



WELCOME TO STYLISH VILLAGE LIVING.



Manor Green

HOLMES CHAPEL



WELCOME TO
Manor Green
HOLMES CHAPEL

Manor Green is a select development of 4 and 5 bedroom homes in a beautiful village location - an ideal choice for family life.

Each home will feature an exceptional specification together with Prospect's renowned quality and attention to detail, making this one of the most desirable addresses in the area.



LUXURY HOMES BY
prospect
HOMES



Why Manor Green

COULD BE IDEAL FOR YOU.

Location is the most important thing to consider when you're choosing a new home.

So we choose ours very carefully - and Manor Green puts you in one of the most desirable spots in Holmes Chapel.

The village is in the heart of rural Cheshire, just 5 miles from local landmark Jodrell Bank. Although next to open farmland, Manor Green is a short walk from the railway station on the Crewe to Manchester main line. The M6 motorway is a few minutes by car too.

Holmes Chapel itself has a good selection of local shops, a small supermarket, primary and secondary schools and even a local leisure centre. The area also has excellent walks and cycle routes perfect for family outings!

Manor Green, Manor Lane, Holmes Chapel, Cheshire CW4 8AB.

For further information call **0345 548 0321**
or visit **ManorGreenByProspect.co.uk**

An excellent choice for anyone looking for a beautiful rural setting.





Happy NEW HOME.

It's your sanctuary, your hideaway
a place for your family to enjoy growing up
and where they'll always come back to.



At Prospect, we understand just how important your home is to you. You see it as more than just bricks and mortar – and so do we. For us, every development creates a new community. That's why you'll find our team, whether it's at Head Office or on-site, works closely with each other and with you to make sure everything's just right.

From the choice of land to light switches, every detail is carefully considered. We make sure quality shines through in every aspect of your home; not only when you move in, but in helping you at every stage, right from your very first visit.

That quality can be seen in the comprehensive NHBC 10-year warranty of good building too, recognised by banks, building societies and insurance companies as a Quality Mark.

Why go to such lengths? It's quite simple. We want you to enjoy your experience of a Prospect home for however long it's yours. Just as so many others have since we started building them in 2001.



Why

BUY A NEW HOME FROM US?

There's no feeling quite like it.

Everything's fresh and gleaming.

Totally new and untouched by previous owners.

You and your family are the first to live in it and enjoy it.

That's just part of the attraction of owning a new Prospect home though; here are a few of the more sensible reasons:

There's virtually no maintenance.

Everything's brand new, of course. So you can spend your time doing what you enjoy rather than DIY.

You have a blank canvas.

No need to live with décor you might not change for months. A new home is a fresh start, ready for you to add your own touches and ideas.

You'll have modern appliances.


Beautifully pristine fitted kitchens and bathrooms, complete with integrated appliances and clever little touches... what could be better?

They're cheaper to run, and greener.

Our new homes meet the very latest Building Regulations for wall and loft insulation, advanced heating systems and energy efficient windows and doors. In fact, according to the Home Builders Federation, new homes are around 50% cheaper to run than the equivalent Victorian house, and generate over 60% less CO₂ emissions.

You'll have real peace of mind.

As well as the latest fire and smoke alarms, security features and locks, you'll also have the reassurance of the 10-year NHBC warranty.

 10-year warranty





WE'RE ALWAYS
here to help.

Buying any home can seem a little bit daunting but at Prospect, we'll make the whole process as easy as possible.

From the moment you first visit our development, you can ask us anything you want. We'll show you round, answer any questions you have and give you all the advice you need.

We'll tell you about all the different ways we can help to make your new home more affordable, such as our part-exchange scheme and Government-backed initiatives like Help to Buy.

Once you've found and reserved your Prospect home, we'll stay in close touch all the way through the process. We'll keep you up to date as your home is built, and meet up at key stages to discuss how it's progressing.



Our on-site team will liaise closely with you throughout, especially in the run-up to moving in.

If you have any questions or need advice at any point about the building or buying process, just ask.





