



COUNTRYSIDE

Places People Love

Heyfields

- WALKDEN -

A collection of 3 & 4 bedroom homes

Introducing

Heyfields from Countryside. The perfect location for your new home.

Welcome to Heyfields, a brand new and very exciting development from Countryside. Situated in the popular and lively suburb of Walkden, we're confident you'll find it's the perfect place for you to make your new home, whatever your lifestyle.

Every one of the beautiful new 3 and 4 bedroom homes on this development takes its own place in an already established and vibrant neighbourhood. So making the move to Heyfields wouldn't mean just choosing your perfect new home, it would mean becoming part of an already established community that's well served by all the amenities needed for modern living.

Outstanding schools, doctors' surgeries, dentists and a shopping precinct with all the big high street names - and even its own market

square are within easy walking distance. And, as part of Salford with Manchester City Centre and Bolton just minutes away, everything you could possibly need is right where you want it.

What's more, with a wide choice of house styles and sizes on offer, Heyfields is sure to have a home that will cater for all of your needs. You should pay us a visit soon though. This perfect location and our exceptionally high standards mean homes in Heyfields are already in high demand from everyone from first time buyers to growing families and professionals.

So come and see Heyfields for yourself. We're sure that you'll never want to leave.

*The ideal
place to
make your
new home*



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Heyfields
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Images may include items of non-standard specification. Please see our Sales Consultants for further details.



WOW. I'm included...



Superb new homes, built with you in mind.

Whatever you're looking for in a new home, you'll find something at Heyfields to fit your needs exactly. That's because we've taken great care to create a range of houses to suit every lifestyle. Families, couples and young professionals are all catered for in a choice of 3 and 4 bedroom houses, each of which has its own identity, while all bear the unmistakable hallmarks of Countryside quality.

Take a tour...

Countryside homes aren't just beautiful to look at; they're designed for every aspect of modern living. All created to fit in with your life, your family and your future plans.

The kitchens, fitted with high-tech appliances integrated into a great range of units, are designed to become the real heart of your home, while those living areas leading off have been thoughtfully planned to naturally become the perfect places to relax – your own personal space.

Upstairs, you'll discover beautifully finished bathrooms, complete with elegant Porcelanosa tiling, modern chrome fixtures and vanity units alongside well-appointed bedrooms that are all perfectly proportioned to suit every member of the family.

What's more, if you're all about business, they're spacious enough to make one into your own office.

And it doesn't stop there. Outside your new home you'll find a carefully landscaped and generously sized garden so you can enjoy your own private piece of the great outdoors whenever you choose.

Unsurprisingly, properties in Heyfields are already in great demand so if you'd like to reserve a place to call your own, come in and see us soon.

The home you've always promised yourself is waiting for you.

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Living spaces
to suit every
lifestyle



A great selection of shops, including the Stanfield Shopping Precinct, restaurants, village pubs, leisure facilities and all the amenities that modern living requires!

A short stroll along the road from your new home in Heyfields, you'll find a bustling shopping precinct and just alongside that, Walkden Retail Park, which is home to a whole host of high street stores, local retailers, cafés and shops.

The precinct also incorporates a market square where you can take your pick from fresh produce and browse the stalls that take your fancy, while the retail park includes a Total Fitness gym, sports stores, Tesco Extra and a choice of your favourite fast food restaurants. So, however you choose to stock up, it's all within easy reach!

For families, there are five primary and two secondary schools in the immediate area and of course a number of doctors' surgeries and dentists to make sure you all stay in the very best of health.

It all adds up to make both Heyfields and Walkden the perfect location to make your new home.

What could be nicer than a stroll around historical Worsley with its canals and trendy bars, shops and pubs? And with superb road and public transport links meaning Salford, Manchester City Centre and Bolton are just minutes away, everything you need for the very best of modern living is right on your doorstep.

Heyfields



Take your place in a growing community.

