



THE SEASONS

TIMPERLEY

P.I.C.HOMES



THE DEVELOPER

P.I.C Homes began with a shared passion for creating warm and inviting homes, offering families the finest in luxury living. Our developments aren't just about beautiful architecture; they're about creating homes that grow with you over time, providing not just a space, but a place to truly call your own. Our homes are designed to be both functional and spacious, creating the perfect family environment. It's this careful balance that defines the cozy and high-quality atmosphere you'll find in all of our developments. We've consistently aspired to offer the area's highest quality homes,

rendering them not only unique but also a truly luxurious addition to the local community. As founders, we keep our core values close to heart in every development. These aren't just houses; they're homes we would be proud to share with our own families.

Founders: Armaan Chohan & David Strettle



SITE PLAN
THE SEASONS



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A GLIMPSE INTO TIMPERLEY'S RICH HISTORY

Before the Industrial Revolution in the 1700's, Timperley was predominantly an agricultural settlement. It was an area used for market gardening and along with Altrincham, it was famous for its crops, including the Timperley Early rhubarb. In 1776, the Bridgewater Canal opened through Timperley. The improvement in transport spurred on the development of market gardening in Timperley. It was used to transport market garden produce and commuters into the growing city of Manchester. When the boats came back to Timperley, night soil was unloaded and it provided the manure/fertiliser for the farms and market gardens.

As time went on Timperley continued to thrive. In 1851, there were approximately 16 square miles of market gardens, producing eight tonnes of onions and potatoes every year. The area's famous Bowdon Down potatoes were very popular in Manchester. Then, during the mid-19th century, four railways were built in Timperley and with the railways came the middle classes. The population of Timperley more than doubled over a twenty-year period.

Today, Timperley has a population of approximately 11,000 people. It is a sought-after village which is popular with commuters and families alike. Manchester City Centre and Altrincham Town centre are within easy reach offering a wide range of leisure, social and shopping facilities. Altrincham Market, although in use for 700 years, has more recently contributed to transforming the Town Centre once again, into a thriving destination for shoppers and regularly featuring in lists of the most desirable places to live.



