



# PARKWOOD CHASE

LUXURY HOMES  
BUILT FOR LIVING

## Parkwood Chase

Arrive at Parkwood Chase and you'll feel the quality of this exclusive development before you even enter our beautiful showhome - The Sandringham. Sympathetically designed to maximise the landscape, the view from each property will ensure privacy but with a real sense of life beyond your boundary. With a mix of 3, 4 and 5 bedroom properties, Parkwood Chase has a home for every family - whether you're a professional couple looking for an 'escape' or a family of five or six needing the ultimate 'forever' home, we've got a house type for you. We are proud to bring Parkwood Chase to Wrea Green.



## What makes a Hollinwood Home special?

We've been designing and building homes for over 35 years. We're a family run business with strong ethics and a single focus to deliver quality homes that maximise space and take into account the natural landscape. Parkwood Chase is no exception. When you visit us you will clearly see our designs are focused around quality green spaces and we've carefully balanced the feel of 'new build' versus the need to deliver a scheme where people can enjoy luxury living and make the most of the beautiful development.

The same is true of our interiors. We're constantly researching new building methods and materials to ensure your home feels like a home should - solid. Using the very latest building materials, Parkwood Chase is the only development in the area to use a material that completely eliminates the 'flimsy wall' feeling you get with many new builds. Not ours! Our homes are built to last, uncompromising in their quality.

*Gyproc Habito Super Strength Plasterboard from British Gypsum*



## Masterplan

-  The Windsor  
5 bed, detached house
-  The Lowther  
4 bed, detached house
-  The Sandringham  
4 bed, detached house
-  The Balmoral  
4 bed, detached house
-  The Whitehall  
4 bed, detached house
-  The Harrow (1)  
3 bed, detached house
-  The Harrow (2)  
3 bed, detached house
-  The Fenton  
3 bed, semi-detached house
-  The Badminton  
4 bed, detached house
-  The Cheltenham  
2 bed, town house



*Please note that while we have every intention of constructing within the confines of this layout, there may be particular instances in which boundaries, landscaping, road positions, footpaths and lighting are altered as the construction is carried out. Make sure to discuss all details of your desired property with a sales executive before reserving your plot.*



## Parkwood Chase - a traditional feel

From the moment you visit Parkwood Chase you'll get a real sense of what makes us stand out from other developers. We know buying a home can be incredibly stressful and comes with many decisions - for many people, it's the biggest investment they'll ever make. That's why we've designed our extended customer care programme, developed to give you absolute peace of mind, way above and beyond the requirements of the New Home Warranty. We want to make sure for a full two years after you move into your home, in the unlikely event you've got a problem, we'll be on hand to put it right straight away. No questions, no quibbles, just a solution.



On the day you move in you'll meet your customer care consultant who will walk you through your home and make sure you're completely comfortable with how your home operates and functions. It can be a lot to take in on 'move in' day, so we're more than happy to come back to talk you through it again if you need us to. We're here as much, or as little as you need us - that's our commitment to you.



## Wrea Green and Beyond

Life in the small Fylde coast village of Wrea Green centres around its village green, the largest in Lancashire and home to the historic village cricket club. Winner of Best Kept Village several times over, there's a strong sense of community in Wrea Green - the attractive village church, community centre, 19th Century pub and duckpond, known locally as 'The Dub', are the focal points of village life. The village primary school, rated Outstanding by OFSTED, overlooks the green, whilst the neighbouring small towns of Lytham and Kirkham host a number of top-performing high schools and independent Grammar schools.

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“Seven miles from the sea and surrounded by open countryside, the charming Wrea Green is a ‘picture perfect’, traditional Lancashire village.”

*Jane Byron, Sales Manager, Hollinwood Homes*

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Nestled between Blackpool and Preston, with excellent road and rail links via the nearby Kirkham & Wesham railway station, residents of Wrea Green are well placed to experience the best of city, rural and coastal life. Enjoy fine dining at the village's AA four-star rated hotel, or explore the facilities of Ribby Hall Village, a five-star luxury holiday park complete with a zoo, less than a mile away. Golf enthusiasts will be spoilt for choice, with over ten clubs in the surrounding area, offering world-class courses to enjoy.

