

The Watchfactory



Livv
homes



Contents

About us



The Watchfactory phase two is a stunning new development of 2, 3 and 4 bedroom new-build homes, located near the original Grade II listed Watchfactory building in Prescott.

Based in the heart of Knowsley, Livv Homes have been building quality new homes for over six years.

We believe that everyone should have the chance to own their dream home and make this possible by offering different ways to buy. Excellent customer service is at the heart of everything we do.

We have proudly built developments such as The Woodlands in Halewood, Mill Croft in Kirkby and Sycamore Green in Huyton.

We're dedicated to building a range of affordable new homes with a high specification, whilst creating thriving communities. Livv Homes is part of the Livv Housing Group.

The Woodlands

Halewood



Sycamore Green

Huyton



Mill Croft

Kirkby



Location

Heritage and home

Right on your doorstep is the fully refurbished Watchfactory, a state of the art Grade II listed building that originally opened in 1889 as a factory for the Lancashire Watch Company, later becoming army barracks and then a printworks.

The building is a significant part of Prescot's local history and gives the site unique character. It opened as an extra care scheme in 2018 and the site now includes a bistro with outdoor space, and a hair salon (including a spa and treatment area) all of which are open to you.

A new home, in a thriving town

Located to the east of Prescot and within easy reach of the town centre. It boasts a host of traders, boutiques, and places to eat.

Known for its historic buildings, Prescot was the only English town outside of London to have a purpose-built indoor playhouse in Elizabethan times. This makes it the rightful home for the brand new Shakespeare North Playhouse, an exciting new, prominent landmark set to be a global attraction, opening its doors in 2022.

There are many popular stores at nearby Cables Retail Park in Prescot, along with a major supermarket. You're even close to one of Merseyside's top attractions, Knowsley Safari Park.

The town is conveniently located close to major road networks; it's just minutes away from the M57. The recently refurbished Prescot railway station provides transport links into Liverpool, St Helens, Wigan, and further afield. Regular bus services also run throughout the area.

Everything you need (and more) is within easy reach.



The Shakespeare North Playhouse CGI





The country's cultural capital

In less than 30 minutes, you can be in the heart of Liverpool city centre, a place bursting with historical, cultural and leisure attractions. It's a city of creative types, music lovers, culture addicts and friendly faces.

There's plenty to do in the city with more museums and theatres than any other English city, outside of the capital. It's the proud home of two premier league football clubs and, of course, the world-famous Beatles. The amazing waterfront location of the city means there are incredible docks to explore as well as stunning architecture such as the Royal Albert Dock, the Royal Liver Building and Liverpool Cathedral.

If you enjoy shopping, you'll be spoilt for choice with an array of shopping centres, boutique arcades, bohemian streets and farmers' markets. And if you want to leave the hustle and bustle of the city behind, you can visit open green spaces such as Sefton Park (a magnificent 200-acre, Grade I listed park) or the red squirrel reserve at Formby. Being in this well-connected county means you're never far from the coastline including the beautiful beaches of Formby, Crosby, Ainsdale and Southport to name a few.



Education

There is a range of local primary schools within half a mile of your new home, and secondary schools that are commutable with public transport. For further education, Carmel College offers a range of A-Levels.



House types



The Hamlet

2 bedroom home



Ground floor

Kitchen/dining room	3.08m x 3.61m 10'1" x 11'10"
Living room	5.30m x 3.30m 17'5" x 10'10"
W.C	0.95m x 1.68m 3'1" x 5'6"

First floor

Bedroom 1	5.30m x 2.96m 17'5" x 9'9"
Bedroom 2	2.98m x 3.95m 9'9" x 13'0"
Bathroom	2.24m x 1.96m 7'4" x 6'5"



