



FELLOWS HOMES  
MORE THAN JUST BRICKS AND MORTAR

# DUKES PARK

*Happy family living*





# Fellows Homes

**Fellows Homes** have been constructing bespoke design and build houses for over 30 years, bringing customers' aspirations to life.

The company has now brought that expertise and know-how to the family home market at **Dukes Park**.

The development, located on Duke Street, is the company's second major housing development. Designed around you, we ensure each and every home is bespoke to the family that buys it.







# Local Area

Nestled at the foot of the West Pennine Moors, Chorley is a perfect hub for commuters to Manchester, Preston and Liverpool with easy access to M61, M6 and M65 motorways.

Chorley, as with much of the area, was built around the textile industry, especially the weaving boom of the industrial revolution. Street names and the odd chimney provide a peep at the town's past. Chorley is now known for its markets that have been thriving since 1250, selling everything from fresh local food to antiques.

The busy town centre with its Market Walk shopping centre provides the usual high street names and for a shopping spree further afield, Preston, Bolton and the Trafford Centre are only a half hour drive away. In contrast to the busy town centre, the surrounding areas are great for fresh air and country pub dining.

There's plenty to see and do around the town from 1500s Astley Hall set in its beautiful grounds, to Botany Bay with its antiques and fabulous furniture.

For the keen keep-fitter the All Seasons Leisure Centre and swimming pool are situated in the town centre or just outside the town are the Park Hall and David Lloyd gyms.

Packed full of history and moving ahead in tandem with local aspirations, Chorley is a great place to live.







# Site History

St Georges Park is one of the former homes of Chorley FC before they acquired Victory Park where they currently play.

Chorley Football Club is one of the oldest in the country. Dating from 1875, the Club first played at the Dole Lane ground, albeit as a rugby football club for the first eight or nine years of its existence. Dole Lane remained home for 25 years. After being evicted from there in 1904 the Magpies, as they were christened courtesy of their black and white strip, relocated to nearby St. George's Park in September 1905 where supporters rallied round and held a bazaar to clear debts and raise money for a new ground. St Georges Park had been the ground of local rivals Chorley St. George who had recently disbanded. The first game versus Bacup Borough attracted 1,500 spectators.

In September 1920, Chorley opened a new ground in Duke Street, just yards away from the earlier two grounds which has been their home ever since.

In later years the ground was used by the town as a football and sporting ground before it fell out of use.







# Dukes Park

Dukes Park is a collection of 71 homes, comprising 2 bedroom starter homes up to 3 bedroom family homes. Built over three phases, the development ranges from mews houses to semi-detached and detached homes.

From young professionals looking for the convenience of an easy commute to nearby Bolton, Preston or Manchester, to families, investors and first-time buyers looking for an affordable step onto the property ladder, Dukes Park has so much to offer.

Just a 5 minute walk from the town centre, Dukes Park is ideally situated for shopping, markets, train and bus networks. Well placed for commuting along the M61, M6 and M65, it is in close proximity to all parts of the North West and its major cities. The development is also well placed for schools, nurseries, hospitals, parks, and all other local amenities.

Here at Fellows Homes, we take pride in what we build. We greatly value the opinion of the most important people involved – our customers. We want you to be as proud of your Fellows Home as we are.





# House Types

Dukes Park is made up of four house types. You can choose from the Anderton, a two-bedroom mews; the Brindle or the Whittle, three-bedroom semi-detached homes; and the Coppice, a three-bedroom detached.

## The Anderton



## The Brindle (semi-detached)



## The Whittle



## The Coppice





# Site Layout





# Home Design

We believe that your house should be just as you want it when you move in. We want you to turn the key and be in your perfect place, designed and decorated for you.

**Fellows Home Design** is a unique opportunity for you to be involved in the finishing process of your home and at no additional cost.

In your kitchen you can choose your kitchen style and worktop finishes.

In your bathroom tile, choose finishes to wet areas and other bathroom finishes.

Throughout the house you have a choice of skirting, architrave and stair spindle finishes, internal door styles and a range of door furniture.

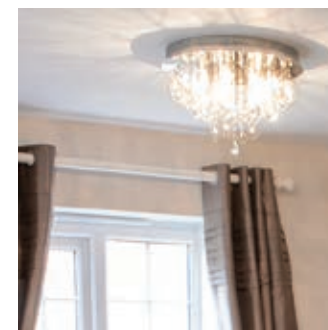
Pick your carpets, and select your colour choice for each individual wall from a wide range of paints.

For the outside, your gardens will be turfed and fenced.

Most house builders will charge for these options, but its your house, for you to enjoy. So we let you choose and it's all part of the service.



*your choice*





# Home Design

*your home  
your choice*

*Your choice of*

*Kitchen style*

*Worktop finish*

*Wall colour*

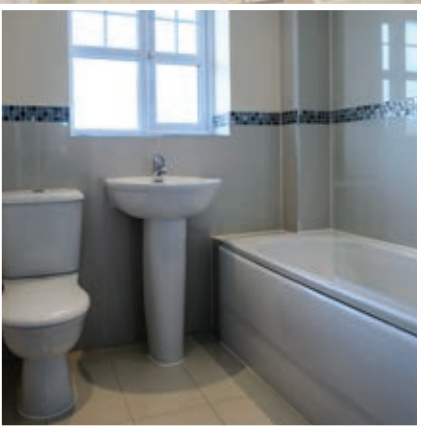
*Floor finish*

*Tiled areas to bathrooms*





# Home Design





# Options

## Colour Options

### Bedroom

Spotlight	B6820K
J4320M	Victoria White
Wheatstone	Billington White
Essential	Wooden Spoon
Satin Jade	Lady Jayne
Pashmina	Lait
Slate Grey	Smoky Mist
British Plum	Cloudburst
White	