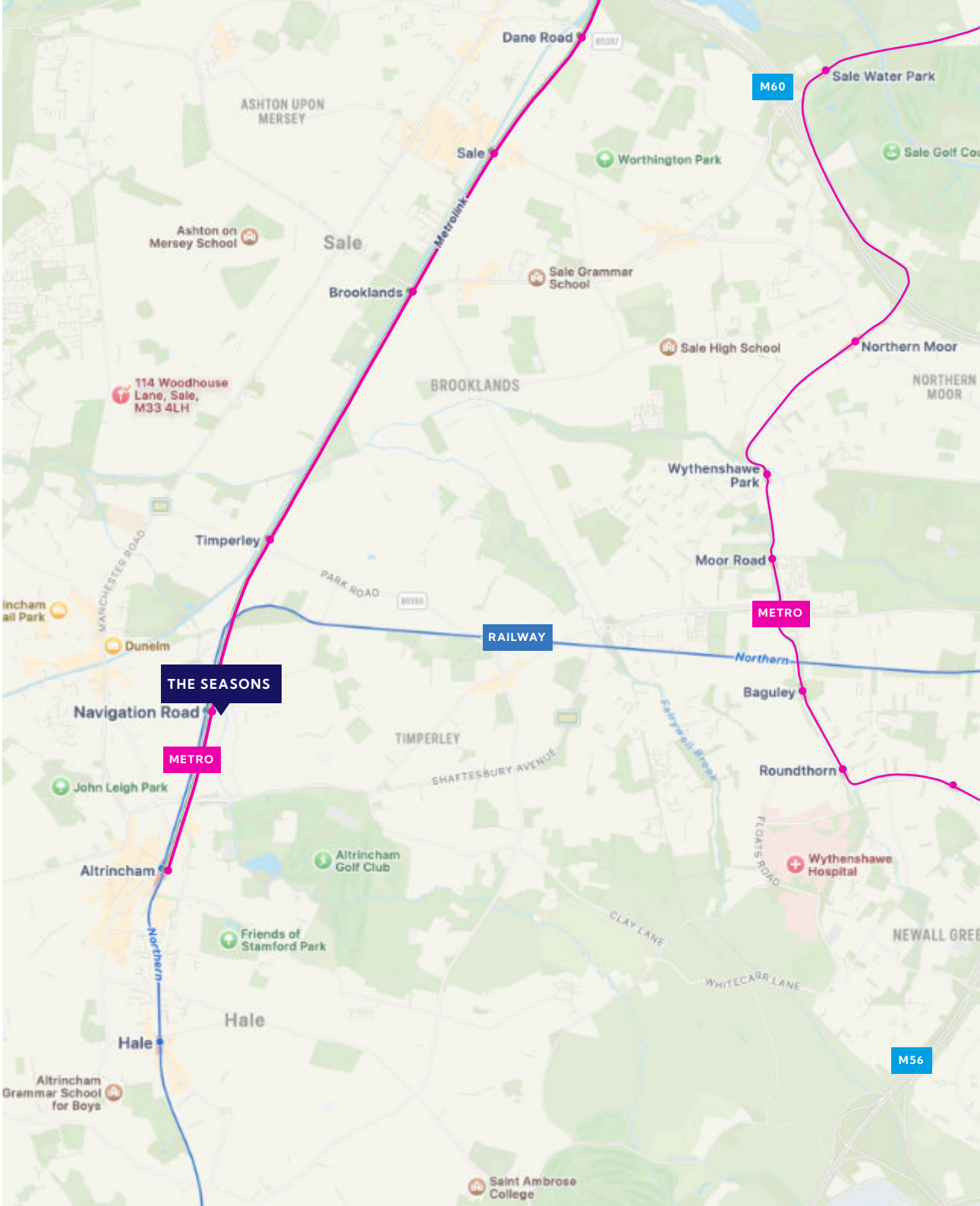
PRIME LOCATION & AMENITIES

Nestled in the heart of Greater Manchester, Timperley offers the perfect blend of suburban tranquility and urban convenience. This highly sought-after location provides excellent connectivity, outstanding local amenities, and a thriving community atmosphere, making it an ideal place to call home.

Excellent Transport Links

Timperley is well-connected for commuters, whether by car or public transport. The Timperley Metrolink station, located on the Altrincham Line, provides frequent tram services to Manchester city centre, Altrincham, and beyond, ensuring a smooth and hassle-free commute. Additionally, Navigation Road station offers both rail and Metrolink services, further expanding travel options.

For those who travel by car, Timperley benefits from easy access to key motorways. The M56 and M60 motorways are just a short drive away, providing seamless links to Manchester Airport, the city centre, and the wider Northwest region. Whether you're commuting for work or heading out for leisure, Timperley's transport connections ensure you're never far from your destination.



Outstanding Schools and Education

Families will appreciate the excellent choice of schools in the area. Timperley is home to highly rated primary and secondary schools, ensuring quality education for children of all ages. Nearby Altrincham Grammar Schools, among the best in the country, offer top-tier academic opportunities.

Retail and Shopping Convenience

Timperley boasts a variety of shopping options. The village centre features independent shops, cafés, and essential services, while nearby Altrincham town centre provides a broader retail experience. Altrincham's award-winning market is a local favourite, offering artisan produce, gourmet food, and boutique shopping. Large supermarkets and retail parks are also within easy reach.

Green Spaces and Recreation

Surrounded by picturesque parks, Timperley is perfect for an active outdoor lifestyle. Woodheys Park and John Leigh Park offer scenic trails, play areas, and sports facilities, making them popular for families and fitness enthusiasts. Altrincham Golf Course provides a well-maintained course just minutes away.

Nature lovers will enjoy Dunham Massey, a stunning National Trust estate nearby. With historic gardens, a Georgian mansion, and a beautiful deer park, it's perfect for a peaceful walk or a family day out.

With its prime location, strong transport links, and excellent amenities, Timperley offers the best of both worlds—a well-connected community with a welcoming village feel.



TIMPERLEY CRICKET CLUB



TIMPERLEY TRAIN STATION



THE OLD HALL



THE QUARRY BANK INN



DUNHAM MASEY



JOHN LEIGH PARK



ALTRINCHAM MARKET



ANTZ PANTZ



MOSS TROOPER



MOSS TROOPER PUB

A COMMUNITY FOR ALL

Timperley prides itself on fostering a vibrant and inclusive community, offering a diverse range of facilities and activities which cater to all age groups and interests.