Walkden has long been established as a popular and desirable place to put down roots and as a result it has grown into a truly vibrant and thriving community with all the amenities that go along with it. That's why we chose it as the ideal location for our newest development.

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Close to the city...

Bright lights, big city. All yours, all just minutes away.

Life at Heyfields is ideal for enjoying all the benefits of the fast growing 'Northern Powerhouse' economy of Manchester and Salford, whilst living in the leafy calm of the suburbs. This is a region that's really going places and the ideal base for you is at Heyfields.

Just a short distance away is the centre of Manchester, one of the world's most exciting cities. Easily accessible by car or bus and you'll find yourself in the buzzing heart of it all, with the shops, the clubs, the bars and bistros, the restaurants and the fabulous energy which attracts people from all over. The Northern Quarter, Deansgate, Harvey Nichols and Selfridges have something for every taste and if it's one-stop shopping you're looking for, then it has to be The Arndale Centre. For diversity there's Chinatown, great galleries and concert halls, street markets and food, cinema and dance as well as a nightlife that's nothing short of legendary! Just a little further out (by tram of course!) world class sports venues and facilities including Lancashire Cricket Club, the Aquatics Centre, the Velodrome, Manchester United and of course Manchester City too, plus the Trafford Centre, one of the UK's largest shopping destinations.



The John Rylands Library, Manchester



Piccadilly, Manchester

Over at Salford Quays, Media City is now the home of both the BBC and ITV – a creative hub for TV and radio, marketing and media. The impressive architecture of the Lowry Centre and the Imperial War Museum create a spectacular backdrop and back in the city centre, Spinningfields has become 'the Canary Wharf of the North'.

There are some days when you just don't want to take the car and that's fine too, with excellent transport links servicing both Manchester and Bolton city centres, you're sure to find a way to the big city.

That's just for starters. This is a wonderful place to work and play. And when it's time to go home and relax in your own space, the peace and tranquillity of Heyfields can be your own personal oasis. Just a short hop from the bright lights, a million miles from the hustle and bustle. Perfect, don't you think?



Manchester Cathedral



Media City, Salford



Bluu, Northern Quarter, Manchester



Bridgewater Canal, Manchester



Imperial War Museum North, Manchester



Dukes 92, Castlefield



Australasia, Manchester



Central Library, Manchester



Manchester University, Manchester



Manchester House, Spinningfields



About Us

A Countryside North Development

At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

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All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

*We create
Places
People
Love*

All you
need to do
is put the
kettle on

At Countryside we know how important it is when you buy your new home that everything goes smoothly.

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and who help by putting you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home carrying the National House Building Council Warranty (NHBC Buildmark Cover) against structural defects for a 10 year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner. Each new owner will be invited to meet the Countryside team prior to occupation to view a practical demonstration of their new home.

Countryside offers a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.

That's why we've established a programme that will guide you through every stage, from the moment you reserve your plot, to the day you receive your keys and beyond. A dedicated sales progressor will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter, ensuring we'll never let you down.

All of our homes are covered by our own comprehensive 2 year Customer Service Warranty as standard, giving you 24 hour emergency cover for your heating, plumbing and electrical items as well as a 10 year NHBC Buildmark Warranty as standard.

When you move into your new home, one of our Sales Consultants will be there to give you a full demonstration of all your new home's features and appliances and give some handy advice for taking care of your new home. To help make you feel at home we'll even welcome you with our very own New Home Hamper. All you need to do is put the kettle on!



*Customer
Care*



Besides being a haven of comfort and quality, each Countryside home comes with sustainability built in.

We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient and which aim to improve our customers' quality of life.

