



COUNTRYSIDE

Places People Love



A collection of 4 & 5 bedroom homes

Belgravia

Truly prestigious modern living.

A prestigious and modern home situated in leafy Gateacre Village and just 6 miles from the thriving centre of Liverpool has just become a reality! The perfect family home for you and yours. Welcome to Belgravia...

Belgravia is a highly desirable development of our most distinguished 4 and 5 bedroom homes. All detached, all with garages and all finished to the very highest standard. Opportunities to snap up premium homes of this nature don't come around often.



A highly desirable development



Wow I'm included...

The highest specification...

We're talking large open-plan kitchen/dining rooms with stylish appliances, including washer/dryers and integrated fridge freezers. You won't be doing the dishes by hand either at Belgravia - integrated dishwashers feature in every home. Cooking is a real pleasure with the double oven and five ring gas hob, with superb, durable and ultra modern Quartz worktops adding to the impressive spec.

These are homes that have been meticulously designed to work for you and your lifestyle. Skylight windows give a sense of light and space, with French doors opening out onto welcoming gardens with privacy fencing - perfect for al fresco entertaining or the kids to play outside. You'll also find an external tap and electrical socket for added convenience.

A keen eye for detail has been used to ensure every need has been catered for. Bathrooms are up to the minute with vanity units and stylish chrome fittings, each one finished beautifully with Porcelanosa tiles. Fully fitted alarms come as standard and we've fitted chrome sockets throughout downstairs, some with USB sockets built in - perfect for charging phones or tablets. Digital thermostats to control the advanced heating system are included too, as are multimedia points around the home.

NEW HOMES WITH
WOW!

*A keen eye
for detail*



In the village

yet close to the city...

When it comes to the very best of suburban living, Belgravia has it all. Just round the corner is the leafy conservation area of Gateacre Village with its local shops, pubs and charming village green.

You'll find lovely Woolton Village within a mile too, home to welcoming bistros, coffee shops and gastropubs. Several banks and supermarkets are also within a few minutes drive – location-wise you're onto a winner.



With Broad Green railway station close by, getting out and about on the train couldn't be easier. Motorway access is simple too, with Junction 5 of the M62 only 4 miles away.

For travel further afield and those all important holidays, Liverpool John Lennon Airport is just 4 miles down the road.

There are plenty of school options to cater for the little ones too, with nearby Booker Avenue Infant and New Park Primary school both rated Outstanding by OFSTED.

All that you need really is on your doorstep.





Close to the city...

Liverpool's waterfront is a designated World Heritage Site; here you'll find the Albert Dock with its assortment of visitor attractions, from Tate Liverpool to museums including The Beatles Story.

Liverpool is a truly international city and millions of pounds of investment have been pumped into the area in recent years. There is a real buzz about the city with its café culture, world-class shopping experiences and its fascinating history.



You'll find grand old buildings happily rubbing shoulders with state of the art glass and steel structures, which you can marvel at whilst enjoying a coffee or a glass of wine. For entertainment the world really is your oyster in Liverpool. From fine dining to some of the UK's best nightclubs, every taste is catered for.

Speaking of taste, if you're looking for chic, pay a visit to Metquarter and Liverpool One. Here you'll find designer labels mixed in with well-known high-street fashion and beauty brands. Of course if that's not eclectic enough for you, pop into Wayfarers Shopping Arcade and browse through over 30 independent shops – you're sure to discover the perfect buy.

All of this could be just 6 miles from your new front door!

About Us



A Countryside North Development.

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

belgraviagateacre.co.uk

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. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking 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.



Customer Care

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



That's why 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.

No move into a new home is complete without a celebration, so when you're all settled in you can raise a toast with our Welcome Gift.

Raise a toast to your new home!

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.

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

Highly energy and water efficient, each and every property is constructed from materials specially chosen for their low environmental impact.

On top of that, our homes are bursting with eco-friendly features that are also kind on your bank balance. At a time when energy prices are rising, that's got to make more sense than ever before...