Sports and Fitness

The village is a hub for sports enthusiasts. Timperley Sports Club, established in the late 19th century, provides facilities for cricket, hockey, and lacrosse, promoting active lifestyles and community engagement. Additionally, the proximity to Altrincham Municipal Golf Course offers golf aficionados a convenient venue to practice their swing.

Cultural and Social Activities

The community is enriched by various cultural and social groups. The South Trafford Archaeological Group, based in Timperley, offers opportunities for those interested in history and archaeology to participate in local projects and excavations. Regular events, such as the annual Timperley Country Fair, bring residents together, fostering a strong sense of community.

Educational and Recreational Programs

Beyond formal education, Timperley offers numerous programs for lifelong learning and recreation. Local libraries, community centres, and clubs provide workshops, classes, and activities that cater to a wide array of interests, ensuring that every resident has the opportunity to engage and connect.

In Timperley, you'll find a community that not only meets practical needs but also enriches the quality of life through diverse amenities and a welcoming atmosphere.



THE SEASONS

The Seasons is a development of four beautifully designed homes, situated off a private road in the heart of Timperley. With generous living spaces, exceptional build quality, and forward-thinking energy performance, these homes offer a rare opportunity for those seeking both style and substance in a truly desirable location.

Each residence spans three thoughtfully planned floors, with up to five spacious bedrooms, including luxurious en-suites, expansive open-plan kitchen and dining areas, and separate living spaces ideal for family life. Flexible layouts, high ceilings, and carefully positioned roof lights and glazing allow natural light to flow throughout—creating homes that feel both welcoming and refined.

With clean-lined architecture, private driveways, landscaped gardens, and a cohesive, high-spec finish. Externally the houses have traditional features, bay windows, brick plinth detailing all of which feature on victorian homes but built to modern day standards with all eco benefits. The Seasons achieves a timeless yet contemporary look. Inside and out, every detail has been considered to ensure comfort, practicality, and long-lasting quality.

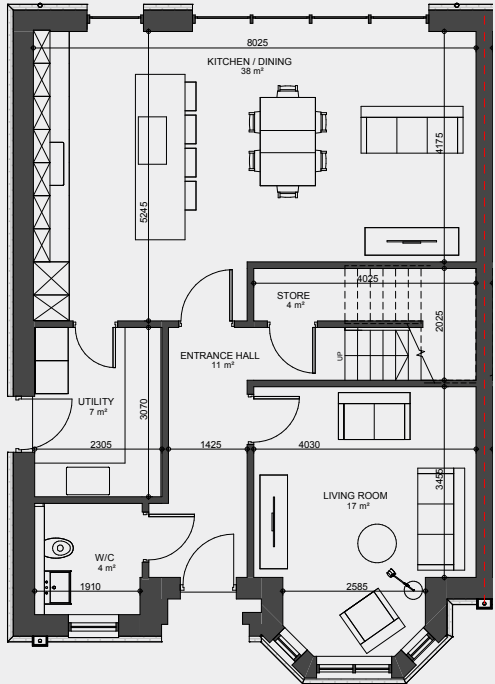
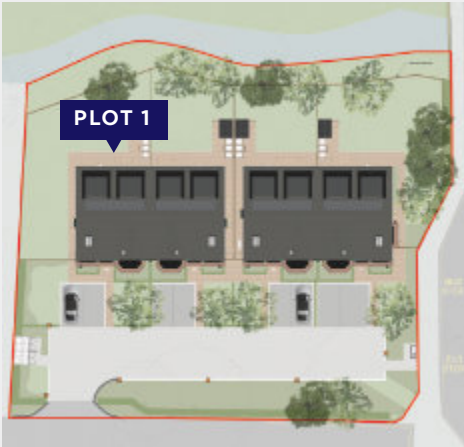
Sustainability is at the heart of the design. Each home is EPC A-rated, featuring air source heat pumps, integrated solar panels, and advanced thermal insulation—delivering exceptional energy efficiency, lower running costs, and future-ready performance.

Ideally located, The Seasons offers peaceful residential living while being just a short walk from Timperley village and its local amenities. Navigation Road Metrolink station is a minutes walk away providing direct, fast connections to Altrincham, Manchester city centre, and beyond—making this location perfect for commuters and families alike. These outstanding homes are positioned within the catchment area of outstanding schools, including Altrincham Grammar Schools for boys and girls, and also the sought after Wellington School. Green open spaces, and Altrincham's thriving town centre are all within easy reach.