SETTING NEW STANDARDS IN

specification

INTERIORS

- **Walls** White emulsion paint finish.
- **Ceilings** Plain plastered ceilings, painted white.
- **Woodwork** Gloss white.
- **Internal doors** Somerset oak veneer.
- **Internal door furniture** Lever chrome/brushed steel effect door ironmongery.
- **Architrave** Grooved profile in gloss white.
- **Skirtings** Grooved profile in gloss white.
- **Staircase** Square plain spindles with square newels in white gloss finish.
- **Handrail** Oak finish (where applicable).

KITCHENS

- **Kitchen units** Choice of styles and colour (subject to build stage).
- **Worktops** 40mm postformed with matching upstand in a choice of colours (subject to build stage).
- **Sink** Cubit bowl and a half in stainless steel with chrome mixer tap.
- **Appliances** Stainless steel electric oven, stainless steel gas hob, integrated fridge/freezer, integrated washer/dryer and integrated dish washer.
- **Extractor hood** Stainless steel chimney extractor hood with glass splashback underneath.

BATHROOM

- **Sanitaryware** Bathroom suite in white with wall hung WC and chrome fittings.
- **Shower** Thermostatic shower over bath in main bathroom.
- **Shower screen** Chrome/clear glass.
- **Towel rail** Finished in chrome.
- **Tiling** Choice of Porcelanosa tiles. Full height to bath and shower area. Half height tiling to walls where sanitaryware is fitted.

EN SUITE

- **Shower cubicle** Clear glass with white tray.
- **Shower** Electric shower.
- **Tiling** Choice of Porcelanosa tiles. Full height to shower area. Half height tiling to walls where sanitaryware is fitted.

ELECTRICAL

- **Fittings** Switches and sockets in brushed chrome.
- **Electrical sockets** Conveniently located throughout.
- **Telephone socket** To lounge, master bedroom and study (where applicable).
- **TV point** To lounge and master bedroom.
- **Media socket** To lounge, master bedroom and study (where applicable).
- **Smoke detectors** Mains interlinked with battery back-up.
- **Front door chime** Wireless battery operated.
- **Extractor fan** Fitted to cloakrooms without windows, kitchen, utility, bathroom and en suite.
- **Downlighters** Chrome finished LED downlighters to selected rooms.

HEATING

- **Boiler** High efficiency condensing combination boiler.
- **TRVs** To all radiators except where there are room thermostats.
- **Radiators** White radiators.

CLOAK

- **Sanitaryware** Vanity unit and basin with chrome mixer tap. Wall hung W.C.
- **Tiling** Choice of Porcelanosa tiles to Splashback panel with vanity unit to basin.

EXTERIORS

- **Front door** PDS five panel with chrome handle.
- **Rear door** UPVC white French doors (where applicable).
- **Garage doors** Garadoor vertical.
- **Front garden** Turf as per approved scheme.
- **Rear garden** Rotavated with topsoil.
- **Fencing** To rear gardens as per approved fencing schedule. Please refer to sales executive for plot specific details.
- **Outside lighting** Energy efficient light to front and rear.
- **Windows** UPVC colour white manufactured to BS 7590 and suppliers to be ISO 9001 accredited.

NHBC 10-year warranty





prospect.
HOMES

KEEP IN
touch

Our team of Sales Executives at Manor Green are here to help you in any way they can.

If you have any questions or need any advice at all, we are the people to talk to.

Manor Lane, Holmes Chapel, Cheshire CW4 8AB.

For further information call **0345 548 0321**
or visit **ManorGreenByProspect.co.uk**

Please remember that whilst every care was taken in the preparation of all our information, no representation or warranty is given, and it does not form any part of any contract. Any intending purchaser must satisfy themselves as to the accuracy of each of the statements contained in these particulars. All illustrations, photographs, plans and layouts are intended for general guidance only and may be subject to alteration at any time. Images may feature items that do not form part of the standard specification and an extra charge may apply. We reserve the right to alter house types, specifications and internal layouts at our discretion.



WE'RE ALSO BUILDING AT...

