



Kingfisher Point

MOSS NOOK

SHARED OWNERSHIP
BROCHURE



Welcome to Kingfisher Point

A collection of 2, 3 & 4 bedroom homes in St Helens

Kingfisher Point is a brand new development in the Moss Nook area of St Helens.

The development offers a collection of modern, energy-efficient homes available through **Shared Ownership** — a simple and affordable way to take your first step onto the property ladder.

The fantastic range of two, three and four bedroom homes are set within a welcoming neighbourhood and combine stylish design with practical layouts and contemporary finishes. With a choice of brick styles, elevation designs and plot types, there's a home to suit every taste.

So, whether you're moving out for the first time, starting a family, or looking for a place that truly feels like home, Kingfisher Point has something for you!

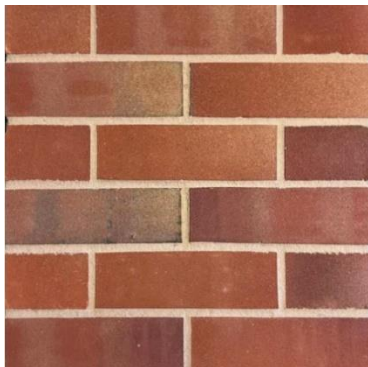


Elevations & Brick Styles

At Kingfisher Point, every home is built with materials selected for their aesthetic, durability and timeless appeal. Our brick collection has been chosen to give you the freedom to decide on an exterior that perfectly reflects your style.

Below are the three brick choices available across the development, each offering its own distinctive look and appeal.

Brick options



Meadowside Red

Warm red tones with a traditional, heritage look.



Edwardian Dragfaced

Textured, characterful finish inspired by classic Edwardian masonry.



Village Harvest Buff

Light buff shades offering a bright, refined countryside aesthetic.

Elevation style

At Kingfisher Point, every Shared Ownership home is offered in one of two carefully considered elevation styles - **Traditional** or **Modern**.

Each style complements the character of the development while giving homeowners the freedom to choose the look that best suits their personal taste.

Traditional Elevation

Example



Front Elevation
Traditional



Rear Elevation
Traditional

A traditional elevation reflects familiar, timeless detailing and a heritage-inspired appearance.

Key Features:

- Gable-fronted rooflines
- Classic brick detailing
- Traditional window proportions

A traditional elevation is ideal for those who prefer a classic, timeless aesthetic.

Modern Elevation

Example



A modern elevation reflects a contemporary, streamlined appearance with clean lines.

Key Features:

- Streamlined roof profiles
- Minimal brick detailing
- Larger window openings

A modern elevation is perfect for those who prefer contemporary design and a statement look.

To see the brick choice and elevation for each plot, please check our [Plot Specification Table \(click to view\)](#).



Kingfisher Point

MOSS NOOK

HOUSE TYPES



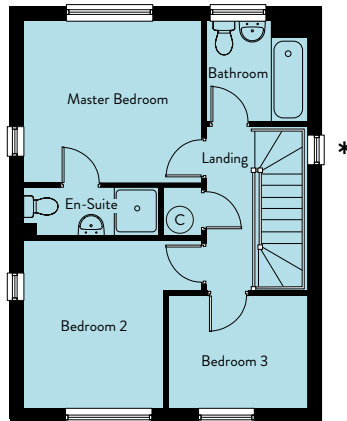
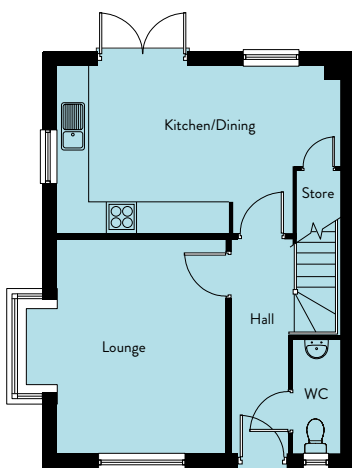
Kingfisher Point