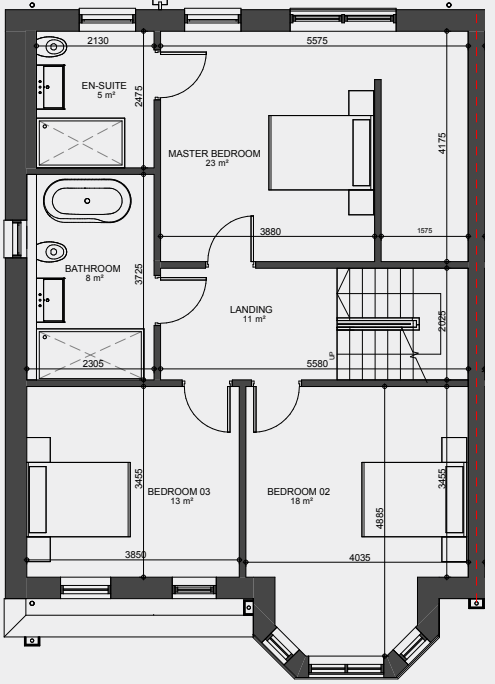
PLOT 1

SUMMER HOUSE

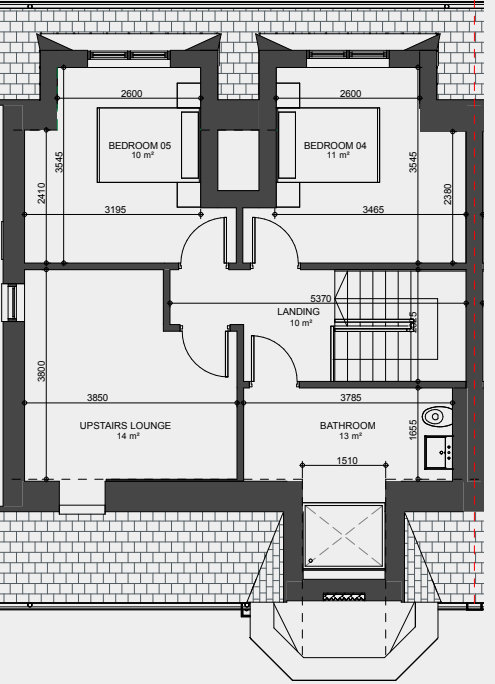
- 5 bedrooms
- Size: 2,400 sq ft
- Master Bedroom with ensuite and walk-in wardrobe
- Kitchen / Diner
- 4 bathrooms
- Kids' TV room / Home office
- An expanded rear garden for enhanced privacy and outdoor living