For wholesome Victorian charm, the seaside town of Lytham is a 10 minute drive. You'll find a huge expanse of golden sand at St Anne's beach, a Victorian pier, donkey rides and ice cream. Alternatively, head to Fairhaven Lake with its gardens, boating, tennis and crazy golf. This area is a haven for wildlife, backed by sand dunes and an RSPB Discovery Centre. You'll also find Lytham's iconic windmill close by.

If you'd prefer the bright lights of Blackpool, the Tower and all the fun of the Pleasure Beach are just a 20 minute drive. And for a stroll along the river, five miles south of Wrea Green are the Ribble Estuary National Nature Reserve and The Ribble Way, a 73 mile footpath following the River Ribble along the beautiful Ribble Valley from the Lancashire coast, to its source in North Yorkshire.





1 Gyproc Habito plasterboard – Standard across all Parkwood Chase properties  
 2 Thistle Magnetic Plaster – Bespoke range of options  
 3 Silent Floor – Bespoke range of options



## State of the art

We're proud to put our name on every home we build. Equally we care as much about the people who live in our homes as the build itself. That's why we go to great lengths to identify new, modern building materials that will improve your living experience from day one. We do this in a number of ways. We continually talk to our home buyers through our customer care programme to understand how people want to live, how they use spaces and how we can improve layouts and finishes. And we also look to the building trade for new innovations and advancements in building material technology that can improve the fabric of our homes - the bits that are hard to change, like walls and floors.

That's why we're the first developer in Lancashire to partner with British Gypsum to bring three exciting new materials to Parkwood Chase. All three innovations, which includes Gyproc Habito super-strength plasterboard, Thistle Magnetic Plaster and Silent Floor are available in any of our properties and designed to maximise your enjoyment of your home.

## Turn our house into your home

A **Magnetic Wall** brings your home to life by adding an inspiring interactive design feature. Express yourself time and time again by transforming the look of a room simply, easily and without damaging your walls.



"Pictures, posters, letters, numbers, shopping lists can all go up on the wall one day, and then changed the next."

"The bedroom wall can become a giant space for children to unleash their imagination, without permanently marking the walls."

"Be free to hang the heaviest curtains, kitchen shelves, your latest prized mirror or picture, even the widest TV, all with no special fixings."



"Scuffs and bumps? Our walls are designed to more than withstand everyday life - allowing your home to stay looking fresh regardless of what life throws at it."

**Super Strength Plasterboard** is the star of the show and it's standard in all our properties because we know just how much it will transform how you live in your home. Reassuringly solid compared with standard walls, it gives you the freedom to place heavy items on your wall with ease - just one wood screw will allow you to hang 15kg - all you need is a simple screw driver, no wall plugs or power tools required. We'd be delighted to let you try it for yourself in our interactive marketing suite.

**Silent Floor technology** will give you the freedom to make as much noise in your new home as you want without disturbing other family members. Silent Floor provides acoustic performance standards well beyond the level required by Building Regulations. This gives you and your family complete peace of mind.



"Silent Floor is perfect if you work from home with the family around."

"Kids asleep? Turn up the TV, safe in the knowledge you won't be disturbing their sweet dreams."

## The heart of every home

Whether you're a culinary genius or an enthusiastic amateur, the kitchen is one of the most important rooms in the house. That's why we've partnered with kitchen experts Symphony, to give every Parkwood Chase home the perfect space for cooking or entertaining.

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"Everybody loves a great looking kitchen, which is why we're only using the very finest materials."

*Simeon Worthington, Hollinwood Homes*

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Our properties feature the Cranbrook kitchen. Expertly crafted, the Cranbrook is incredibly versatile, with its shaker-style frames, the elegant nature of this design lends itself perfectly to the level of luxury you'd expect in one of our homes. You can also apply your own personality to your kitchen by choosing from a range of colours, from classic ivory and stone, to luxurious sage or platinum, the choice is entirely yours.

Whichever property suits you best, our kitchens are uncompromising in both the size, layout and finishing detail. We've chosen the award-winning Vado tap range to make sure your taps stay looking perfect year after year. We've also integrated clever under pelmet lighting in all our kitchens and, with the addition of recessed spotlights, we've created the perfect ambience, whether you're enjoying a simple midweek meal or achieving something more special. Finished off with brushed chrome switches and sockets, our kitchens ooze style and substance.



