



WALTON LOCKS
WARRINGTON



An outstanding waterside development

www.dwh.co.uk

Where quality lives 
David Wilson Homes

Walton Locks development plan

– Chester Road, Warrington WA4 6FE

- **The Moorcroft**
5 bedroom home
- **The Barton**
4 bedroom home
- **The Cadleigh**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Irving**
4 bedroom home
- **The Kirkstall**
4 bedroom home
- **The Hadley**
3 bedroom home
- **The Hamley**
3 bedroom home
- **The Adamson**
3 bedroom home
- **The Lowcroft**
3 bedroom home
- **The Irwell**
3 bedroom home
- **The Fairfield**
2 bedroom home
- **The Wincham**
2 bedroom home
- **Apartments**
1 & 2 bedroom home
- **AF**
Affordable home

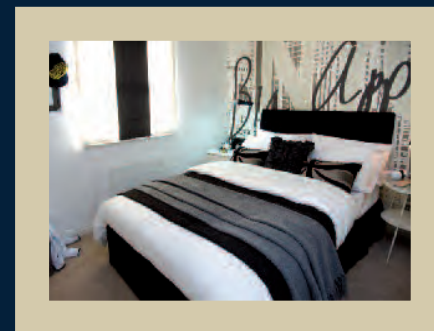


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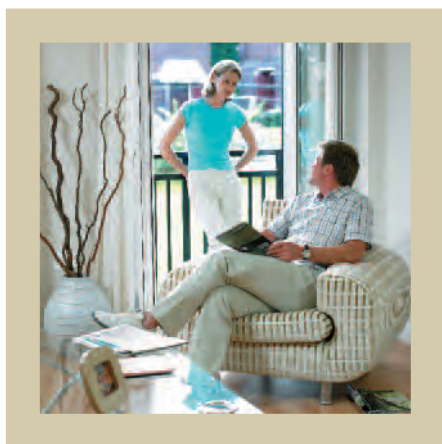
The company reserves the right to make amendments to the development layout and materials at any time. Please note all trees shown are for indicative purposes only. Please refer to DWH landscaping scheme with Sales Adviser that all rear gardens where hedgerows and trees are retained, are fenced as close as reasonably practicable to allow for their retention. For elevational details, please refer to Sales Adviser. Please note we reserve the right to change the Street and Bollard lighting positions at any time and that this layout is NOT part of the Contract and can be revised at any time. If you have any queries, please speak to the Sales Adviser.



Where quality lives
David Wilson Homes



Your lifestyle, your choice



Walton Locks is an outstanding waterside development which incorporates beautifully designed 1 & 2 bedroom apartments and is an ideal location for singles and couples alike.

Importantly each of our apartments are built to a very high standard, with high quality building materials, superb craftsmanship and a careful eye for the small details that make a difference.




WALTON LOCKS
WARRINGTON

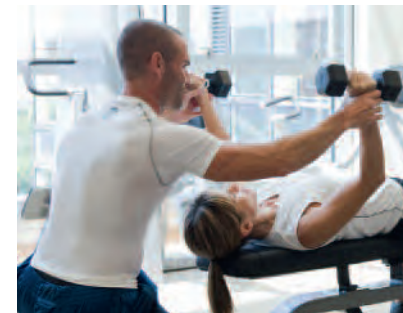


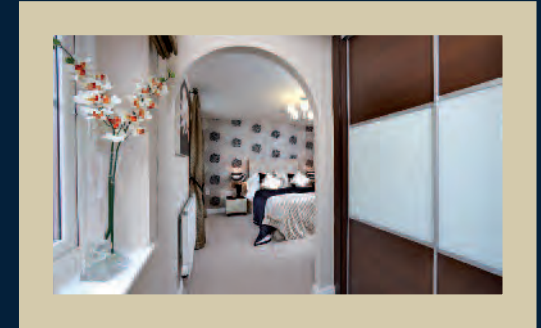
You'll never be short of things to do

- Walton Hall & Gardens
- Warrington Museum & Art Gallery
- North West Face Indoor Climbing Centre
- Parr Hall Theatre Venue
- Pyramid - Centre of Arts
- Great Sankey Leisure Centre
- Walton Hall Golf Club

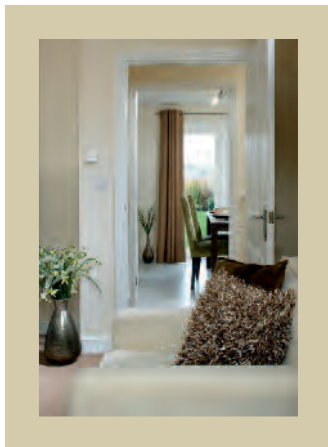
Walton offers a range of social, leisure and day to day amenities including primary and secondary schools, shops, individual retail outlets, public houses and restaurants. The village of Lymm (6 miles) and Warrington town centre (2 miles) are easily accessible via the A5060 and offer a wider range of amenities and provide excellent links by both motorway and rail. Liverpool, Manchester and Birmingham are all within commuting distance with main line railway stations at Warrington

Warrington Town Centre is an award-winning environment for shoppers. With picturesque villages, canal walks and home to an array of parks, woodland and gardens, Walton Locks has plenty to offer those who enjoy the outdoors.





