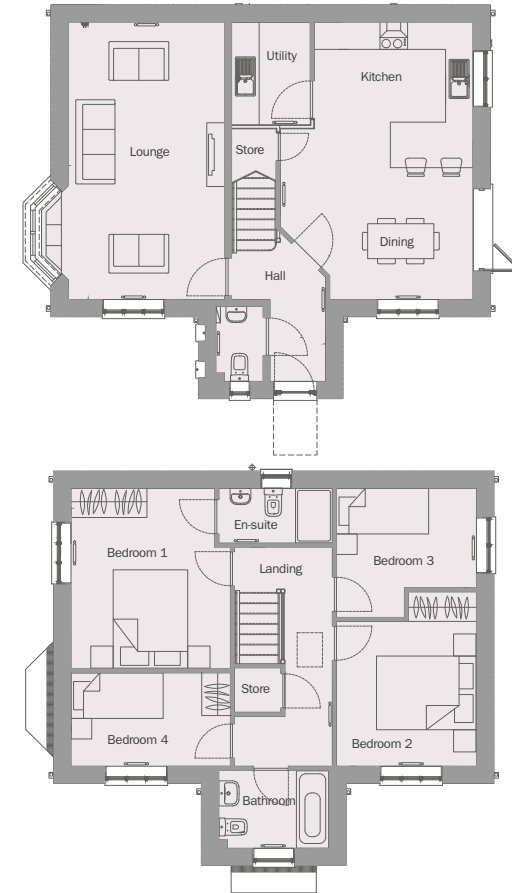
The Darwin Special

Four bedroom detached
Homes 7 & 60

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
7		✓	
60		✓	

A central hallway opens this property, with a large living room positioned to the left. To the right is a modern kitchen and dining space, complemented by a useful utility room and French doors leading out to the garden, while a convenient downstairs WC and useful storage cupboard completes the ground floor.

Upstairs, the property offers three double bedrooms, including one with en suite facilities, along with a single bedroom and a contemporary family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	6.1m x 3.4m	20'0" x 11'1"
Kitchen / Dining / Family Room	6.1m x 4.2m	20'0" x 13'9"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.0m x 3.5m	13'1" x 11'5"
Bedroom 2	3.8m x 3.0m	12'5" x 9'10"
Bedroom 3	2.8m x 3.0m	9'2" x 9'10"
Bedroom 4	2.1m x 3.5m	6'10" x 11'5"
Overall	118.4 m²	1274 ft²

The Cromwell

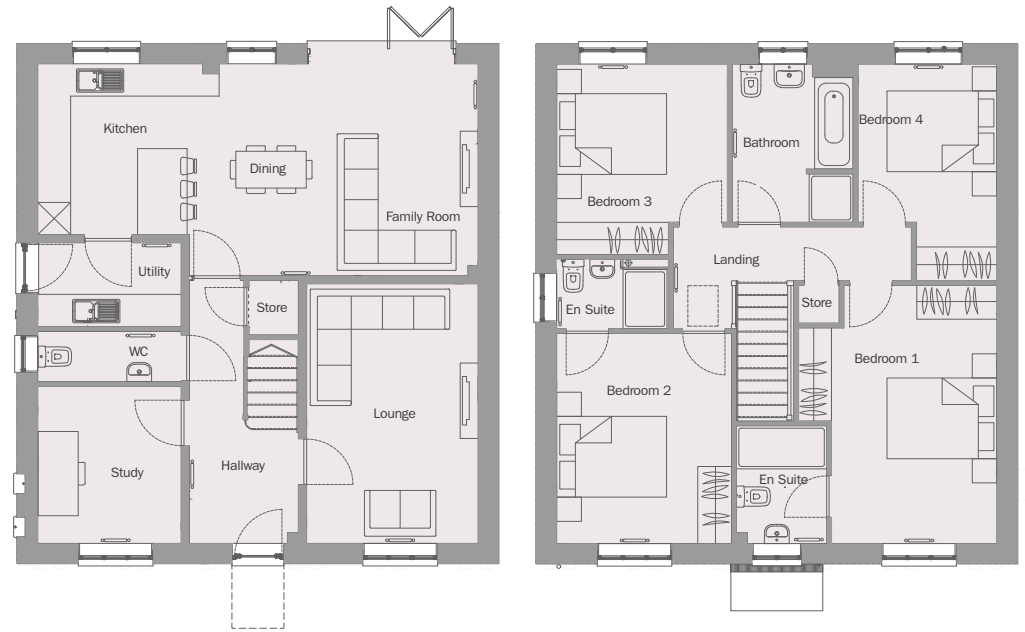


The Cromwell
Four bedroom detached
Homes 10, 13, 17, 27, 36,
41 & 61

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
10			✓
13		✓	
17	✓		
27	✓		
36	✓		
41			✓
61			✓

A central hallway opens this double-fronted property, leading to a spacious living room, study, and cloakroom/WC. To the rear of the property is a generous open-plan living space comprising a modern kitchen with breakfast bar, together with dining and family areas, all enhanced by bi-fold doors opening onto the rear garden. The ground floor is further complemented by a utility room and storage cupboard.