MOSS NOOK



HARRIER

953 SQ FT



* Stair window to detached plots only

Ground Floor

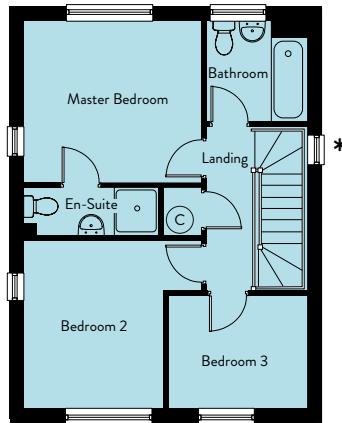
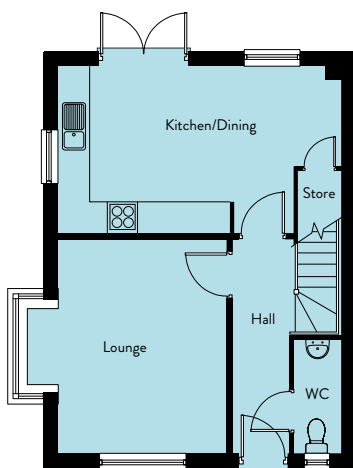
Lounge	3.37m x 4.27m	11'1" x 14'0"
Kitchen/Dining	5.63m x 3.35m	18'6" x 11'0"
WC	0.90m x 2.25m	3'0" x 7'5"

First Floor

Master Bedroom	3.54m x 3.23m	11'7" x 10'7"
En-Suite	2.70m x 1.00m	8'10" x 3'3"
Bedroom 2	2.80m x 3.37m	9'2" x 11'1"
Bedroom 3	2.75m x 2.26m	9'0" x 7'5"
Bathroom	2.01m x 2.01m	6'7" x 6'7"

HARRIER

953 SQ FT



* Stair window to detached plots only

Ground Floor

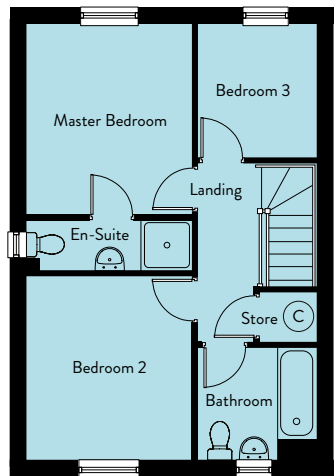
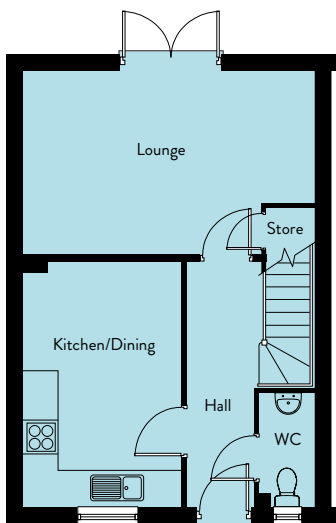
Lounge	3.37m x 4.27m	11'1" x 14'0"
Kitchen/Dining	5.63m x 3.35m	18'6" x 11'0"
WC	0.90m x 2.25m	3'0" x 7'5"

First Floor

Master Bedroom	3.54m x 3.23m	11'7" x 10'7"
En-Suite	2.70m x 1.00m	8'10" x 3'3"
Bedroom 2	2.80m x 3.37m	9'2" x 11'1"
Bedroom 3	2.75m x 2.26m	9'0" x 7'5"
Bathroom	2.01m x 2.01m	6'7" x 6'7"

LAPWING

856 SQ FT



Ground Floor

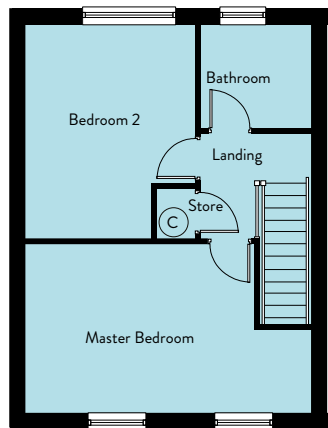
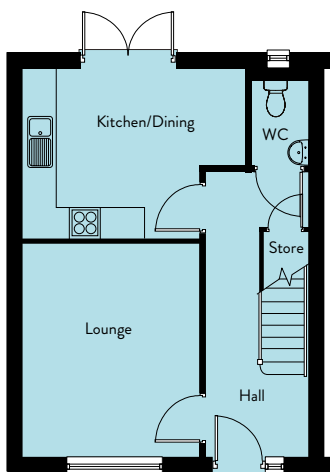
Lounge	5.19m x 3.30m	17'0" x 10'10"
Kitchen/Dining	2.84m x 4.36m	9'4" x 14'3"
WC	0.96m x 2.00m	3'2" x 6'7"

