

LOWTON
HEATH
LOWTON

LOWTON HEATH SALES & MARKETING SUITE
HEATH LANE, LOWTON, GREATER MANCHESTER WA3 2SJ
TEL: 01925 399557

BLOOR HOMES[®]



LOWTON
HEATH

AN EXCITING
AND WONDERFUL
COLLECTION OF
NEW HOMES

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02 **03**
Lowton Heath
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BUILDING
QUALITY NEW
HOMES FOR
FIFTY YEARS



1969

THE YEAR WE
STARTED MAKING
DREAM HOMES A REALITY

At Lowton Heath, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

A lot may have changed since the day our founder John Bloor built the first Bloor home in 1969, but one thing has remained the same, our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle.

We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features.

Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but also well planned living spaces.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

04 **05**

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WE ONLY BUILD
HOMES WE'D BE
PROUD TO LIVE
IN OURSELVES



Choosing to buy a new Bloor home at Lowton Heath eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with each new home having an insurance backed 10 year warranty from the LABC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.



06 **07**
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ATTENTION TO
DETAIL IS
IMPORTANT WHEN
IT COMES TO
INTERNAL DESIGN



HAND CRAFTED ENTRANCES

Generously designed with substantial porches and extra wide front doors for a grand entrance and the added wow factor.



RAISED CEILING HEIGHTS

Our homes are generally higher on each floor than most other house builders, giving you the feeling of extra space.



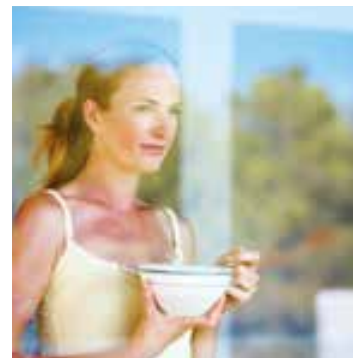
TRUSTED BRANDS

We carefully select components to provide high specification as standard, such as Roca and Bosch to name a few.



ENERGY EFFICIENT

We include high levels of insulation to reduce energy bills and all pipe work is cleverly integrated into the floor.





WIDER STAIRCASES

Enjoy that feeling of luxury when moving between floors with genuine oak handrails and thicker stair spindles.



08 **09**
Lowton Heath
Lowton
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FINISHING TOUCHES

We know that the small things add up to a big difference and it's not just what you can see that makes our homes special.



GLOSS FINISH

Doors, skirting, architrave and window boards are finished in gloss not eggshell.



QUALITY FLOORING

We only ever use better grade chipboard which is glued and nailed to avoid unwanted creaks.



PUTTING OUR
CUSTOMERS
FIRST - DON'T
JUST TAKE OUR
WORD FOR IT



93%

OF CUSTOMERS WOULD
RECOMMEND BLOOR HOMES
TO FAMILY & FRIENDS*



Great community, superb customer service and wonderful new build homes, made Bloor Homes' Worsley Fold development the best option for Annie and Steven Worthington.

The couple and new parents to baby Verity, purchased a four bedroom Silchester at our highly popular development in Walkden.

Annie and Steven set their hearts on the three-storey house after initially looking at buying a pre-owned home.

Annie said: "We wanted to buy a forever home and the layout of the property was a very important factor for us. After visiting the development several times and looking at other options we decided that Worsley Fold has everything we need to create our family memories together.

Initially, we weren't considering buying a new build home but after discussing all the renovation costs, time and effort involved in the process, we changed our mind. This particular house at Worsley Fold just ticked all our boxes right from the beginning and we really like spending our time at home."

"Worsley Fold attracted us for many reasons, but mainly because of the identity and character of the homes here. We really liked the idea of being able to personalise our home and make it our dream place. The build quality as well as the fixtures and fittings are fantastic, which is another reason why we chose to buy a new Bloor home.

We were so impressed with what we saw at Worsley Fold that we recommended the development to my brother and his family. They also had a really pleasant experience and we are delighted to live on the same street.

Buying a property is normally a very stressful process, but thanks to the Bloor Homes sales team we had a really positive experience, where everything went so smoothly."

Bloor Homes are proud to be a National 5-Star Housebuilder, but above that, over 93% of customers would recommend us to family and friends†.

*Figure based on customer feedback received for survey year 2017 / 2018.
†Based on NHBC National New Home Survey at 8 Weeks.

5%
DEPOSIT

IS ALL YOU NEED TO
START YOUR JOURNEY TO
A NEW BLOOR HOME*

Simon said the opportunity to live on a street named in memory of his Grandfather's service during the Second World War made the move extra special.

Simon, said: "I have always been extremely proud of my Grandfather's achievements, and it is a real privilege to live on the street named after him. It makes me happy to know I can show my appreciation by purchasing a property here. We were previously living at home with parents but decided it was the right time and place to make our first steps to get on the property ladder.