RIVERSLEIGH

Warton PR4 1AH
Tel: 0845 548 0335
RiversleighByProspect.co.uk

BUCKSHAW CENTRAL

Chorley PR7 7JA
Tel: 0345 548 0327
BuckshawByProspect.co.uk

THE MAINE PLACE

Manchester M14 7GR
Tel: 0345 548 0324
ProspectGB.com

STRAWBERRY FIELDS

Gisburn BB7 4HN
Tel: 0345 548 0337
StrawberryFieldsByProspect.co.uk

PENNINE VIEW

Denholme BD13 4DN
Tel: 0345 548 0336
PennineViewByProspect.co.uk

VALLEY VIEW

Rochdale OL16 2QD
Tel: 0345 548 0323
ValleyViewByProspect.co.uk

HALL DRIVE PARK

Alsager ST7 2UD
Tel: 0345 548 0321
HallDriveParkByProspect.co.uk

ORCHARD FIELDS

Shavington CW2 5JU
Tel: 0345 548 0321
OrchardFieldsByProspect.co.uk



Prospect (GB) Ltd, 5 Meridian Business Village, Hansby Drive, Liverpool L24 9LG.








T: 0151 448 5720 E: info@prospectgb.com

www.prospectgb.com



Manor Green

HOLMES CHAPEL

-  **The Chester**
4 bedroom detached home with garage
-  **The Ascot**
4 bedroom detached home with garage
-  **The Cheltenham**
4 bedroom detached home with garage
-  **The Winchester**
4 bedroom detached home with garage
-  **The Oxford**
4 bedroom detached home with garage
-  **The Lincoln**
5 bedroom detached home with double garage
-  **The Buckingham**
5 bedroom detached home with integral double garage
-  **The Windsor**
5 bedroom detached home with integral double garage
-  **Affordable housing**



MAN/JUN16

The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Prospect Homes reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale.

THE Ascot

4 BEDROOM DETACHED HOME WITH GARAGE



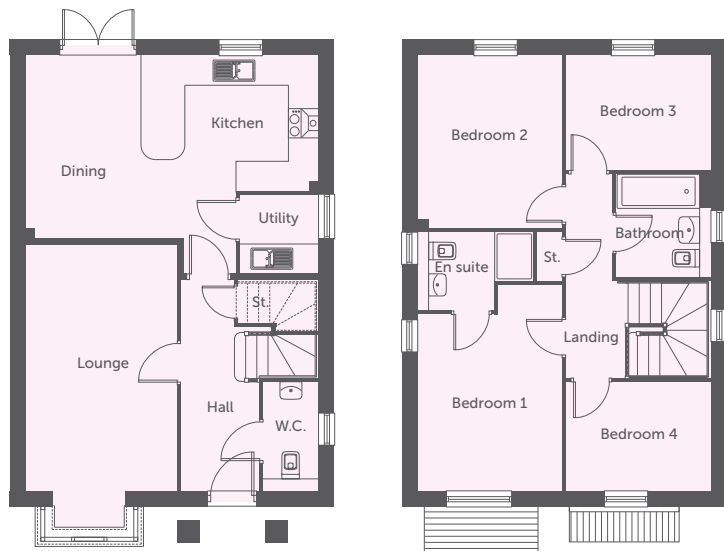
The Ascot packs a lot of home into its floor space, with an attractive bay-windowed lounge and open-plan kitchen and dining area with French doors onto the garden. The bedrooms are equally impressive, all arranged around the family bathroom with the Master having its own en suite.

GROUND FLOOR

Lounge	5.81m x 3.07m	19'0" x 10'0"
Kitchen/Dining	5.97m x 3.72m	19'7" x 12'2"
Utility	1.61m x 1.60m	5'3" x 5'2"
W.C.	2.17m x 0.97m	7'1" x 3'2"

FIRST FLOOR

Bedroom 1	4.19m x 2.93m	13'8" x 9'7"
En suite	2.35m x 1.58m	7'8" x 5'2"
Bedroom 2	3.53m x 2.93m	11'6" x 9'7"
Bedroom 3	2.94m x 2.32m	9'7" x 7'7"
Bedroom 4	2.94m x 2.19m	9'7" x 7'2"
Bathroom	2.09m x 1.90m	6'10" x 6'2"