Ground floor

First floor

The Midsummer

2 bedroom home



Ground floor

Living room	3.54m x 3.39m* 11'7" x 11'1"*
Kitchen	3.23m x 5.24m 10'7" x 17'2"
Bedroom 1	3.23m x 4.49m 10'7" x 14'9"
Bedroom 2	3.54m x 3.12m 11'7" x 10'3"
Bathroom	2.40m x 1.85m 7'10" x 6'0"

*excluding bay window



The Venice

2 bedroom home



Ground floor

Living room	3.23m x 4.49m* 10'7" x 14'9"*
Kitchen	3.23m x 5.24m 10'7" x 17'2"
Bedroom 1	3.54m x 3.39m 11'7" x 11'1"
Bedroom 2	3.54m x 3.12m 11'7" x 10'3"
Bathroom	2.40m x 1.85m 7'10" x 6'1"

*excluding bay window



The Verona

3 bedroom home



Ground floor

Living room	4.96m x 3.78m 16'3" x 12'5"
Kitchen/dining room	2.75m x 4.26m* 9'0" x 14'0"*
WC	0.95m x 1.68m 3'1" x 5'6"

First floor

Bedroom 1	2.74m x 3.81m 9'0" x 12'6"
En-suite	2.74m x 0.98m 9'0" x 3'3"
Bedroom 2	2.74m x 3.17m 9'0" x 10'5"
Bedroom 3	2.15m x 2.75m 7'1" x 9'0"
Bathroom	2.14m x 2.02m 7'0" x 6'8"

*excluding bay window



Ground floor



First floor

The Caesar

3 bedroom home



Ground floor

Living room	4.96m x 3.78m 16'3" x 12'5"
Kitchen/dining room	2.75m x 4.26m* 9'0" x 14'0"*
WC	0.95m x 2.02m 3'1" x 6'8"

First floor

Bedroom 1	2.74m x 3.81m 9'0" x 12'6"
En-suite	2.74m x 0.98m 9'0" x 3'3"
Bedroom 2	2.74m x 3.17m 9'0" x 10'5"
Bedroom 3	2.15m x 2.98m 7'1" x 9'9"
Bathroom	2.15m x 2.02m 7'1" x 6'8"

*excluding bay window



Ground floor



First floor

The Tempest

3 bedroom home



Ground floor

Living room	3.26m x 4.25m* 10'8" x 13'11"*
Kitchen/dining room	3.53m x 3.34m 11'7" x 10'11"
Utility	1.81m x 2.37m 5'11" x 7'9"
WC	1.72m x 0.89m 5'8" x 2'11"



Ground floor

First floor

Bedroom 1	3.10m x 3.67m 10'2" x 12'0".
Bedroom 2	3.10m x 4.00m 10'2" x 13'1"
Bedroom 3	2.24m x 2.32m 7'4" x 7'7"
Bathroom	2.24m x 2.12m 7'4" x 6'11"



First floor

*excluding bay window

The Romeo

3 bedroom home



Ground floor

Living room	3.26m x 4.25m* 10'8" x 13'11"*
Kitchen/dining room	3.52m x 3.34m 11'7" x 10'11"
Utility	1.81m x 2.37m 5'11" x 7'9"
WC	1.72m x 0.89m 5'8" x 2'11"



Ground floor



First floor

First floor

Bedroom 1	3.10m x 4.00m 10'2" x 13'1"
Bedroom 2	3.67m x 3.10m 12'0" x 10'2"
Bedroom 3	2.24m x 2.32m 7'4" x 7'7"
Bathroom	2.24m x 2.12m 7'4" x 6'11"

*excluding bay window

The Juliet

3 bedroom home



Ground floor

Living room	3.26m x 4.25m* 10'8" x 13'11"*
Kitchen/dining room	3.53m x 3.25m 11'7" x 10'8"
Utility	1.81m x 2.37m 5'11" x 7'9"
WC	1.72m x 0.89m 5'8" x 2'11"