About David Wilson



We don't build houses. We build homes.

We've been obsessed by quality for over 40 years. Learn more about our background and our award winning parent company, Barratt Developments.

Award winning quality

A 5 Star Housebuilder – two years running

For two years running we've been the only major homebuilder to have won a 5 Star Housebuilder Award from the Homebuilders Federation – the highest quality recognised.

The Environment

We constantly work to minimise the environmental impact of our business.

We're careful to minimise the environmental impact of our business. Learn what we're doing to make our work more sustainable than ever, with recyclable materials, pro-active tree planting and more.

Learn more about our quality & customer service at DWH.co.uk




WALTON LOCKS
WARRINGTON

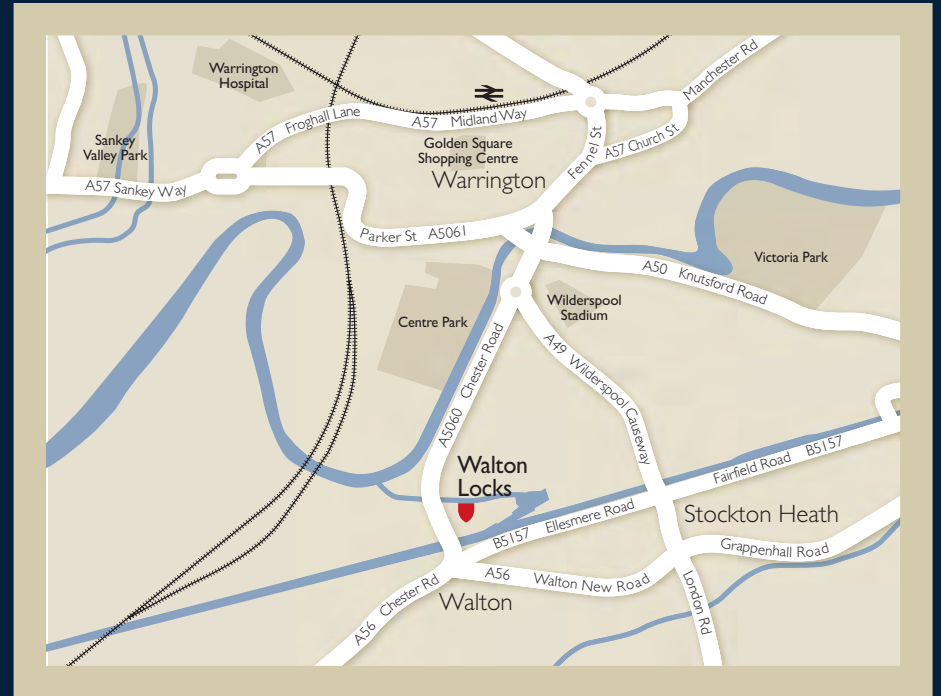
WALTON LOCKS

WARRINGTON

Chester Road, Warrington, WA4 6ES
Tel: 0844 8113 366

Approximate driving times:

Manchester City Centre	36 mins
Chester City Centre	29 mins
Liverpool City Centre	40 mins
M6 (junction 20)	12 mins
Manchester Airport	25 mins
Liverpool Airport	28 mins
Warrington Train Station	7 mins
Satellite Navigation	WA4 6ES



David Wilson Homes North West,
Second floor, 303 Bridgewater Place,
Birchwood Park, Warrington,
Cheshire WA3 6XF
T: 01925 846601

www.dwh.co.uk

Note: Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Purchasers furniture may be of a different size to that indicated.

IMPORTANT NOTICE: These particulars are for illustration purposes only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. 09/11

Where quality lives



David Wilson Homes

Dear Customer

At David Wilson Homes North West We are constantly looking to scrutinise and improve our product.

As a result slight changes can occur with room dimensions and labelling between producing marketing brochures and commencing construction on site.

As a result we would ask all clients to refer to working drawings when checking room sizes and dimensions and only use the images and text in this brochure as a guide. This Brochure is aimed to give you a feel for the scheme and the homes available.