First Floor

Master Bedroom	2.95m x 3.43m	9'8" x 11'3"
En-Suite	2.95m x 0.90m	9'8" x 2'11"
Bedroom 2	2.95m x 3.27m	9'8" x 10'9"
Bedroom 3	2.13m x 2.38m	7'0" x 7'8"
Bathroom	2.13m x 2.00m	7'0" x 6'7"

LINNET

823 SQ FT



Ground Floor

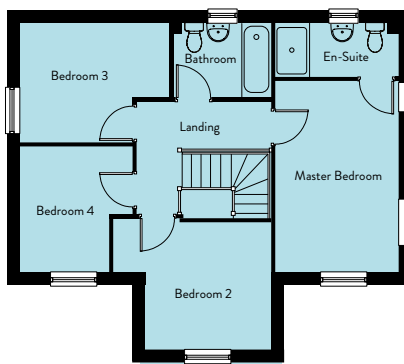
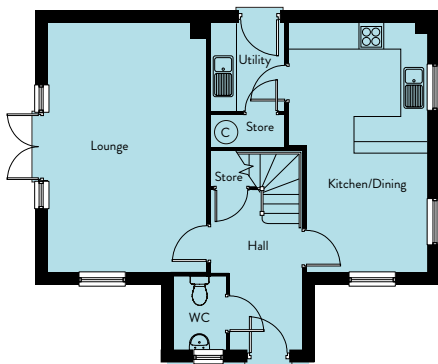
Lounge	3.23m x 3.95m	10'8" x 13'0"
Kitchen/Dining	4.10m x 3.17m	13'5" x 10'5"
WC	1.04m x 1.85m	3'5" x 6'1"

First Floor

Master Bedroom	5.29m x 3.11m	17'4" x 10'3"
Bedroom 2	3.16m x 4.01m	10'4" x 13'2"
Bathroom	2.04m x 1.92m	6'8" x 6'4"

OSPREY

1202 SQ FT



Ground Floor

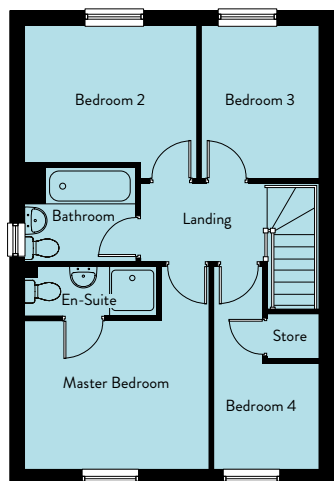
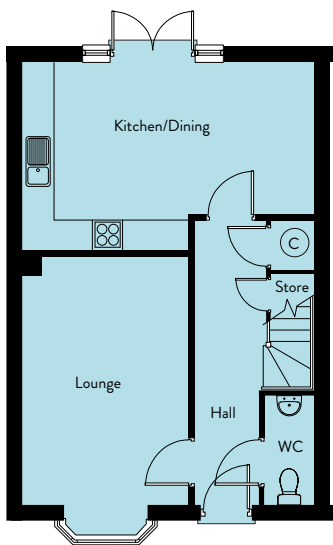
Lounge	3.64m x 5.75m	11'11" x 18'10"
Kitchen/Dining	3.17m x 5.75m	10'5" x 18'10"
Utility	1.68m x 2.02m	5'6" x 6'7"
WC	1.19m x 1.65m	7'0" x 5'5"

First Floor

Master Bedroom	2.84m x 4.45m	9'4" x 14'7"
En-Suite	2.84m x 1.21m	9'4" x 4'0"
Bedroom 2	2.94m x 2.95m	9'8" x 9'8"
Bedroom 3	3.49m x 2.75m	11'5" x 9'0"
Bedroom 4	2.62m x 2.91m	8'7" x 9'7"
Bathroom	2.28m x 1.70m	7'6" x 5'7"