*\*Cranbrook and Woodbury images shown are for visual representation only and are not specific to Parkwood Chase kitchen layouts.*



## Lie back, relax and wash away the day

Our bathrooms reflect the needs of modern life. Whether you're a family of five, a no-kids couple, or simply living alone, our bathrooms are designed to meet your needs. Much like our kitchens, we've sourced the highest quality materials that will more than withstand the rigours of family life. And, at the end of a long day, simply close the door, lie back and turn your bathroom into the sanctuary you need it be. Using the highest quality porcelain bathroom furniture from Rocca, coupled with Vado taps and shower units, our bathrooms are designed to please and to add a layer of luxury. We've chosen Porcelanosa tiles and Roman glass shower screens to achieve the high-end finish you'd expect at Parkwood Chase.



## A home for life

When you visit us at Parkwood Chase, you'll very quickly realise we're different to other house builders. Our house types are anything but standard, each design has unique features and benefits allowing you to compare and contrast and decide which house is right for you and your needs.

As you'd expect, all of our homes are finished to a high decorative standard, using soft white tones throughout to create the perfect backdrop for you to simply move in and enjoy. But we welcome you to input into your new home - after all, we're building your home, a place you need to love. By working closely with you from day one, we will provide an exceptional level of service and, in many cases, we can make refinements to your home, tailored to your individual needs. If you love the idea of Magnetic Plaster in the kids' bedrooms and utility room, with Silent Floor throughout, we can make that happen - anything is possible.

Our homes are designed to be as energy efficient as possible, ensuring that the cost of 'running' your home is as low as possible. We've also thought through how people like to use spaces, so we've put TV sockets and aerial points in bedrooms and ground floor lounge areas. Smoke alarms and carbon monoxide detectors come as standard. And we've fitted security alarms in our detached properties. All these factors add up and it's why we love building homes.



## Beautiful inside and out

Most of us spend more time inside than out, but equally our design values are reflected in the exterior of our properties too. We want you to feel proud of your home. Every time you pull up on your drive, or open your front door, we want you to enjoy the beautiful stone architecture, the high-quality front doors and beautiful windows - small finishing details that are often overlooked by other housebuilders.

## Making the most of light and space

All our homes are designed to maximise the living area of your property. We constantly evolve, changing room sizes and layouts to reflect the needs of today's buyer. Whatever brings you to Parkwood Chase, you'll find a home that's right for you. Whether you're looking for a big 'forever' home, or you're starting out on your property-journey, our room sizes are far greater than any other developer you'll find locally, guaranteeing you'll get more space for your money.

## Bespoke your home

Working with partners such as British Gypsum, Parkwood Chase is amongst the best new housing stock in the UK - no question. And we've been building homes long enough to know that what's right for one homebuyer, might not be right for the next. Working with our expert partners, we're able to offer a range of optional extras that can help you 'bespoke' your home. Visit our website or speak to a Sales Advisor for more information.



## How to find Parkwood Chase

### From the M6

Take exit 32 from the M6 and follow signs for M55 towards Blackpool. Exit the M55 at Junction 3 signposted Kirkham/Fleetwood. At the roundabout, take the 1st exit onto Fleetwood Road A585. At the next roundabout take the 2nd exit (go through 2 roundabouts). When you reach the roundabout at the junction of the A583 take the 2nd exit onto Ribby Road B5259. Continue along this road to Wrea Green. When you reach the roundabout at the Green take the first exit which continues onto Bryning Lane and you will find the development on the right.



### Parkwood Chase

54 Bryning Lane, Wrea Green, Preston, PR4 2NL  
(For Sat Nav, enter directions including house number)

### Opening times

Mon – 10am-5pm  
Tue – Closed  
Wed – Closed  
Thurs – 10am-5pm  
Fri – 10am-5pm  
Sat – 10am-5pm  
Sun – 12pm-5pm

For more information or to enjoy our experiential marketing suite at a time to suit you, please contact:

**Parkwood Chase sales office**  
01772 672 863

Or visit:  
[www.hollinwoodhomes.co.uk](http://www.hollinwoodhomes.co.uk)



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