First floor

Bedroom 1	3.10m x 3.67m 10'2" x 12'0"
Bedroom 2	3.10m x 4.00m 10'2" x 13'1"
Bedroom 3	2.24m x 2.32m 7'4" x 7'7"
Bathroom	2.24m x 2.12m 7'4" x 6'11"

*excluding bay window



Ground floor



First floor

The Lear

3 bedroom home



Ground floor

Living room	5.27m x 3.83m 17'3" x 12'7"
Kitchen/dining room	5.27m x 3.95m 17'3" x 13'0"
WC	1.86m x 0.97m 6'1" x 3'2"

First floor

Bedroom 1	5.27m x 3.99m 17'3" x 13'1"
En-suite	1.94m x 1.84m 6'4" x 6'0"
Bedroom 2	3.02m x 3.66m 9'11" x 12'0"
Bedroom 3	2.17m x 3.42m 7'1" x 11'3"
Bathroom	1.94m x 2.23m 6'4" x 7'4"



Ground floor



First floor

The Othello

4 bedroom home



Ground floor

Living room	3.04m x 5.50m* 10'00" x 18'00"*
Kitchen/dining room	5.30m x 4.45m 17'5" x 14'7"
WC	0.95m x 2.18m 3'1" x 7'2"

First floor

Bedroom 1	2.60 x 4.41m 8'6" x 14'6"
En-suite	1.44m** x 2.18m 4'9" x 7'2"
Bedroom 2	2.60m x 3.28m 8'6" x 10'9"
Bedroom 3	2.62m x 3.25m 8'7" x 10'8"
Bedroom 4	2.26m x 2.18m 7'5" x 7'2"
Bathroom	1.83m** x 2.18m 6'0" x 7'2"



Ground floor



First floor

*excluding bay window **to the widest point

The Cleopatra

3 bedroom home



Ground floor

Living room	5.19m x 3.05m* 17'0" x 10'0"*
Kitchen/dining room	5.19m* x 3.05m 17'0"* x 10'0"
WC	2.47m x 0.97m 8'1" x 3'2"

First floor

Bedroom 1	3.92m x 3.09m 12'10" x 10'2"
En-suite	1.20m x 2.50m 3'11" x 8'2"
Bedroom 2	3.54m x 3.00m 11'7" x 9'10"
Bedroom 3	3.09m x 2.12m 10'2" x 6'11"
Bathroom	1.71m x 2.15m 5'7" x 7'1"

