

OFF CENTRAL AVENUE, CHORLEY, LANCASHIRE, PR7 7DH

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REDROW.CO.UK/HERITAGEBROOK



HERITAGE BROOK

LOCAL AMENITIES

Directions

From the M6: Leave at junction 28 and take the B5256 exit to Leyland / A49. Turn right at B5256 / Leyland way, signposted Chorley / A6. At traffic signals, turn right onto A49 / Wigan Road and then left at the next traffic lights onto Dawson Lane. Turn right at Dawson Lane, entering into Buckshaw Village.

From the M61: Leave at junction 6 and take the A6027 exit to Horwich / Bolton. At the roundabout take the 4th exit onto the M61 ramp to Preston / Chorley and merge onto M61. At junction 8, take the A6 exit to Southport / Leyland / Chorley and at the roundabout take the first exit. At the next roundabout, take the 3rd exit onto A6 / Preston Road then turn left at B5248 / Dawson Lane. Turn left at Dawson Lane, entering into Buckshaw Village.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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Stepping into The Heritage Collection at Heritage Brook is truly like COMING HOME

In just a few years, Buckshaw Village has grown from a new development to an established and thriving community with enviable amenities, making it one of the most popular places to live in Lancashire. Now this exciting urban village has matured, residents can enjoy a wealth of dedicated facilities, including a village school, GP and dentist, a swimming pool, a Tesco superstore and their own dedicated railway station.

Heritage Brook, on the south west edge of Buckshaw Village, offers superb three and four bedroom family homes, from Redrow's award winning Heritage Collection, combining Arts & Crafts inspired architecture with bright, open modern interiors designed around family living.

TRANSPORT

Buckshaw Village lies within easy reach of J8 of the M61 and J28 of the M6, providing easy access across the North West and beyond. Preston is just 8 miles away, Blackburn 15 miles and Manchester just 26 miles. Buckshaw Village railway station lies on the Preston to Manchester line, with regular services every half hour. Preston is just 12 minutes away and Manchester just 48 minutes. Manchester Airport is just 33 miles away.

SHOPPING

Buckshaw Village has a small selection of shops in the village centre and further shops in the new Commercial Quarter, including a coffee shop, around the Tesco superstore. Nearby, Chorley has one of the North West's best markets, five days a week, along with a modern shopping centre. Head to Preston for both modern shopping malls, at the Fishergate and St Georges shopping centres, and out of town shopping at the Capitol retail park. For a shopping experience with a difference, head for the 250 fascinating stores of Bygone Times, or the five floors of crafts and home furnishings of Botany Bay.

ENTERTAINMENT

Eating out is simple around Buckshaw Village, with a variety of family friendly pubs including the War Horse, Harvester and The Bobbin, all offering an excellent menu of great value tasty food. Nearby Chorley has a good selection of friendly pubs and restaurants, along with the Little Theatre, while Preston has an even wider selection, along with the famous Guildhall and a choice of multiscreen cinemas. Middlebrook, a short drive away, has excellent amenities for shopping and leisure.

SPORT & LEISURE

Buckshaw Village Hub offers lots to do for all ages; from the professional nursery and out of school clubs, to the superb café and leisure pool. There are also hairdressing salons for both adults and kids. For more extensive sports facilities, head to All Season's Leisure Centre in nearby Chorley.

Golfers can choose from two challenging courses right on their doorstep, at Leyland and Shaw Hill. Alternatively if you simply fancy a stroll with the dog, there are landscaped open areas to the north and south of the village, along with Buckshaw Wood, which lies right next to Heritage Brook. The village is part of an extensive cycle network forming part of the National Cycle Route 55. The spectacular Lake District and Yorkshire Dales national parks are both within easy reach, as are the bright lights and fun rides of Blackpool.

SCHOOLS & SERVICES

Buckshaw Village benefits from its own brand new primary school, Trinity Church of England / Methodist Primary. There are also five other local primary schools within a mile of Buckshaw Village, including Catholic primaries. For older children, there is an impressive choice for senior education, with five secondary schools within two miles, including Parkland's High and St Michael's CofE High in Chorley and Runshaw College in Leyland.

There is also a dedicated Buckshaw Village GP surgery (call 01772 214 444) and dentist (call 01772 451 655), plus a handy pharmacy.