When the Sales Advisors showed us the house we fell in love with it straight away, and we were very lucky because it was the only plot available on that street. The house we purchased at Saxon Gate has a very symbolic meaning to Amy and I because we secured the deposit thanks to the inheritance left to me by my Grandfather."

Amy said: "We were completely taken by the house as soon as we came to see it. It is a great quality build, and the rooms are spacious and bright."

The couple were able to secure their new home with a small deposit and reduced mortgage thanks to the Government backed Help to Buy scheme.





There has never been a better time to buy a new Bloor home. The Government backed Help to Buy scheme can get you moving – but it won't be around forever!

If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just a 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

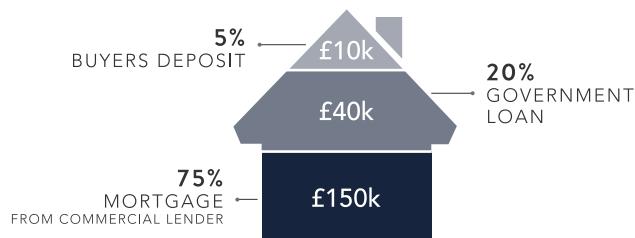


If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need a 5% deposit to move.

To find out more, please speak to our experienced Sales Team who will be happy to help and put you in touch with an Independent Financial Advisor for free advice.

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HOW IT WORKS:



Example house value - £200k

As this is a Government Scheme, we advise that you refer to the Help to Buy website for full details regarding the scheme: helptobuy.gov.uk/equity-loan

*Help to Buy available on selected plots only, terms & conditions apply and subject to eligibility. Full details available from our Sales Team.

BLOOR HOMES


SUPERB
NEW HOMES,
PRIME
LOCATION

Extensive research is carried out to ensure the right location and selection of homes.

Situated on the A580 East Lancashire Road, Lowton Heath has direct access to the cities of Manchester to the east and Liverpool to the west. From this road, the M6 motorway runs north and south, and the M60 connects with the M62 across the Pennines. Newton-le-Willows train station is only a short commute and has direct lines to both Liverpool and Manchester city centres.





SAT NAV: 	DEVELOPMENT: Lowton Heath
	FIND US HERE: Heath Lane, Lowton, Greater Manchester. WA3 2SJ

DISCOVER A
WEALTH OF
AMENITIES ON
YOUR DOORSTEP



◀ 2.3 MILES

**M6 MOTORWAY
(JUNCTION 23)**

Travel just got that little bit easier,
with simple access to the M6
motorway for excellent travel links,
wherever your destination.

trafficengland.com



▲ 6.4 MILES

**GEMINI
RETAIL PARK**

The retail park can be reached in
6 minutes by car and is well known
for its large Ikea, Boots and Next.
It is also home to the biggest
M&S store outside of London.

Warrington. WA5 7TY
visitnorthwest.com

▼ 8.6 MILES

**WARRINGTON
TOWN CENTRE**

A busy town centre with great
shopping on offer including
Golden Square, home to all the
major brands under one roof.

visitcheshire.com



▲ 17 MILES

**MANCHESTER
CITY CENTRE**

Easily reached by road or rail, one
of the UK's most exciting places
with its proud history of science,
politics, music, arts & sports.

visitmanchester.com



All details correct at
time of production.

Distances and journey
times calculated using
maps.google.com

► 8.6 MILES

WIGAN TOWN CENTRE

Boasting a vibrant mixture of fantastic amenities including great shopping facilities, a vast array of pubs, clubs and restaurants

visitnorthwest.com



▼ 23.8 MILES

MANCHESTER AIRPORT

Just 30 minutes by car, enjoy easy access to one of the UK's busiest airports for travel to nearly 200 destinations worldwide.

Manchester. M90 1QX
manchesterairport.co.uk

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◀ 19.2 MILES

LIVERPOOL CITY CENTRE

A city with unique attractions, exciting events and the largest collection of museums and galleries outside of London.

visitliverpool.com



◀ 2.5 MILES

NEWTON-LE-WILLOWS RAILWAY STATION

Situated on the northern route of the Liverpool to Manchester line, serving as a feeder station for Golborne, Billinge and Haydock.

Newton-le-Willows. WA12 9SF
northernrailway.co.uk



◀ 20.3 MILES

LIVERPOOL JOHN LENNON AIRPORT

Just 38 minutes by car is Liverpool's John Lennon International airport that handled over 5 million passengers last year.

Liverpool. L24 1YD
liverpoolairport.com

PERFECTLY
PLACED MEANS
MORE THAN
JUST WORDS

Situated off the A580 East Lancashire Road, Lowton Heath, has the traditional village feel, with excellent transport links to major cities, and beautiful country parks within walking distance.



01





Within an easy commute to a range of fantastic schools and local amenities, this is the ideal place to raise a family.

At Lowton Heath we are creating a range of beautiful 3 and 4 bedroom mews, semi-detached and detached family homes with something to suit everyone. Singles and couples, young families and those with older children, commuters, downsizers and everyone who enjoys the finer things in life. With our focus on energy efficient design, traditional craftsmanship, attention to detail, and above all excellent customer service - The Bloor Difference really stands us apart.