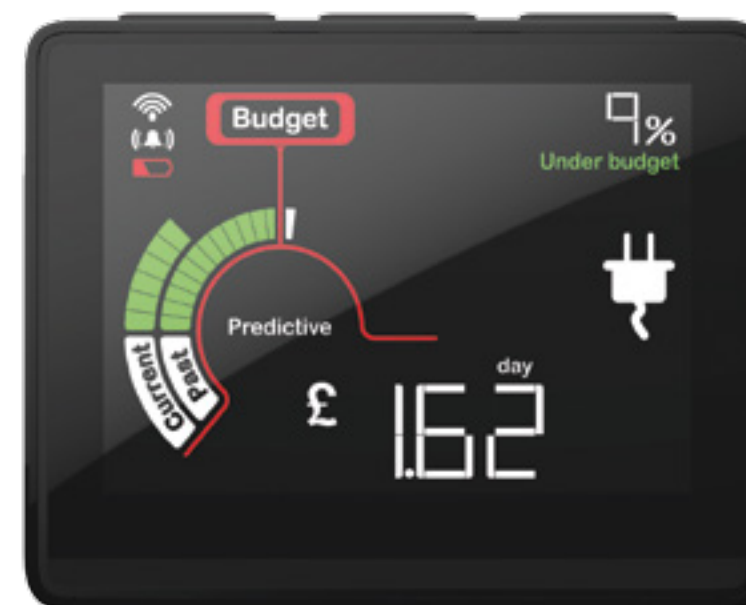
In choosing a new home from Countryside, you are reducing your environmental footprint and saving money, which at this time of ever increasing utility costs is so important. In recognition of this, we have received more than 100 awards for sustainability since 2000.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain, on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.

SMART ENERGY DISPLAY



Monitors electric energy only.

ENERGY EFFICIENT LED LIGHTING



ENERGY EFFICIENT BOILER



DOUBLE GLAZING



Sustainable Homes

Reducing your environmental footprint

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Customer Approved

Countryside are proud of the fact we have happy customers in new homes across all our developments.



Carol & Colin

Having always rented, Colin and Carol Jones were apprehensive about buying their own home and believed that they would be forced to make sacrifices to do so. These doubts disappeared when they found out what they could afford to buy at Stephenson Grove where, like all Countryside properties, all of the homes have a high specification throughout and are available to buy through the Government-backed Help to Buy initiative.

"We were surprised to see how spacious and well thought out the design and specification of the homes are for the price and we loved the added extras, especially the French doors that open out onto the garden. Our apprehension was put at instant ease when we were told about the Help to Buy scheme and the support we received from Countryside made the whole process stress-free."

"We loved the added extras."



Daniel & Kate

First time buyers Daniel and his partner Kate purchased their first home recently at NGV Liverpool, where they now live with their three-year-old daughter Olivia, and their beautiful new arrival Sadie!