Ground Floor plan



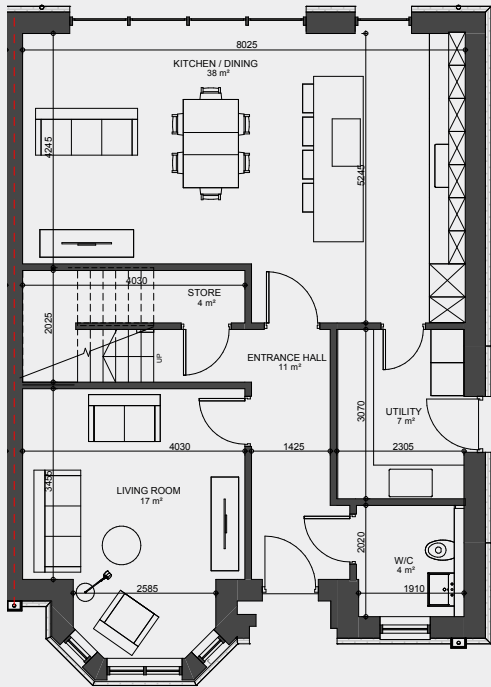
First Floor plan



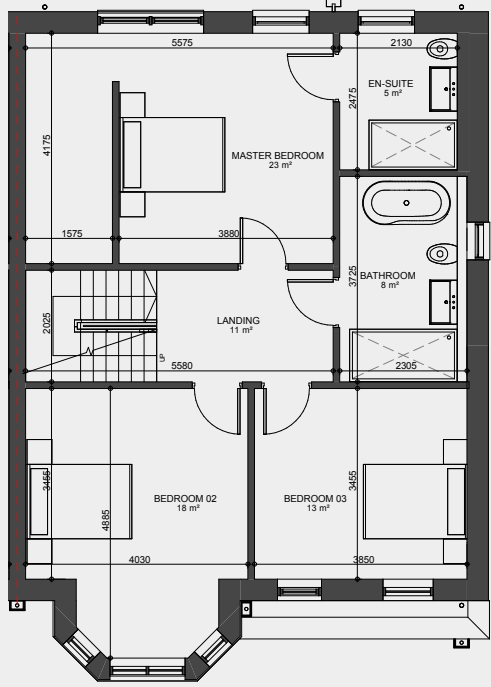
Second Floor plan

PLOT 2 AUTUMN HOUSE

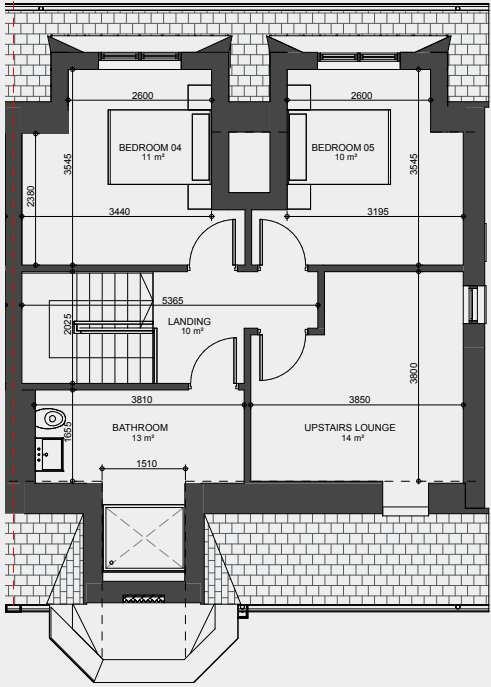
- 5 bedrooms
- Size: 2,400 sq ft
- Master Bedroom with ensuite and walk-in wardrobe
- Kitchen / Diner
- 4 bathrooms
- Kids' TV room / Home office



Ground Floor plan



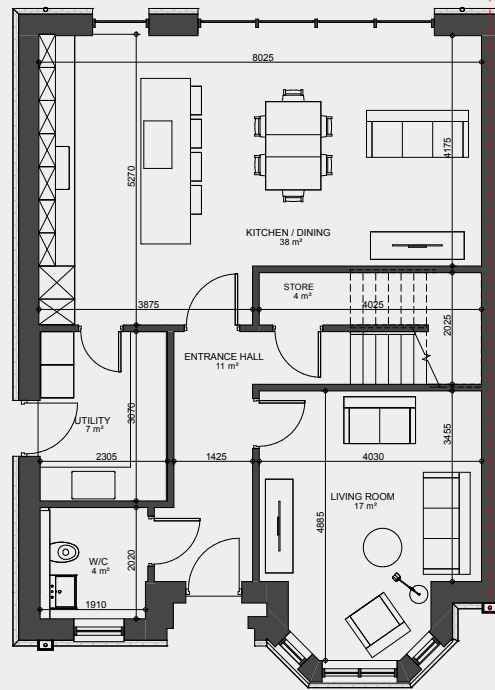
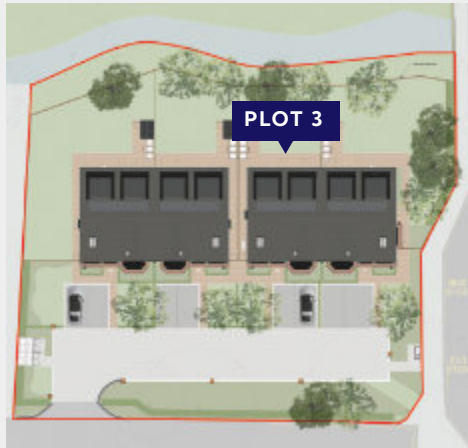
First Floor plan



