



**NEW PROGRESS**  
HOUSING ASSOCIATION LIMITED

# New Progress Housing Association

## A choice based lettings service

### Central Leyland

The Central Leyland area consists of property in and around the centre of Leyland but excludes specific estates such as Broadfield Estate or Wade Hall etc. The area consists of a general mix of property, including 2 and 3 bedroomed terraced and semi detached houses and a number of flats, either 1 or 2 bedroomed.

The area is generally popular due to its immediate vicinity to all local amenities, rail and motorway links, although green areas, other than formal parks tend to be few and far between.

Also a local lettings plan was introduced covering the flats at Towngate restricting lettings to over 30's, single people or childless couples. This has proved popular with existing residents. The lettings plan has resulted in a settling of the community and it is expected that the plan should continue and be built upon by general improvements to the blocks.

### Leyland Estates

#### Peacock Hall

The Peacock Hall estate consists of semi detached houses and flats. The flats are in blocks of 4, (2 upper and 2 lower per block), each having their own front door leading to the street. Therefore no problems associated with communal entrances occur. Both houses and flats remain very popular and vacancies rarely occur. Tenancies tend to be long term within the area and tenants appear to feel a sense of community amongst themselves.

The estate is very well maintained and has a good mix of owner occupiers and New Progress tenants. Seven Stars School is located on the estate. The estate is popular and there is good take up of offers for the houses and the flats.

#### Wade Hall Estate.

Wade Hall is a large and increasingly popular estate despite some earlier problems. It has a number of 2, 3, 4, bedroom homes and a small number of flats. The introduction of an Estate Caretaker (community Warden) in the area has also contributed to tenants having a greater sense of pride in their community.

The general area is to be the subject of a major "traffic calming" project, which is hoped, will address the problems associated with speeding cars. There is an active tenants forum and an active residents association, attended by resident members and New Progress officers.

There is a community centre and a children's centre close to a local store and a takeaway. There is a school located in the heart of the estate and a regular bus service to Leyland centre is available.

#### Broadfield Estate

This is a very large estate with mixed size and types of property all with open plan frontages maintained by contractors of New Progress. The houses have two or three bedrooms and are joined in rows of varying length from 3 to 6. Recently a local lettings policy has been introduced for a small number of the properties above and around a row of shops. Preference for these properties will be given to single people over 30 who are working. Despite its size, this is a settled community and houses are popular when they come available. There are several junior and high schools on the estate. There is a small row of local shops and it is within walking distance of Leyland town centre.

#### Welsby Road

The Welsby Road / Fox Lane area is mainly made up of 1 bedroomed category one sheltered flats, and a number of bungalows. Other properties include 2 and 3 bedroomed semi-detached houses with garages. Due to the nature



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of the area the population tends to be mature / elderly, although there are a number of young families occupying the houses. The area as a whole is well established and settled. A large number of houses have been sold under "Right to buy" legislation, which produces a more varied, and balanced population. Generally the area is medium demand for upper flats, higher demand for Lower flats and very high demand for houses, the latter of which rarely come available. Shops and schools are within a short walk and the estate is not far from Leyland town centre.

### **Moss Side**

The Moss Side area consists of a variety of accommodation types and tenures including, General Needs, Shared Ownership and Sheltered Schemes. The area has a high degree of fairly new and established Owner Occupied property and is therefore seen as quite desirable.

Our general needs stock in this area is quite new and consists of 2 and 3 bedroomed mews type or semi detached houses and a number of 1 and 2 bedroomed flats with no restriction on age. Tenancies are well sustained and vacancies for the houses are usually quite rare. Flats however are more often available and are popular especially amongst the younger tenants.

Sales within the Shared Ownership properties are quite rare indicating again the areas desirability, when available these sales are dealt with by our Property Manager.

### **Farington**

Farington consists of traditional 2 and 3 bedroom houses spread around the area. It is within easy access of Leyland with good transport links, which adds to its popularity. Houses come available rarely and are consequently in high demand.

The majority of the properties within this area are made up of sheltered accommodation with non-resident scheme managers. Bashall Grove is one such scheme and is made up of 1-bedroomed ground floor flats and 2 bedroomed first floor flats.

There is a school in Farington but the nearest shops are in Leyland. There is a regular bus service to Leyland.

### **Bamber Bridge**

This is a popular area with two medium sized estates consisting of sheltered schemes (Mainway Court & Charleston Court), some 1-bed flats and 2 & 3 bedroomed houses. Many of the properties have benefited from a recent refurbishment programme, which has replaced kitchens and roofs. Bamber Bridge has a selection of shops including a post office and is on a regular bus

route to Preston and Chorley. It also has excellent rail and motorway links.

### **Higher Walton/Houghton**

This semi-rural area has a very settled community and vacancies are rare, despite the fact that it is lacking many facilities especially shops. There is a regular bus route to Preston and Blackburn.

### **Walton Le Dale**

This a mixed tenure area with a high portion of the original housing stock sold through the "Right to Buy" legislation. The properties, which we still have, are mainly three bedroomed semis, which are popular when they are available. There are also two sheltered schemes (Henel House & Outram House). There is a selection of local shops, junior schools and high schools both in Walton Le Dale and nearby Bamber Bridge. The bus routes serve Preston, Bamber Bridge and Chorley.

### **Penwortham**

Penwortham has a large number of flats and 2 or 3 bedroomed houses. It is generally a settled area and the 2 bed flats are especially popular. There are several sheltered schemes for the elderly, which are popular. There is a selection of both junior and high schools in the vicinity. The area has an excellent variety of local shops and is on a bus route to Preston, Leyland and Lostock Hall. It is a high demand area.

### **Samlesbury**

This is a semi rural area on the edge of the Select Move sub region where South Ribble meets the Ribble Valley. It has only a small number of 3 bed houses and one 2 bed flat. They are very rare and extremely popular, despite the fact the village has very few facilities.

### **Longton, New Longton and Walmer Bridge**

In Longton, New Longton and Walmer Bridge there are a small number of 2 and 3 bedroom houses and 2 bedroom flats. These are very rare and much sought after. There are also four sheltered schemes for the elderly. There are local shops in all three villages along with several schools and they are on a bus route to Preston and Southport.