THE Cheltenham

4 BEDROOM DETACHED HOME WITH GARAGE



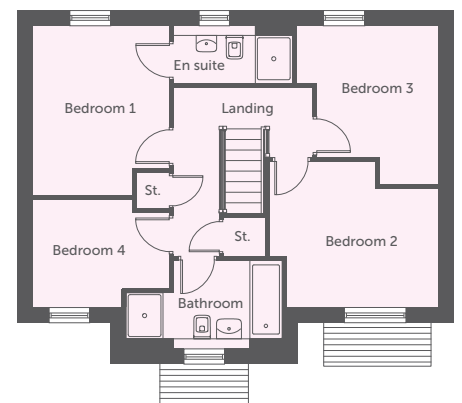
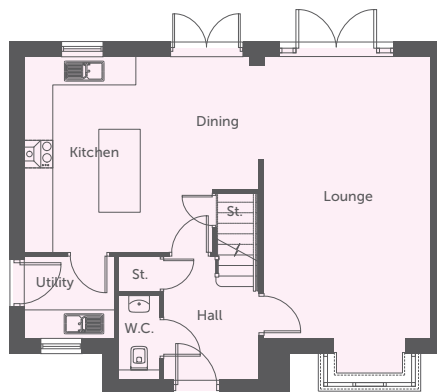
Combining versatile storage with open-plan design, this home never fails to impress. Two sets of French doors and a bay window add character downstairs, while upstairs the spacious landing leads to four excellent bedrooms including a delightful en suite, and a family bathroom with separate bath and shower.

GROUND FLOOR

Lounge	6.08m x 3.59m	19'11" x 11'9"
Kitchen/Dining	5.06m x 4.22m	16'7" x 13'10"
Utility	1.93m x 1.77m	6'3" x 5'9"
W.C.	0.88m x 1.80m	2'10" x 5'10"

FIRST FLOOR

Bedroom 1	3.67m x 2.95m	12'0" x 9'8"
En suite	2.57m x 1.23m	8'5" x 4'0"
Bedroom 2	3.64m x 3.15m	11'1" x 10'4"
Bedroom 3	5.68m x 3.44m	18'7" x 11'3"
Bedroom 4	2.95m x 2.31m	9'8" x 7'6"
Bathroom	3.38m x 1.90m	11'1" x 6'2"



THE Oxford

4 BEDROOM DETACHED HOME WITH GARAGE



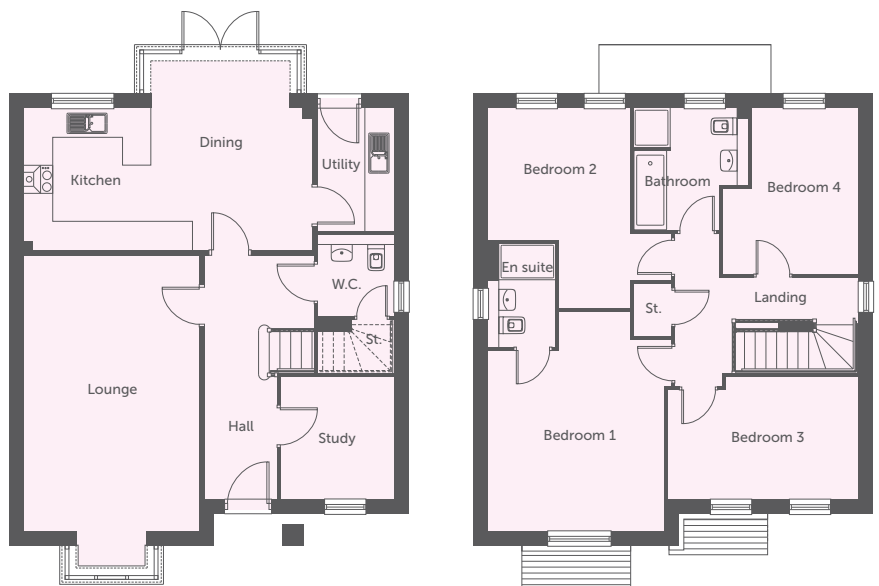
A beautifully-planned family home that makes a great first impression with its spacious hallway, the Oxford's lovely kitchen and dining area's bay window with French doors is a particular feature. Add a large lounge, four generous bedrooms and a spacious bathroom, and it's just perfect.