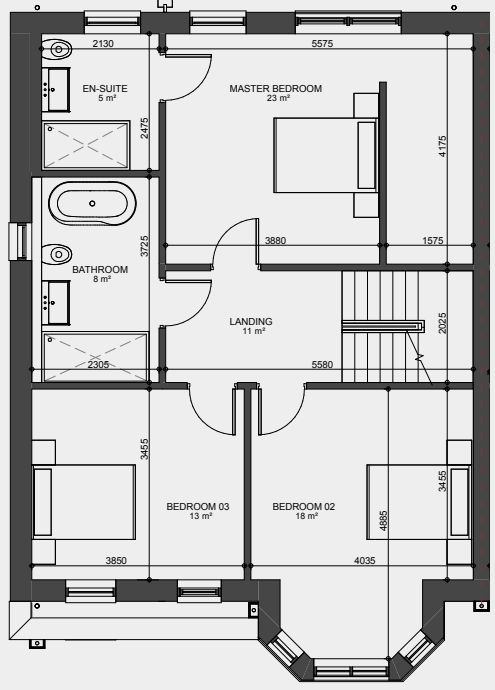
Second Floor plan

PLOT 3 WINTER HOUSE

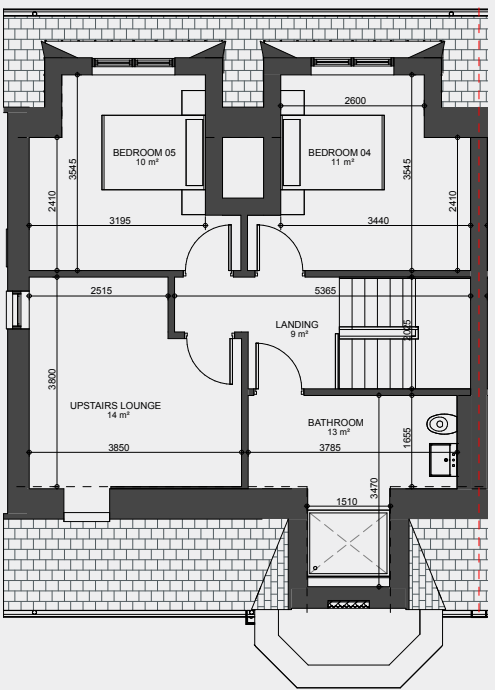
- 5 bedrooms
- Size: 2,400 sq ft
- Master Bedroom with ensuite and walk-in wardrobe
- Kitchen / Diner
- 4 bathrooms
- Kids' TV room / Home office



Ground Floor plan



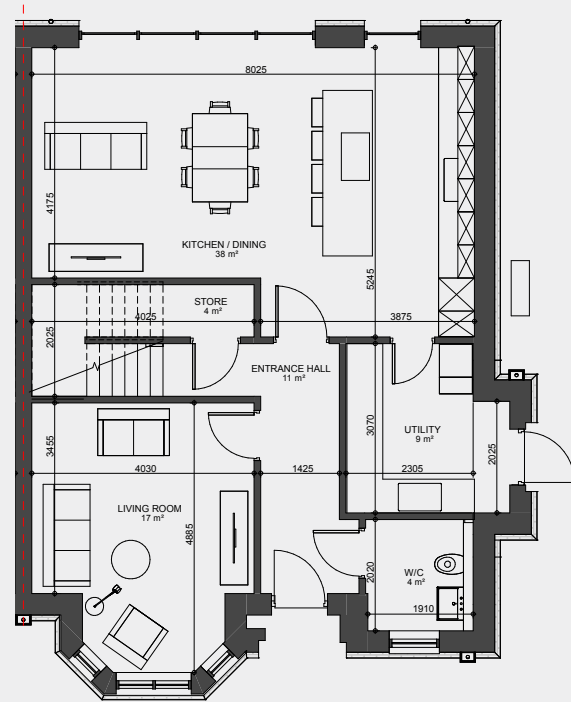
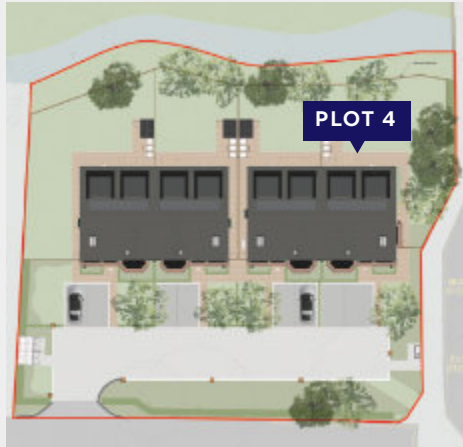
First Floor plan