The first floor offers four double bedrooms, two of which benefit from en-suite facilities, along with a contemporary family bathroom. Externally, the property also benefits from a single detached garage.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.1m x 4.8m	10'7" x 15'7"
Study	2.6m x 2.8m	8'6" x 9'2"
Kitchen / Dining / Family Room	8.0m x 3.9m	26'2" x 12'9"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.6m x 4.7m	11'9" x 15'5"
Bedroom 2	3.9m x 3.1m	12'9" x 10'2"
Bedroom 3	3.1m x 3.5m	10'2" x 11'5"
Bedroom 4	2.5m x 4.0m	8'2" x 13'1"
Overall	144.4 m²	1554 ft²

The Bronte



The Bronte

Four bedroom detached
Homes 23, 33, 37, 40 & 42

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
23			✓
33		✓	
37			✓
40		✓	
42			✓

The ground floor of this stunning property comprises a spacious living room, along with a fantastic large open-plan kitchen, dining and family room featuring a contemporary breakfast bar and bi-fold doors opening onto the rear garden. This versatile space is ideal for family entertaining, socialising and relaxing. The ground floor is further enhanced by a utility room, ample storage, a cloakroom/WC, and an integral garage.

A central landing leads to the first floor, which offers four bedrooms, including a spacious principal bedroom with en-suite, two further double bedrooms and a single bedroom, together with a large family bathroom.



GROUND FLOOR		
	METRIC	IMPERIAL
Lounge	5.7m x 3.3m	18'8" x 10'9"
Kitchen / Dining / Family Room	6.0m x 6.2m	17'0" x 20'4"
FIRST FLOOR		
	METRIC	IMPERIAL
Bedroom 1	5.2m x 4.1m	17'0" x 13'5"
Bedroom 2	5.5m x 2.7m	18'0" x 8'10"
Bedroom 3	2.6m x 3.6m	8'6" x 11'9"
Bedroom 4	3.3m x 2.5m	10'9" x 8'2"
Overall	143.1 m²	1540 ft²

The Wellington Plus



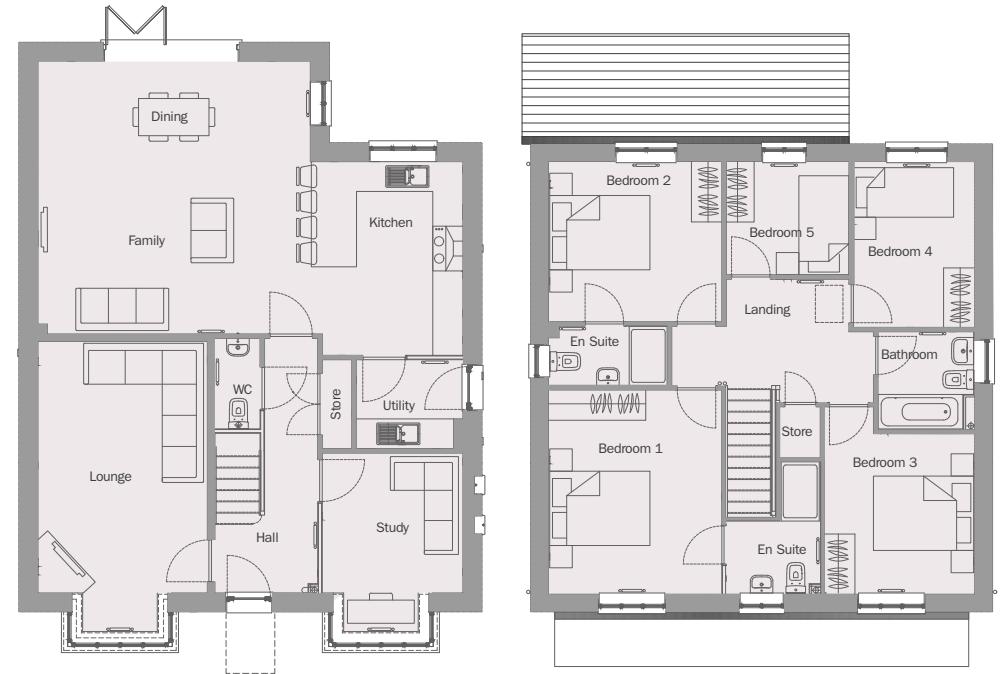
The Wellington Plus

Five bedroom detached
Homes 16, 25 & 66

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
16		✓	
25			✓
66			✓

A central hallway opens into this double-fronted property, giving access to a beautiful bay-fronted living room, a study, a downstairs WC/cloakroom. To the rear is a spacious open-plan kitchen, dining, and family area, featuring a contemporary breakfast bar and bi-fold doors leading out to the rear garden.

