

OverSands View

GRANGE-OVER-SANDS

A HILLSIDE DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES.



The development boasts an elevated setting, that affords far-reaching views across the estuary towards Silverdale.

The high life.

Imagine making your home within an attractive new hillside development on the outskirts of Grange-Over-Sands.

Bordered to the north by the rugged fells of the Lake District and to the south by the broad sweep of Morecambe Bay, Grange-over-Sands has timeless appeal. Famed for its gentle climate and thriving local community, it is a characterful town with a wide range of amenities and rail and road links to the South Lakes and beyond.

The quality and variety of shopping in the town harks back to the days before the British high street became a predictable retail identikit.

Here, specialist shops continue to offer a wide selection of food, fashion and furnishings, which means you won't have to travel far to gather your daily staples as well as local delicacies like artisan chocolates and deli products.

There are cafés and restaurants too, plus magnificent ornamental gardens, complete with traditional bandstand, free for all to enjoy, as is the famed mile-long traffic-free promenade.

The train service from Kent's Bank station takes under 40 minutes to travel across the peninsula to Barrow-in-Furness, while a 35-minute journey will transport you into the centre of historic Lancaster or into the heart of Manchester in less than two hours.

Photograph taken from the site before development.

OverSands View will comprise a total of just 42 two, three and four bedroom homes on an elevated setting that affords far-reaching views across the estuary towards Silverdale.

The properties have classic appeal, featuring locally inspired stone-and-render elevations and incorporating interesting designs that are tailored to fit each plot and to make the most of the hillside position, maximising views wherever possible.

Each home will reflect the care and craftsmanship associated with every new Russell Armer development and will carry a reassuring two-year customer care package and the NHBC 10-year BuildMark warranty, so you can buy with confidence.



Artist impression of the Curlew.



HOUSE TYPES

- Egret - 3 bedroom house
 - Bewick - 3 bedroom house
 - Osprey - 3 bedroom house
 - Goldfinch - 3 bedroom house
 - Swallow - 3 bedroom house
 - Skylark - 3 bedroom house
 - Sandpiper - 3 bedroom bungalow
- Curlew - 3 bedroom house
 - Lapwing - 4 bedroom house
 - Plover - 4 bedroom house
 - Dunlin - 3 bedroom house
 - Sanderling - 4 bedroom house
 - Affordable Home

Artist impression of the Sandpiper.



Site plan.



The development layout does not show details of gradients of land, boundary treatments, or landscaping. It is our intention to build in accordance with this layout. However there may be occasions when the house designs, boundaries, landscaping and position of roads and footpaths change as the development proceeds. Please check the details of your chosen property with our Sales Advisor prior to reservation.

Artist Impressions, computer generated images and landscaping is shown for illustrative purposes only. Details may vary and should be verified with the sales advisor on site.

OverSands View is just a mile from the town's promenade, providing access to the local shops and amenities, as well as scenic walks in the picturesque parks along the bay.

The local primary school, Grange CE School, is just under a mile away, and the town centre itself has a library, convenience stores, churches, banks and medical practices. Also less than a mile away in Kent's Bank, Abbot Hall Hotel offers annual membership to its leisure club, complete with swimming pool.

There's much to explore in the surrounding area, too. The delightful medieval village of Cartmel with its ancient priory and Michelin-starred restaurant is only two miles distant, while magnificent Holker Hall and Gardens – ancestral seat of Lord and Lady Cavendish - is home to the Lakeland Motor Museum and a well-attended annual garden festival.



SAT NAV: LA11 7AW



OPPOSITE PAGE
TOP: The bandstand located
in the Ornamental Gardens.

BOTTOM (LEFT - RIGHT):
The Esplanade, The clock tower
besides St. Paul's Church
and the promenade.



Photographs are of other Russell Armer developments and are for illustrative purposes only. They may show upgrades and differing products to those available on this scheme. Up to date details should be confirmed with our Sales Advisor prior to reservation.

Due to our policy of continuous improvement and assessment of new products we reserve the right to alter the specification at any time without prior notice.



As with all our designs, the properties will conform to high insulation standards to help keep energy consumption low. In the early stages of development, home buyers will also have the opportunity to select from a range of branded kitchen and bathrooms to customise the finish in these all-important areas.

OverSands View occupies a stunning position with open vistas and access to Grange and the countryside that surrounds it. A great lifestyle choice for people looking for a home that is within a mile of a wide range of local amenities, yet makes an ideal base for outdoor adventures in the South Lakes area.

Inspired new homes for over 50 years.

Through decades of building award-winning new homes in Kendal, South Lakeland, Cumbria, Yorkshire and beyond, we've learned what matters to you most. Location, lifestyle, quality and individuality... the same things matter to us.

We take pride in our new developments, and in our people.

We also value the confidence of our homebuyers.

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