ROSEFINCH

1017 SQ FT



Ground Floor

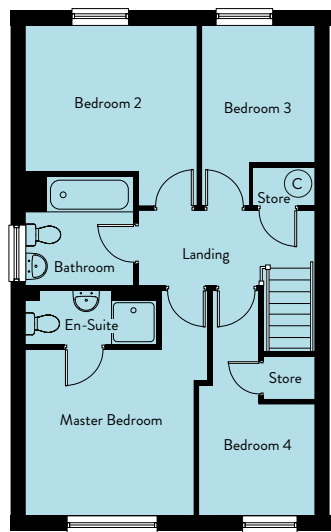
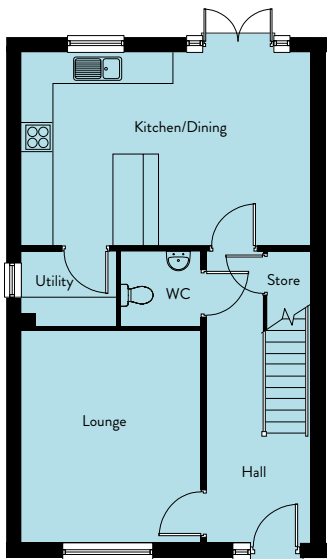
Lounge	3.16m x 4.71m	10'4" x 15'5"
Kitchen/Dining	5.57m x 3.59m	18'3" x 11'10"
WC	0.96m x 2.06m	3'2" x 6'9"

First Floor

Master Bedroom	3.48m x 2.85m	11'5" x 9'4"
En-Suite	2.46m x 0.90m	8'1" x 2'11"
Bedroom 2	3.22m x 2.60m	10'7" x 8'6"
Bedroom 3	2.26m x 2.91m	7'5" x 9'7"
Bedroom 4	2.00m x 3.84m	6'7" x 12'7"
Bathroom	2.10m x 1.83m	6'11" x 6'0"

SANDERLING

1189 SQ FT



Ground Floor

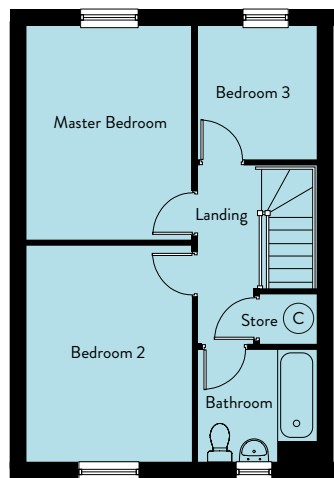
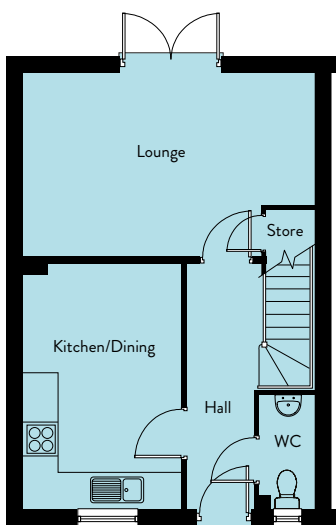
Lounge	3.53m x 4.16m	11'7" x 13'8"
Kitchen/Dining	5.68m x 3.79m	18'8" x 12'5"
Utility	1.85m x 1.50m	6'1" x 4'11"
WC	1.59m x 1.50m	5'3" x 4'11"

First Floor

Master Bedroom	3.34m x 3.26m	10'11" x 10'8"
En-Suite	2.58m x 1.10m	8'5" x 3'7"
Bedroom 2	3.39m x 2.89m	11'2" x 9'6"
Bedroom 3	2.20m x 3.56m	7'3" x 11'8"
Bedroom 4	2.26m x 4.45m	7'5" x 14'7x"
Bathroom	2.13m x 2.17m	7'0" x 7'1"

SANDPIPER

856 SQ FT



Ground Floor

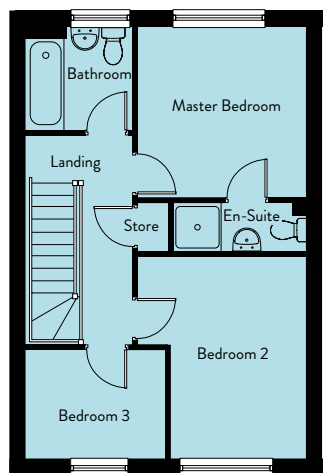
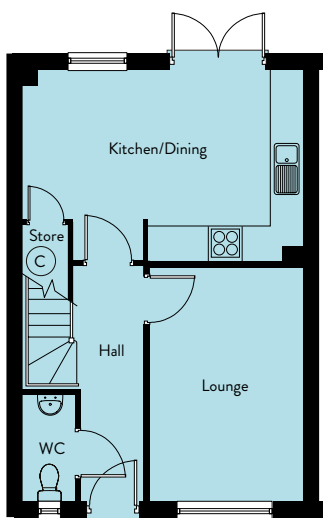
Lounge	5.17m x 3.30m	17'0" x 10'10"
Kitchen/Dining	4.26m x 4.36m	14'0" x 14'4"
WC	0.96m x 2.00m	3'2" x 6'7"