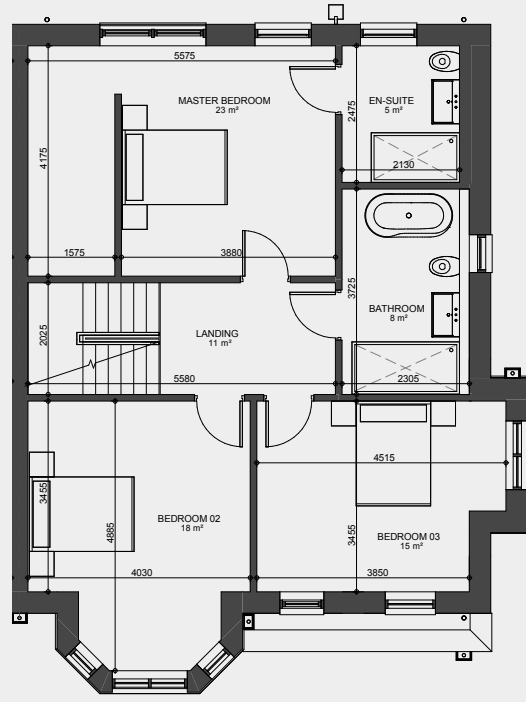
Second Floor plan

PLOT 4 SPRING HOUSE

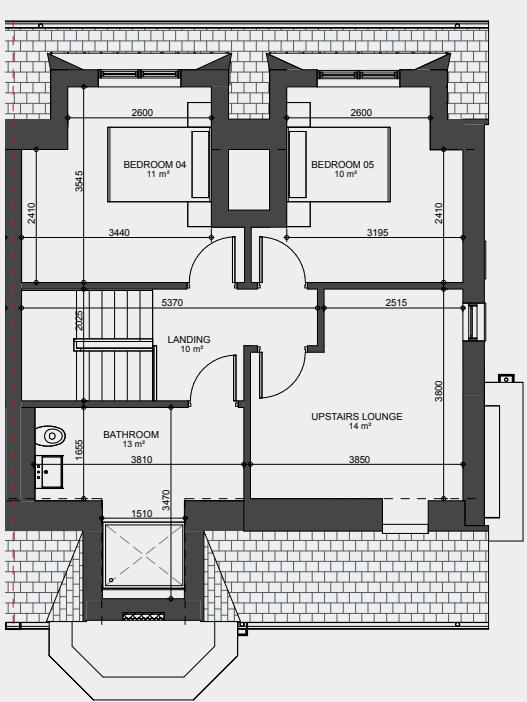
- 5 bedrooms
- Size: 2,435 sq ft
- Master Bedroom with ensuite and walk-in wardrobe
- Kitchen / Diner
- 4 bathrooms
- Kids' TV room / Home office
- Additional bay windows for increased natural light and architectural character



Ground Floor plan



First Floor plan



Second Floor plan

SPECIFICATION

GENERAL HOME SPECIFICATION

- Private Road
- Private driveways to each home
- Ground floor zoned underfloor heating
- Spot Lights throughout
- LED Coving lighting in: Kitchen/Diner, Master Bedroom & Formal Living
- Black aluminium Bi-fold doors to the rear of each home
- Pre-wired CAT6 in each room for high speed internet access.
- Timber stairs with black balustrade and newel posts with modern glass panels
- Composite front entrance doors
- Black double glazed aluminium windows and doors.
- Internal doors: Black panelled
- Modern brass style handles and door furniture.
- Kitchen/Diner & Utility room floors tiled in 100cmx100cm porcelain tiles or 120cmx20cm planks in herringbone pattern
- Hallway tiled with large format porcelain tiles
- Stairs, living room, kids tv room/ office, bedrooms and landing all carpeted. Colour options available

- Master bed with ensuite, walk - in wardrobe, built in led backlit headboard and bedside hanging pendants
- Built in media walls in all Kitchen/ Diners Living Room
- Dimmer switches in habitable rooms and switches in bathrooms/ storage/utility.
- 5 double sockets in each room (2 of which USB sockets).
- Modern black wall hung radiators on 1st floor and 2nd floor of each home.
- Moulded skirting boards and architraves
- Mains powered smoke detection system.