If you are unclear or need further assistance with this then contact the Sales Team at Walton Locks.

Many Thanks

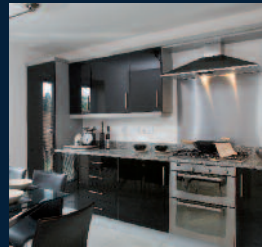


Visit [DWH.CO.UK/WALTON LOCKS](https://www.dwh.co.uk/walton_locks)



BRUNSWICK HOUSE
WALTON LOCKS WARRINGTON

Floor plans






Apartment 61
Apartment 62
Apartment 71
Apartment 72
Apartment 79
Apartment 80
Apartment 81
GROUND FLOOR Apartments 61, 62, 71, 72 & 80
 (Approximate dimensions)

Lounge/kitchen/dining	6500 x 4475mm MAX (21'3" x 14'6") MAX
Bedroom 1	3650 x 2800mm (11'9" x 9'1")
En suite	1720 x 1700mm (5'6" x 5'5")
Bedroom 2	3540 x 2460mm (11'6" x 8'0")
Bathroom	2150 x 1700mm (7'0" x 5'5")

GROUND FLOOR Apartment 79
 (Approximate dimensions)

Lounge/kitchen/dining	6450 x 3820mm MAX (21'4" x 12'5") MAX
Bedroom 1	3360 x 2690mm (11'0" x 8'8")
Bedroom 2	3360 x 2570mm (11'0" x 8'4")
Bathroom	1970 x 2450mm (6'4" x 8'0")

GROUND FLOOR Apartments 81
 (Approximate dimensions)

Lounge/kitchen/dining	6440 x 3840mm MAX (21'1" x 12'5") MAX
Bedroom 1	3260 x 2650mm (10'6" x 8'6")
En suite	1920 x 1600mm (6'2" x 5'2")
Bedroom 2	3260 x 2570mm (10'6" x 8'4")
Bathroom	1950 x 2080mm (6'3" x 6'8")

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. Floor plans are indicative only to give a general indication of the proposed development and floor layout. The dimensions are accurate to within + or -50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Advisers for details of the treatments specified for individual plots. Computer generated images are for general guidance only and are not intended to form part of any contract or warranty. Furniture shown is for illustrative purposes only. Computer generated image and photographs are for general guidance only and are not intended to form part of any contract or warranty. Fixtures and fittings shown are for illustration only. Always refer to the site specific specification document for full details of standard fittings for individual plots.


Apartment 63
Apartment 64
Apartment 75
Apartment 76
Apartment 82
Apartment 83
Apartment 84
FIRST FLOOR Apartments 63, 64, 75, 76 & 83
 (Approximate dimensions)

Lounge/kitchen/dining	6500 x 4475mm MAX (21'3" x 14'6") MAX
Bedroom 1	3650 x 2800mm (11'9" x 9'1")
En suite	1720 x 1700mm (5'6" x 5'5")
Bedroom 2	3540 x 2460mm (11'6" x 8'0")
Bathroom	2150 x 1700mm (7'0" x 5'5")

FIRST FLOOR Apartment 82
 (Approximate dimensions)

Lounge/kitchen/dining	6450 x 3820mm MAX (21'4" x 12'5") MAX
Bedroom 1	3360 x 2690mm (11'0" x 8'8")
Bedroom 2	3360 x 2570mm (11'0" x 8'4")
Bathroom	1970 x 2450mm (6'4" x 8'0")

FIRST FLOOR Apartments 84
 (Approximate dimensions)

Lounge/kitchen/dining	6440 x 3840mm MAX (21'1" x 12'5") MAX
Bedroom 1	3260 x 2650mm (10'6" x 8'6")
En suite	1920 x 1600mm (6'2" x 5'2")
Bedroom 2	3260 x 2570mm (10'6" x 8'4")
Bathroom	1950 x 2080mm (6'3" x 6'8")

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Apartment 69
Apartment 70
Apartment 77
Apartment 78
Apartment 85
Apartment 86
Apartment 87
SECOND FLOOR Apartments 69, 70, 77, 78 & 86
 (Approximate dimensions)

Lounge/kitchen/dining	6500 x 4475mm MAX (21'3" x 14'6") MAX
Bedroom 1	3650 x 2800mm (11'9" x 9'1")
En suite	1720 x 1700mm (5'6" x 5'5")
Bedroom 2	3540 x 2460mm (11'6" x 8'0")
Bathroom	2150 x 1700mm (7'0" x 5'5")

SECOND FLOOR Apartment 85
 (Approximate dimensions)