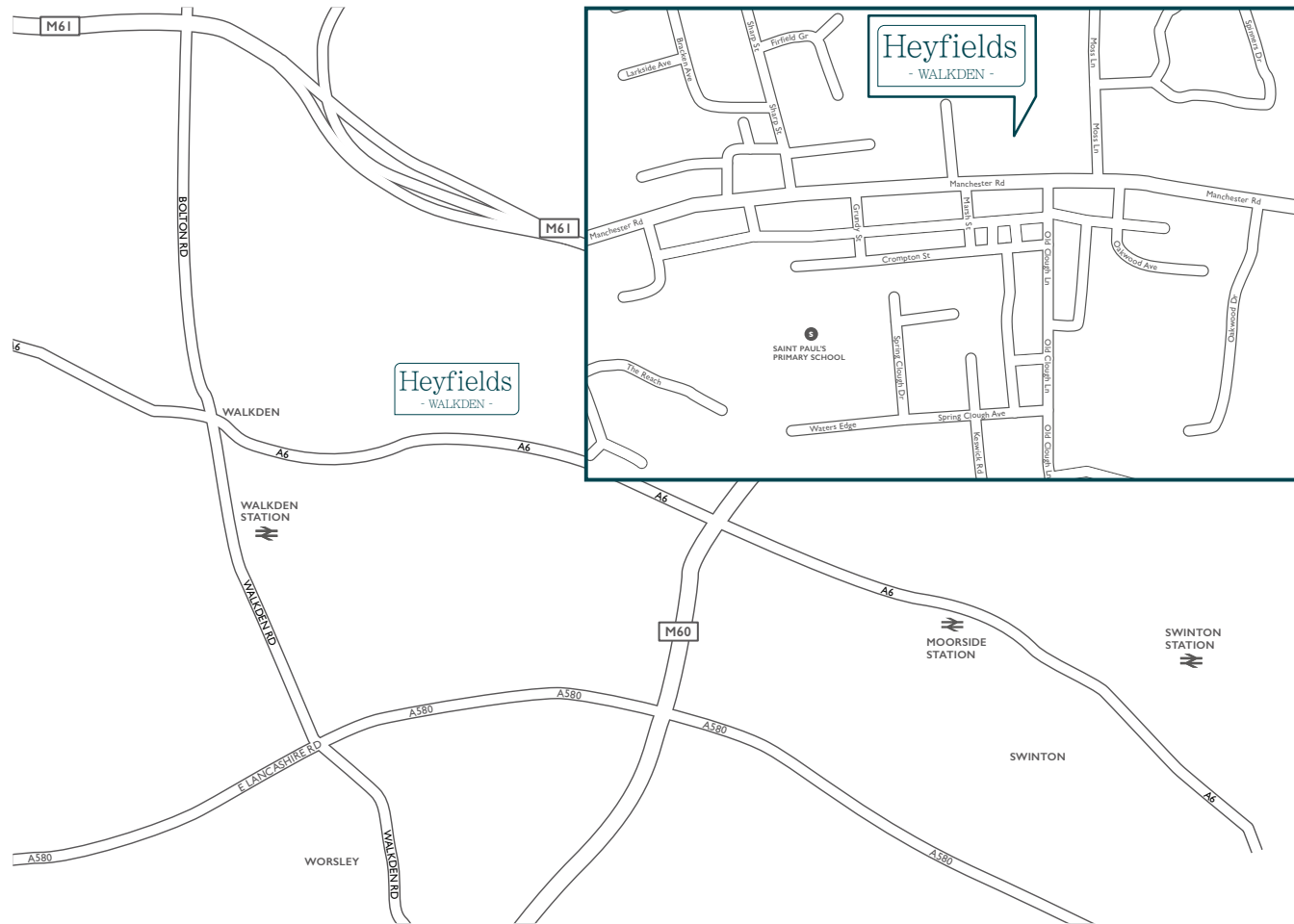
"Buying our first home was a nerve-wracking experience but Countryside couldn't have made it easier. As a growing family, the location was just as important to

us as the house itself and thankfully our home at NGV offers excellence in both."

"Finding a nursery that Olivia loves, which is right around the corner, is brilliant. It's also close to public transport links, which is really handy for work so the location is ideal for the whole family. We couldn't have picked a better place for our girls to grow up."

"Countryside couldn't have made it easier."





Location

From The South

Travel along the M60, leaving at Junction 13. Take the A575 exit (signposted Worsley, Leigh, Swinton). At the roundabout, take the second exit onto Walkden Road (A575). After 0.8 miles, turn right onto East Lancashire Road (A580). Travel for 0.4 miles, then turn left onto Old Clough Lane. After 0.7 miles, turn onto Manchester Road (A6) and follow signs for Heyfields.

From the North

At junction 14 of the M60, exit onto East Lancashire Road (A580; signposted St Helens, Leigh). After 1.4 miles, merge onto East Lancashire Road. Travel for 0.3 miles, then turn right onto Old Clough Lane. After 0.7 miles, turn onto Manchester Road (A6) and follow signs for Heyfields.

Directions are taken from Google Maps and are intended as a guide.

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