### Lounge

Grey Lace	Snowdrop
Crochet	Hollins Mill
Herringbone	Lightest Beige
Evening Wear	Hare
Hurst Green	Cafe au Lait
Seldom Seen	Lait
Full Moon	Coffee Shop
Parfait	Neo Classical 11
Crimson Kiss	Tottington White
White	

## Other Options



choice of tiles to wet areas



internal doors and door furniture



sockets and switches



banisters and spindles



# Agency Scheme

*Our appointed Estate Agents will market your property for you with no estate agents fees to pay. It doesn't matter whether you are upsizing or downsizing, let us help you sell your old house as well as buy your new one.*

# Help to Buy



*Help to Buy is a Government-backed scheme only available on new-build homes. With an interest-free 20% equity loan you can get a 75% mortgage but you still own 100% of your new home. And just to help out a bit more, deposits are from as little as 5%.*

# Part Exchange

*If you have a house to sell you could take advantage of our part exchange scheme.\* We can offer up to 100% part exchange of your property's market value, leaving you at liberty to move into your new home.*

# Legal Fees Paid

*To help you spend a little more on your new house we will pay your legal fees for you.*

*\*On selected plots, limits apply.*

*Your home may be repossessed if you do not keep up the repayments on your mortgage or any other debt secured on it.*

# How to Buy





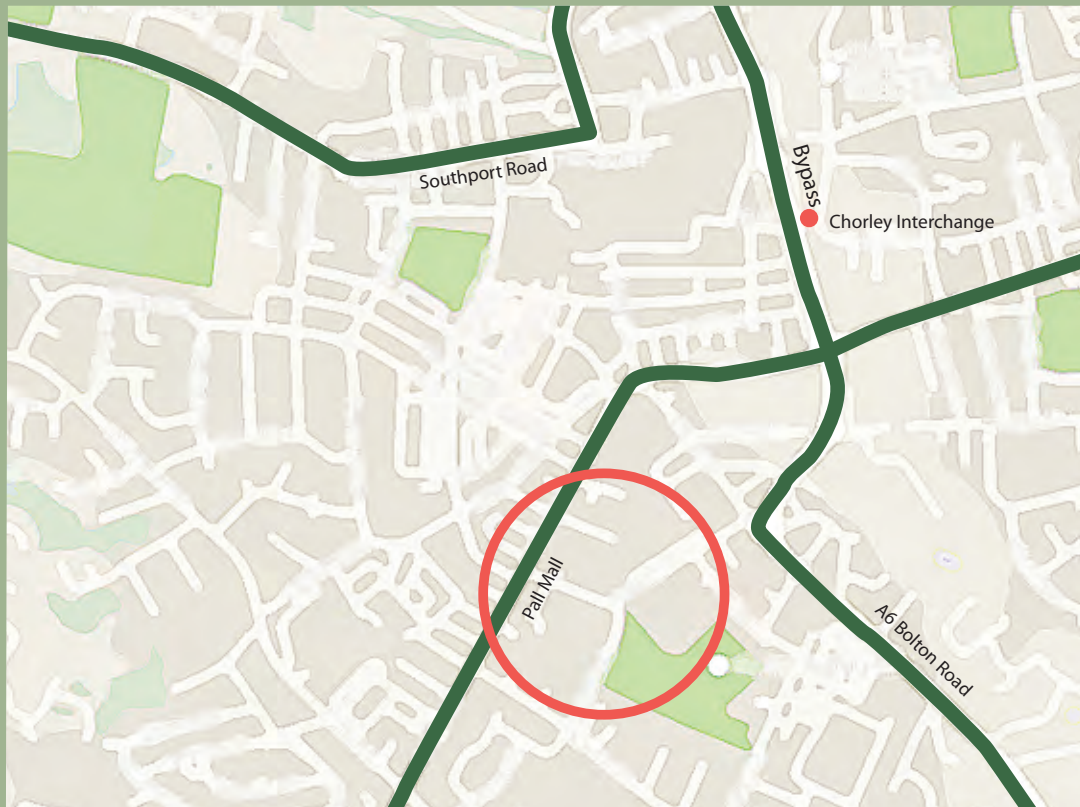
# Where to Find Us

## From the M61

Leave the M61 at junction 8 (signposted Chorley). Take the first exit off the slip road. At the roundabout take the second exit and follow signs for the town centre. Follow the bypass through Chorley, passing the leisure centre, shopping centre, bus and train stations as you go. At the 7th roundabout take the 3rd exit, George Street (heading towards Wickes). At the roundabout, take the second exit, Pall Mall. After 300 yards take a left turn on to Duke Street. Dukes Park is situated on the right hand side.

## From the M6

M6, leave at junction 27 (Standish). Follow the A5209. Head west on Almond Brook Rd/A5209 towards Arbour Lane. At the mini roundabout go right onto Old Pepper Lane. At the junction turn left, Preston Rd/A49 for approx 5 miles. Turn right off Pall Mall onto Duke Street. Dukes Park is situated on the right hand side.



SALES ENQUIRIES 01257 460118

[WWW.FELLOWSHOMES.CO.UK](http://WWW.FELLOWSHOMES.CO.UK)