Lounge/kitchen/dining	6450 x 3820mm MAX (21'4" x 12'5") MAX
Bedroom 1	3360 x 2690mm (11'0" x 8'8")
Bedroom 2	3360 x 2570mm (11'0" x 8'4")
Bathroom	1970 x 2450mm (6'4" x 8'0")

SECOND FLOOR Apartments 87
 (Approximate dimensions)

Lounge/kitchen/dining	6440 x 3840mm MAX (21'1" x 12'5") MAX
Bedroom 1	3260 x 2650mm (10'6" x 8'6")
En suite	1920 x 1600mm (6'2" x 5'2")
Bedroom 2	3260 x 2570mm (10'6" x 8'4")
Bathroom	1950 x 2080mm (6'3" x 6'8")

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Third floor plans



Apartment 88

Apartment 89



THIRD FLOOR Apartment 88

(Approximate dimensions)

Lounge/kitchen/dining	6450 x 3820mm MAX (21'4" x 12'5") MAX
Bedroom 1	3360 x 2690mm (11'0" x 8'8")
Bedroom 2	3360 x 2570mm (11'0" x 8'4")
Bathroom	1970 x 2450mm (6'4" x 8'0")

THIRD FLOOR Apartment 89

(Approximate dimensions)

Lounge/kitchen/dining	6500 x 4475mm MAX (21'3" x 14'6") MAX
Bedroom 1	3650 x 2800mm (11'9" x 9'1")
En suite	1720 x 1700mm (5'6" x 5'5")
Bedroom 2	3540 x 2460mm (11'6" x 8'0")
Bathroom	2150 x 1700mm (7'0" x 5'5")

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The Kirkstall ^{L2}

-Four bedroom home



With an open plan living/dining/kitchen space on the ground floor, as well as a quiet study room. Plus a generous lounge area upstairs.

this majestic 4 bedroom home is brimming with space and quality features



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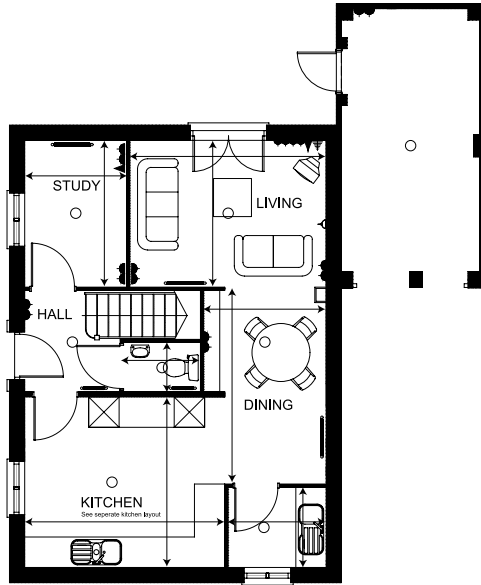
Where quality lives



David Wilson Homes

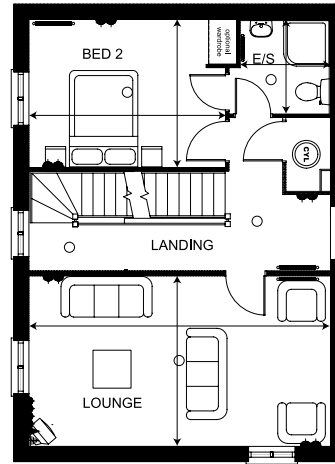
The Kirkstall L2

-Four bedroom home



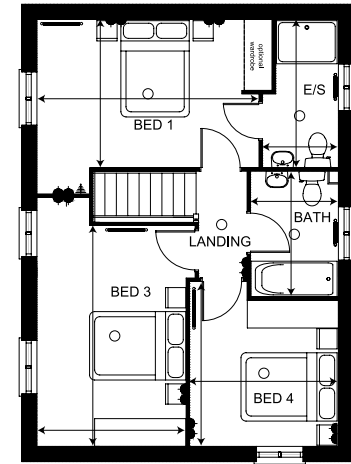
Ground Floor

Study	2850 x 1970	9'4" x 6'6"
Living Room	2850 x 3840	9'4" x 12'7"
Dining Room	2380 x 3880	7'10" x 12'9"
Kitchen	3900 x 3300	12'10" x 10'10"
Utility	1540 x 1880	5'1" x 6'2"
WC	950 x 1450	3'1" x 4'9"



First Floor

Bedroom 2	3830 x 2880	12'7" x 9'5"
En-Suite	1830 x 1740	6'0" x 5'8"
Lounge	3310 x 5900	10'10" x 19'5"



Second Floor

Bedroom 1	4340 x 2880	14'3" x 9'5"
En-suite	1450 x 2880	4'9" x 9'5"
Bathroom	2440 x 1700	8'0" x 5'7"
Bedroom 4	3200 x 2900	10'6" x 9'7"
Bedroom 3	4310 x 2900	14'2" x 9'7"

KEY Double switched socket outlet Telephone outlet TV aerial outlet Ceiling Lighting Boiler

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Hamley

-Three bedroom town house



With three bedrooms and three floors, The Hamley is an ideal family home. Enjoy luxurious nights in the master bedroom suite, while the kitchen/breakfast room with its own bay window is a bright and airy place to start the new day.