The first floor comprises three double bedrooms, two of which benefit from en-suite facilities, along with two further single bedrooms and a family bathroom. The property also benefits from a detached double garage, providing excellent additional parking and storage space.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	5.0m x 3.4m	16'4" x 11'1"
Study	2.8m x 2.8m	9'2" x 9'2"
Kitchen / Dining / Family Room	5.5m x 8.5m	18'0" x 27'10"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.1m x 3.4m	13'5" x 11'1"
Bedroom 2	3.2m x 3.4m	10'5" x 11'1"
Bedroom 3	3.8m x 3.0m	12'5" x 9'10"
Bedroom 4	3.3m x 2.4m	10'9" x 7'10"
Bedroom 5	2.5m x 2.3m	8'2" x 7'6"
Overall	162.0 m²	1744 ft²

The Wesley

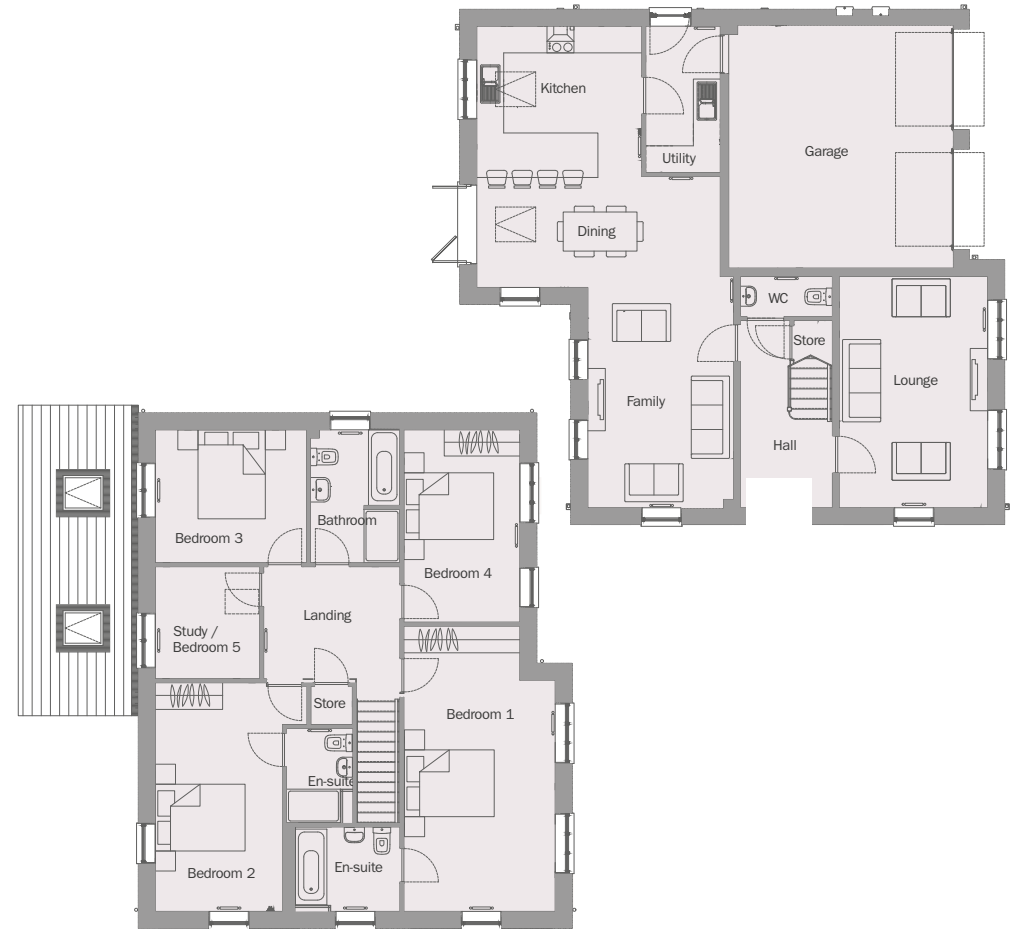


The Wesley
Five bedroom detached
Homes 26, 31, 32, 39 & 67

FRONT ELEVATIONS			
PLOT	BRICK	STONE	RENDER
26	✓		
31		✓	
32		✓	
39		✓	
67		✓	

The ground floor of this carefully styled double-fronted property benefits from a spacious kitchen, dining and family room, complete with a breakfast bar and bi-folding doors opening onto the rear garden. The utility room provides internal access to the double garage, creating a highly flexible space. The ground floor is further enhanced by a generous lounge for family relaxation and a convenient downstairs WC.

The large first floor landing leads to four double bedrooms, two of which enjoy en-suite facilities, along with a further room ideal as an additional bedroom or study. A contemporary family bathroom completes this floor.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	5.2m x 3.3m	17'0" x 10'9"
Kitchen / Dining	5.9m x 5.4m	19'4" x 17'8"
Family Room	5.0m x 3.2m	16'4" x 10'5"
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	6.4m x 3.4m	20'11" x 11'1"
Bedroom 2	5.1m x 2.8m	16'8" x 9'2"
Bedroom 3	3.0m x 3.4m	9'10" x 11'1"
Bedroom 4	4.3m x 2.6m	14'1" x 8'6"
Bedroom 5 / Study	2.5m x 2.3m	8'2" x 7'6"
Overall	171.5 m²	1846 ft²



THE VILLAFONT BUYING PROCESS

The Villafont buying process is designed to reflect the premium nature of the developments, focusing in 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 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

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