*excluding bay window



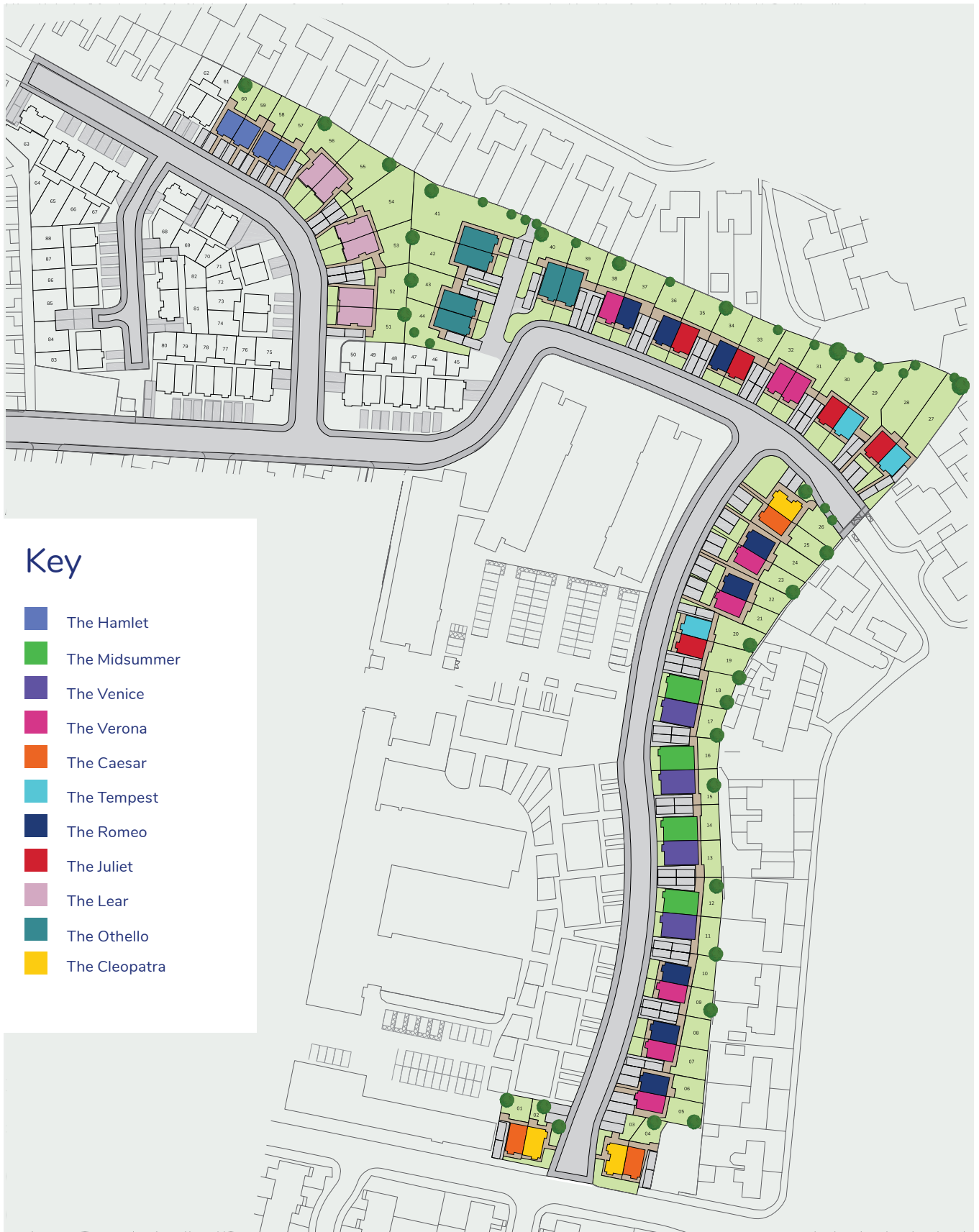
Ground floor



First floor

Site plan





Key

- The Hamlet
- The Midsummer
- The Venice
- The Verona
- The Caesar
- The Tempest
- The Romeo
- The Juliet
- The Lear
- The Othello
- The Cleopatra

Specification



Kitchens

- Symphony fully fitted kitchen units in a range of colours
- Upstands to worktops
- Stainless steel 1 ½ bowl inset sink
- Chrome mixer taps
- Single electric oven with four ring gas hob and stainless steel splashback
- Stainless steel chimney hood
- Soft close hinges and drawers
- Downlighting to ceiling
- Under-cabinet lighting

Bathrooms and ensuites

- White bathroom suite with shower over bath or separate shower unit
- White washbasin with chrome mixer tap
- Porcelanosa tiles with full height around bath and shower cubicle
- Chrome towel rail
- Downlighting to ceiling

Plumbing and heating

- Gas fired combi boiler water and heating system

External finishes

- Grey UPVC double-glazed windows
- Black soffits, fascias and drainpipes
- Outside socket
- Outside tap to the rear
- Trickle charge car point
- Outside light by front door

Joinery

- White internal woodwork
- White internal doors with chrome door furniture

General

- Chrome sockets and switch plates downstairs
- White plastic sockets and switch plates elsewhere
- Energy-efficient lighting
- Almond white matt emulsion to all walls and ceilings
- Television point provided in master bedroom and living room
- USB charging socket in all bedrooms
- Multimedia outlet in living room
- Aerial located in the loft
- 10-year NHBC building warranty
- Mains-wired smoke detectors
- CO2 battery alarm



Ways to buy



We offer a range of options to make home ownership more affordable for everyone.