GROUND FLOOR

Lounge	6.65m x 3.73m	21'9" x 12'2"
Kitchen/Dining	6.13m x 4.01m	20'1" x 13'1"
Study	2.59m x 2.39m	8'5" x 7'10"
Utility	2.59m x 1.61m	8'5" x 5'3"
W.C.	1.72m x 1.61m	5'7" x 5'3"

FIRST FLOOR

Bedroom 1	4.65m x 3.72m	15'3" x 12'2"
En suite	2.19m x 1.40m	7'2" x 4'7"
Bedroom 2	4.25m x 2.99m	13'11" x 9'9"
Bedroom 3	4.05m x 2.59m	13'3" x 8'5"
Bedroom 4	3.50m x 2.87m	11'5" x 9'4"
Bathroom	2.42m x 2.58m	7'11" x 8'5"



THE Buckingham

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



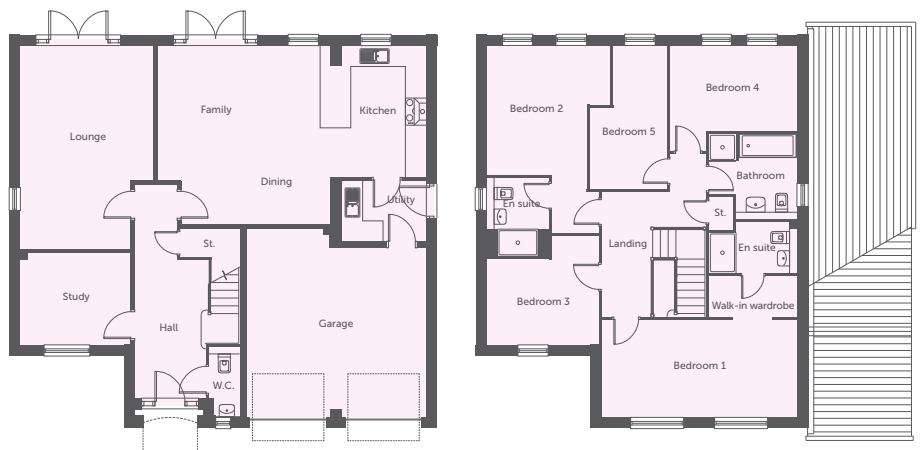
One of our most imposing designs, this is one impressive family home. Downstairs is dominated by the fabulous kitchen/family/ dining space - perfect for entertaining - while upstairs the light and airy master bedroom boasts a dressing room and en suite, with the four other bedrooms arranged around the spacious landing.

GROUND FLOOR

Lounge	5.99m x 3.90m	19'7" x 12'9"
Kitchen/ Dining/Family	7.88m x 5.23m	25'10" x 17'1"
Study	3.02m x 2.70m	9'10" x 8'10"
Utility	2.47m x 1.79m	8'1" x 5'10"
W.C.	2.04m x 0.90m	6'8" x 2'11"
Garage	5.51m x 5.30m	18'0" x 17'4"

FIRST FLOOR

Bedroom 1	5.74m x 2.85m	18'9" x 9'4"
Walk-in wardrobe	2.58m x 1.19m	8'5" x 3'10"
En suite	2.58m x 1.49m	8'5" x 4'10"
Bedroom 2	5.49m x 3.63m	18'0" x 11'10"
En suite	1.81m x 2.29m	5'11" x 7'6"
Bedroom 3	3.28m x 3.19m	10'9" x 10'5"
Bedroom 4	3.71m x 3.08m	12'2" x 10'1"
Bedroom 5	4.20m x 2.28m	13'9" x 7'5"
Bathroom	2.58m x 2.51m	8'5" x 8'2"