For instance, did you know that on average, £1 in every £3 spent on energy in older homes is instantly wasted? Or that around 25% of the UK's carbon emissions comes from housing?

With over 100 awards for sustainability since 2000, you can trust a Countryside home to be 6.5 times more energy efficient than one built just 30 years ago.

So how do we do it? LED lighting lasts up to 50 times longer than a traditional bulb, saving you money and energy. Plus a Smart Energy Display allows you to monitor just how much energy you're using and where.*

What's more, all our homes are fitted with low water use appliances throughout, including taps and toilet flushes using less water per use. We even work with suppliers who source from forests certified to either the FSC, the PEFC or 'non-controversial' sources, meaning products are sourced responsibly.

Our commitment to your environment doesn't stop there. By building characterful homes set in open green spaces with transport links and amenities nearby, we strive to provide the best possible quality of life for anyone who buys a Countryside home.

SMART ENERGY DISPLAY



*Monitors electric energy only.

ENERGY EFFICIENT LED LIGHTING

ENERGY EFFICIENT BOILER



Sustainable Homes

Reducing your environmental footprint

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

Customer Approved



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

Matthew & Megan



Twenty-somethings in Standish are receiving a helping hand onto the property ladder at Countryside's Barrowcroft Green development, defying the average first time buyer age of 35".

Due to complete summer 2016, Matthew and Megan will be the proud new owners of a three-bedroom Stamford house type, which features open-plan living and a master suite on the second floor.

Matthew commented: "We went for a viewing during its opening week and fell in love with the home

there and then – particularly the open-plan kitchen and living areas."

"The area itself is quite desirable and we were really keen to move there as our family and friends are close by – the Help to Buy scheme really went a long way in making this a reality for us. We did have a look around some nearby developments before making a final decision, but the high quality and specification of Countryside's homes was apparent."

*Post Office Mortgages Research, March 2016.

"The Help to Buy scheme really went a long way in making this a reality for us."



Hannah & Adrian



With properties in the North-West taking around eight weeks* to sell, homeowners can expect to sell their house through Part Exchange in just under half this time, removing the uncertainty that comes with a chain and allowing buyers to move straight into their new home.

One happy couple benefiting from the Part Exchange scheme are Hannah Watson and Adrian Picton, who have upsized to a stunning four-bedroom home at Barrowcroft Green.

"Through Part Exchange we've managed to avoid estate agency fees and any stressful negotiations that come with selling a home. I would highly recommend the Part Exchange scheme to any homeowners looking to take their next step. The team at Countryside have been fantastic and made what could be a stressful process very easy and pain-free."

*Figures released by www.hometrack.com/uk

"The team at Countryside have been fantastic."





Discover Belgravia

From the North, South and East

From the North and South, locate the M6 where it joins the M62 at Junction 21A. From the East, take the M62.

Head West towards Liverpool on the M62.

Leave the M62 at Junction 5 and take the A5080 towards Knotty Ash/Huyton. At the roundabout, take the 1st exit onto Roby Road. Continue on the A5080.

Turn left onto Chelwood Avenue, then turn right onto Childwall Valley Road.

Take a left onto Barnham Drive and continue onto Gateacre Park Drive.

Turn left onto Cuckoo Lane and you'll find us on the left hand side.

From Central Liverpool

Head East on the A580 from the City Centre towards the M62.

Make a slight right onto Brunswick Road and continue on the A580. Take a left to follow the A5047 and then turn right onto Irvine Street.

Continue on B5178 and take the 2nd exit at the roundabout. At the next roundabout, take the 2nd exit onto Childwall Valley Road.

Take a right onto Barnham Drive and continue onto Gateacre Park Drive.

Turn left onto Cuckoo Lane. You'll find us on the left hand side.

*Directions are taken from AA route planner and are intended as a guide.

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 @Countryside_MSY


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Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. 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 Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. August 2016. Images may include items of non-standard specification. Please see our Sales Consultants for further details.

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