Shared ownership

Shared ownership means you buy a share in a new home, ranging from 25% to 75%, depending on what you can afford. We own the remaining share and you pay a reduced rent on that share.

You will need to secure a mortgage to the value of the share you are purchasing, and you'll need a smaller deposit too. You only need a minimum of 5% of the share you are purchasing for your deposit.

You qualify for shared ownership if:

- you're over 18 and your household earns £80,000 a year or less
- you're a first-time buyer or existing shared owner moving to another shared ownership home
- or you have previously owned your own home but need support to buy one now
- the household income is sufficient to cover the mortgage (if applicable), rent, utility bills etc, alongside a minimum agreed disposable income
- the shared ownership property you have chosen is affordable and sustainable for you

Buying more shares

You can buy more shares as and when you're ready, the more shares you buy the less you will pay in rent. You can eventually own 100% of the property if you want to, at which point you will pay no rent at all.

The cost of extra shares will depend on the current market value of your home, at the time you wish to buy them.

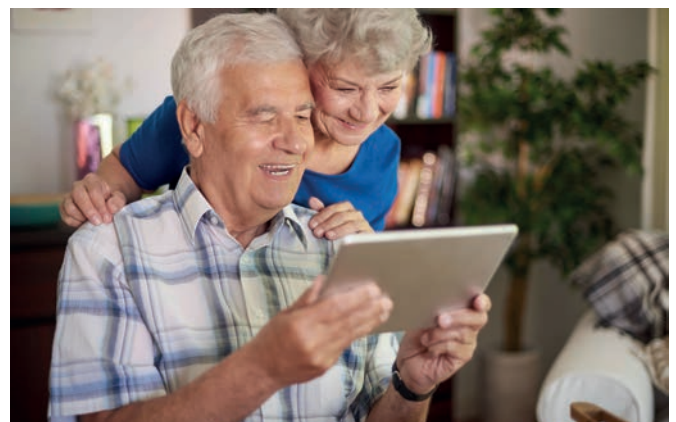


Livv Homes inspired living*

Available on the bungalows, inspired living works in a similar way to shared ownership, meaning you buy a share in a new home (usually between 25% to 75%) using a mortgage or savings. We own the remaining share, and you pay a reduced rent on that share. Buying this way often makes monthly costs less than a full mortgage or privately renting a home.

The main difference is that the maximum share you can buy is normally 75% (not 100%). But in most cases, once you own a 75% share of your home, there is no rent payable on the remaining 25% share. You also have to be over 55 to qualify for an inspired home.

Please speak to our sales team for more information and advice if you are selling your current home.



Rent to buy

Rent to buy means renting a home for five years at 80% of the rental value, whilst saving for a deposit. At the end of your rent agreement you can purchase the property 'outright' or through shared ownership.

To qualify for rent to buy you must:

- be a working household and intend to purchase the property at the end of year 5
- have a household income of £80,000 or less
- be a first-time buyer or have previously owned your own home but need support to buy one now
- have sufficient household income to cover the rent, utility bills etc, whilst saving for a deposit and alongside a minimum agreed disposable income
- have the right to rent within the UK (in line with the UK Home Office guidance)