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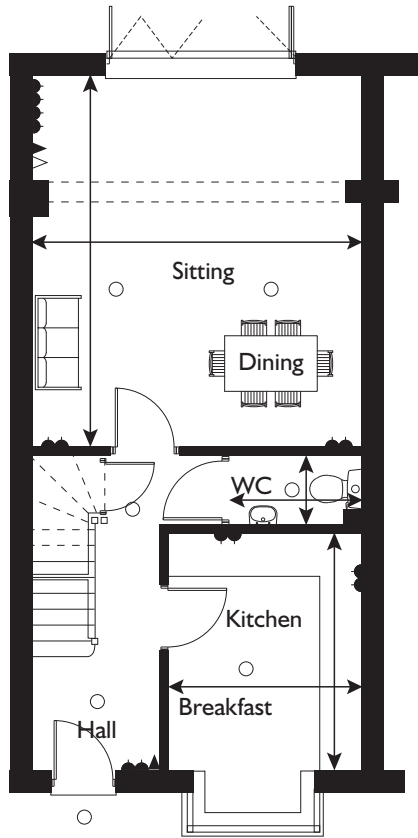
Space to live.

David Wilson Homes



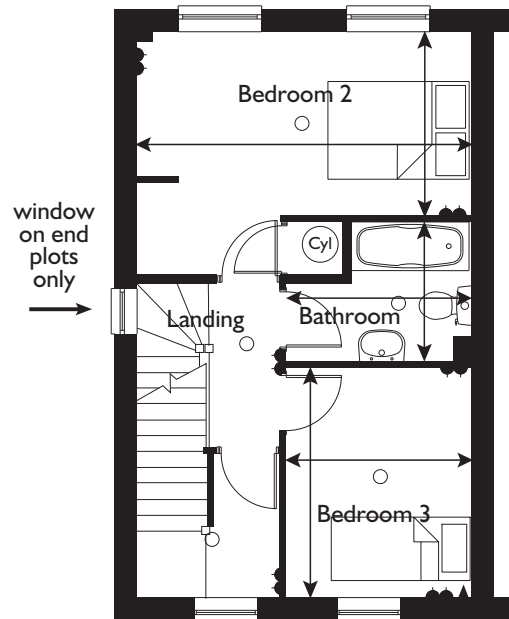
Hamley

-Three bedroom town house



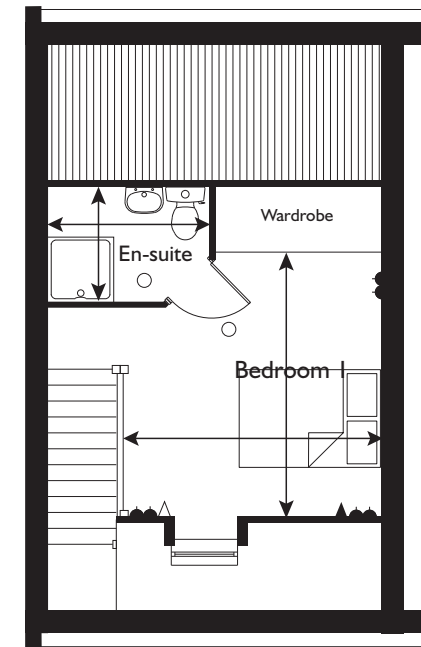
Ground Floor

Sitting/Dining Room	4730 x 5315	15'6" x 17'5"
Breakfast/Kitchen	2770 x 3300	9'1" x 10'10"
WC	1890 x 1005	6'2" x 3'4"



First Floor

Bedroom 2	4730 x 2610	15'6" x 8'7"
Bedroom 3	2615 x 3225	8'7" x 10'7"
Bathroom	2615 x 1900	8'7" x 6'3"



Second Floor

Bedroom 1	3646 x 3697	12'0" x 12'2"
En-suite	2300 x 1550	7'7" x 5'1"

KEY Double switched socket outlet Telephone outlet TV aerial outlet Ceiling Lighting Boiler Smoke Alarm

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