First Floor

Master Bedroom	2.95m x 3.84m	9'8" x 12'7"
Bedroom 2	2.95m x 3.84m	9'8" x 12'7"
Bedroom 3	2.13m x 2.37m	7'0" x 7'9"
Bathroom	2.13m x 2.00m	7'0" x 6'7"

SKYLARK

891 SQ FT



Ground Floor

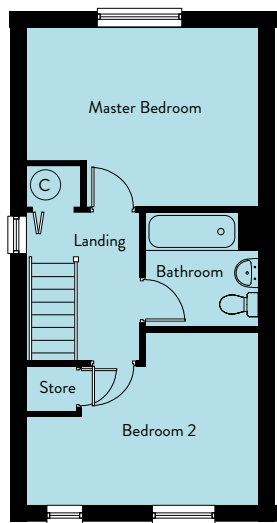
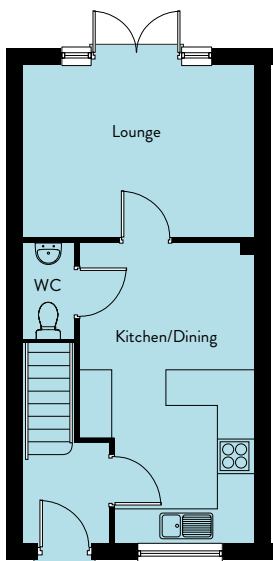
Lounge	2.81m x 4.33m	9'3" x 14'2"
Kitchen/Dining	5.17m x 3.52m	17'0" x 11'7"
WC	0.95m x 2.00m	3'1" x 6'7"

First Floor

Master Bedroom	3.11m x 3.19m	10'3" x 10'6"
En-Suite	2.48m x 0.90m	8'2" x 2'11"
Bedroom 2	3.11m x 3.72m	10'2" x 12'3"
Bedroom 3	2.57m x 2.00m	8'5" x 6'7"
Bathroom	1.97m x 1.92m	6'5" x 6'4"

SPARROW

755 SQ FT



Ground Floor

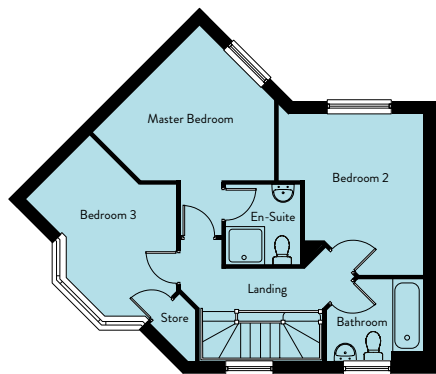
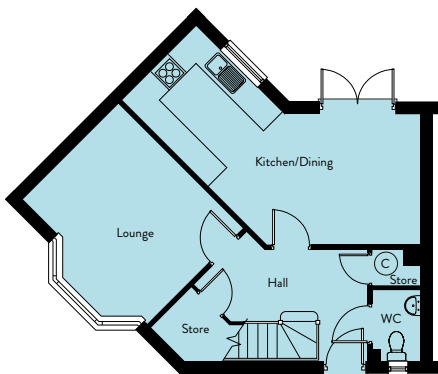
Lounge	4.11m x 3.09m	13'6" x 10'2"
Kitchen/Dining	3.11m x 5.38m	10'3" x 17'8"
WC	0.91m x 1.72m	3'0" x 5'8"

First Floor

Master Bedroom	4.11m x 3.21m	13'6" x 10'6"
Bedroom 2	4.11m x 3.11m	13'6" x 10'2"
Bathroom	1.96m x 2.06m	6'5" x 6'9"

STARLING

1068 SQ FT



Ground Floor

Lounge	4.13m x 3.15m	13'3" x 10'4"
Kitchen	4.81m x 2.45m	15'9" x 8'1"
Dining	3.61m x 3.04m	11'10" x 10'0"
WC	1.12m x 1.66m	3'8" x 5'5"

First Floor

Master Bedroom	2.53m x 3.54m	8'4" x 11'7"
En-Suite	1.78m x 1.95m	5'10" x 6'5"
Bedroom 2	3.40m x 3.78m	11'2" x 12'5"
Bedroom 3	4.04m x 2.14m	13'3" x 7'0"
Bathroom	2.25m x 1.91m	7'4" x 6'3"