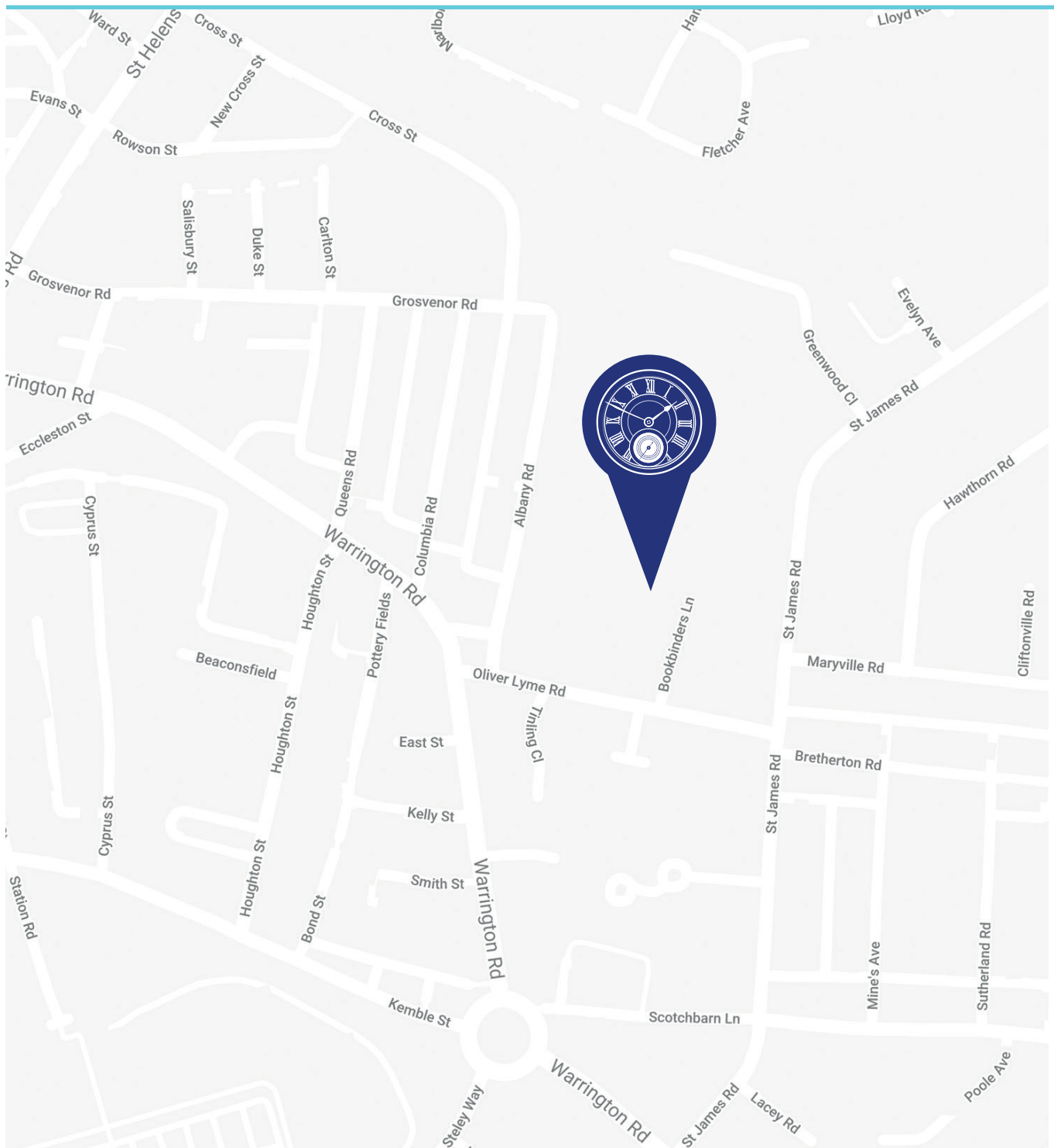
If you're finding it hard to save a deposit to buy a home, this could be the option for you.

* this is the Older People's Shared Ownership Government scheme

Area map



The Watchfactory



The Watchfactory phase two

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Computer generated images and floor plans are for illustrative purposes only. They depict a typical layout and the style of the individual plot, and do not form part of a contract or warranty. All dimensions are approximate and you should undertake your own measurements before ordering flooring, furniture, fixtures and fittings.

Features and finishes may vary from plot to plot. For exact plot sizes and specification please contact our sales team.

Contact our team for
more information today

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