THE Chester

4 BEDROOM DETACHED HOME WITH GARAGE



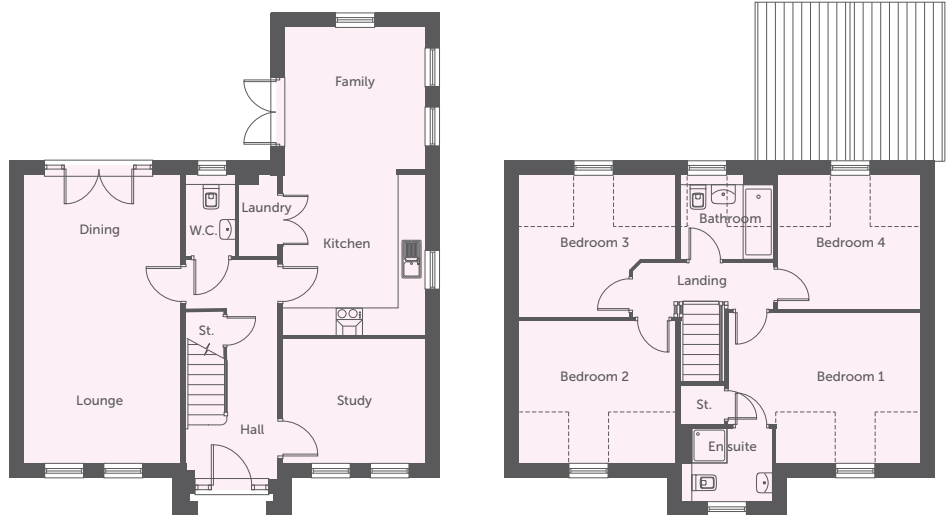
From its distinctive gables to the archway above the front door, the Chester is a superb combination of style and space. Downstairs' huge lounge/dining room is matched by an equally large kitchen and family area, while upstairs has four perfectly-proportioned bedrooms, the Master with en suite.

GROUND FLOOR

Lounge/Dining	6.54m x 3.56m	21'5" x 11'8"
Kitchen/Family	6.98m x 3.17m	22'10" x 10'4"
Study	3.21m x 2.83m	10'6" x 9'3"
Laundry	1.81m x 0.85m	5'11" x 2'9"
W.C.	1.81m x 1.11m	5'11" x 3'7"

FIRST FLOOR

Bedroom 1	4.35m x 3.41m	14'3" x 11'2"
En suite	2.05m x 1.69m	6'8" x 5'6"
Bedroom 2	3.56m x 3.22m	11'8" x 10'6"
Bedroom 3	3.56m x 3.22m	11'8" x 10'6"
Bedroom 4	3.23m x 3.03m	10'7" x 9'11"
Bathroom	2.09m x 1.90m	6'10" x 6'2"



THE Windsor

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



One of our most imposing designs, this is one impressive family home. Downstairs there's a fabulous kitchen dining space and generous lounge - there's even space for a study. Upstairs the master and bedroom 2 boast an en suite, and there are three other bedrooms and a family bathroom.

GROUND FLOOR

Lounge	6.04m x 5.24m	19'9" x 17'2"
Kitchen/Dining	6.73m x 4.39m	22'0" x 14'4"
Study	2.73m x 2.54m	8'11" x 8'4"
Utility	2.54m x 1.79m	8'4" x 5'10"
W.C.	2.04m x 0.91m	6'8" x 2'11"
Garage	5.59m x 5.38m	18'4" x 17'7"

FIRST FLOOR

Bedroom 1	5.68m x 4.39m	18'7" x 14'4"
En suite	2.79m x 1.49m	9'1" x 4'10"
Bedroom 2	4.07m x 3.28m	13'4" x 10'9"
En suite	2.26m x 1.55m	7'4" x 5'1"
Bedroom 3	4.39m x 2.58m	14'4" x 8'5"
Bedroom 4	3.07m x 2.85m	10'0" x 9'4"
Bedroom 5	2.79m x 2.77m	9'1" x 9'1"
Bathroom	2.79m x 2.09m	9'1" x 6'10"