SPECIFICATION

UTILITY ROOM

- 40mm laminate worktop and up-stand
- Low and high cupboards for storage
- Tall cupboards for storage.
- Plumbing and space for freestanding washer and dryer
- Tiled floor

BATHROOMS

- Low profile anthracite and white shower trays
- Black, Brushed Gold and Nickel brassware and radiators in family bathrooms and W/C's.
- Master En-suites: have a selection of brushed gold finishes such as radiator, brassware and accessories.
- Accessories: Soap dispensers, toothbrush holders, electric toothbrush charger, toilet roll holder, robe hook, toilet brush all with matching overflow covers.
- Large format porcelain tiles (100cmx100cm in family bathroom 60cmx120cm in all other bathrooms
- Floor to ceiling tiled areas with mitred edges.
- Niche LED Lighting
- Concealed Dual Flush cisterns
- Mixture of round and rectangular LED wall mirrors
- Modern black sink and toilet pans
- Wall hung vanity unit sinks

KITCHEN

- Mix of German style and traditional shaker style kitchens
- Ceramic 20mm worktop
- Neff integrated dishwasher
- Neff integrated Slide and Hide Oven
- Neff integrated multifunction oven with grill
- Fully integrated larder fridge

- Fully integrated no frost freezer
- Neff freestanding wine cooler
- Neff Flex induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Quooker boiling tap
- Quartz under mount sink

- Neff wall extractor
- Kitchen Island with ceramic top and mitred waterfall edges, with Bar / Dining seating and power socket.
- Stunning contemporary Bi-fold rear doors leading into private rear garden
- Porcelain large format tiles
- KAELO worktop wine cooler

SMART HOME FEATURES

- Texecom Home Security Alarm System (smart phone compatible via App)
- Underfloor Heating (smart phone compatible via App)
- Hot Water (smart phone compatible via App)
- 1st Floor Heating (smart phone compatible via App)
- 2nd Floor Heating (smart phone compatible via App)

SERVICES/ RENEWABLE ENERGY

- EPC Rated A for high thermal efficiency and very low home energy running costs.
- Solar Panels to front elevations (Storage battery optional extra)
- Air Source Heat pumps for home heating
- Electric vehicle charging point

Disclaimer: Images and videography of finishes are produced from previous completed P.I.C Homes developments to show the quality that can be expected in a P.I.C Home property but chosen finishes and 2nd fix items can vary from home to home.

CGI visuals: Kitchen specifications will vary for each plot. Dining table pendant lights not included. Properties sold unfurnished. Furnishing and interior design service sold separately.

BENEFITS OF PURCHASING OFF PLAN:

When opting to purchase your home off-plan, we provide a comprehensive range of options to tailor your living space precisely to your preferences, achieving the highest standards of modern-day living.

Selecting finishes from our meticulously curated collection, sourced from a trusted supply chain, guarantees the delivery of a home that reflects both quality and sophistication.

In our commitment to streamline your move, we extend the opportunity to collaborate with our skilled interior designers for those bespoke touches. Partnering with Bluebell, our esteemed furniture builder, allows you to seamlessly integrate custom fittings, ready for your move-in day.

Post the exchange of contracts and within the allotted timeframe, you gain the flexibility to make personalised selections for your home from a diverse range of items:

- Kitchen & Worktops
- Option to Upgrade Appliances
- Carpets



BENEFITS OF RENEWABLE ENERGY WITH P.I.C HOMES

- Your home will come equipped with an integrated roof tile Solar PV system, offering the advantage of free electricity usage during daylight hours and the capacity to store energy for free use in the evening (upgrade required). This feature significantly reduces current high electricity costs.
- Say goodbye to gas bills! Your home will not feature a gas heating system; instead, it will be equipped with an Air Source Heat Pump. This not only aligns with our commitment to the environment but also results in substantial savings, as this system solely requires electricity to heat your home and water.
- At P.I.C Homes, our focus is on creating homes that are both luxurious and environmentally friendly. By doing so, we aim to provide each homeowner with the benefits of significantly reduced running costs. Moreover, your home will be rated A on the EPC, placing it among some of the most energy-efficient homes in the country. EPC A-rated homes also qualify for better mortgage rates due to their efficiency, so don't forget to share this information with your mortgage provider.

IANMACKLIN
& COMPANY

Robert Macklin

Office number: 0161 904 0654

Website: www.ianmacklin.com

Timperley Office:

385 STOCKPORT ROAD

TIMPERLEY | CHESHIRE | WA15 7UR

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