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AN ATTRACTIVE
VILLAGE IN THE
HEART OF A
PICTURESQUE
REGION

**There are plenty of lovely places
to visit in the local area.**

Wigan is a surprising mixture of character, history, heritage and transition. Situated approximately halfway between Manchester and Liverpool and just 8.6 miles from Lowton, the area has a vibrant mixture of fantastic amenities including great shopping facilities, a vast array of pubs, clubs and restaurants.

With tranquil countryside and lakes, including the 250 acres of historical Haigh Hall and Country Park woodland, plus award-winning attractions, including the Museum of Wigan Life, an ode to the fascinating heritage of Wigan, plus the 2500 horse power Trencherfield Mill Engine, Wigan has lots of offer.





02

Alternatively, the pleasant town of Warrington is close by too, with its centre having a real community feel about it, from the hustle and bustle of the market with its 200 stalls to the Golden Square shopping centre with its abundance of everyday amenities such as the post office, hairdressers and the widely recommended Bessies Bakery who sell the most delicious homemade bread, cakes and pastries.



20 **21**
Lowton Heath
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BEAUTIFUL
SURROUNDINGS
WAITING TO BE
DISCOVERED

There are plenty of lovely country parks and woods in the local area, waiting to be explored.

Pennington Flashes is an impressive country park covering 70 hectares and offering visitors a wide range of things to do and see, including horse riding, fishing and the opportunity to have an afternoon out on the sail boats. A network of paths surround the lake enabling visitors to enjoy at leisure the beautiful wildlife and breath-taking scenery. The children's play area, picnic areas and informal recreation areas are the ideal places to retreat to at the weekend with the whole family.

Horse riding and angling is also permitted in designated areas and sailing and windsurfing are available.





The Lyme and Wood Pits Country Park offers a mixture of old and new woodlands, wetlands and emerging wildflower meadows to enjoy, the wetlands provide natural breeding grounds for newts, toads and dragonflies and three of the ponds at the site are fishing pools. With a clearly marked path all the way around the park this would be a perfect destination for a family Sunday stroll or daily dog walking.

The award winning Haydock Racecourse is just 3.5 miles away from Lowton Heath and provides a great day / evening out!

Throughout the year they hold a number of special events including family fun days and live music race evenings, along with all the usual weekly racing fixtures.

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A GREAT FAMILY
DAY OUT JUST
MOMENTS FROM
YOUR FRONT DOOR



Experience Liverpool's wildest day out with a trip to Knowsley Safari Park, just a 30 minute car journey from Lowton Heath.

Begin your day with a tour of the 550 acre Safari Drive and get acquainted with over 700 wild animals, from baboons to camels, wildebeest to rhinos, all from the comfort of your own car.

The drive through lion enclosure is a real highlight of the safari drive while for many visitors the baboons are the stars of the show. Whether up close, on the Baboon Bus or by taking the car friendly route, you'll get a great view of the monkey madness.

An all day destination, and the fun doesn't end with the Safari Drive. On the Foot Safari, you can explore the Amur Tiger Trail. Step into the tiger's territory as you make your way into the forest. What's more you can get up close and personal at the Giraffe Tower with regular giraffe talks from the team, watch the sea lions splash about in the sea lion show, get acquainted with the family of meerkats.







FIND YOURSELF
WELL CONNECTED,
WHICHEVER WAY
YOU TRAVEL



01





-  Parking available
-  Staff in attendance
-  Bicycle store facility
-  Tram connection
-  Disabled assistance available
-  Airport Link

Crewe is a major junction on the West Coast Main Line and serves as a rail gateway for North West England. It is 158 miles north of London Euston and 243 miles south of Glasgow Central.

It is located at the point where the lines to Manchester Piccadilly and North Wales diverge from this route, and is the last major station before the branch to Liverpool Lime Street diverges. It is also served by lines to Stoke-on-Trent and Shrewsbury.

TEXT NEEDED!

Lowton Heath is conveniently located almost half way between the two fantastic cities of Manchester and Liverpool, and with such excellent transport links you could enjoy all the cities have to offer within a short commute.

Manchester is a shoppers paradise, the Arndale Centre is full of flagship high street stores, The Exchange Square and King Street offers upmarket stores such as Selfridges and Harvey Nichols.

The Northern Quarter is known for its Bohemian style with many independent stores. After all this retail therapy, why not enjoy some locally brewed real ale in a summer beer garden, or indulge with an experimental cocktail in little-known back street gems.





01



02



03



04

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Liverpool has so many attractions it's hard to work out what to visit first! The stunning Albert Dock, a World Heritage waterfront, is a must-see, visit Tate Liverpool, the Merseyside Maritime Museum, hear The Beatles Story and experience the world famous Cavern Club.

Liverpool One shopping district is perfect for a bit of retail therapy, packed full of designer names and high street stores, you can shop until you drop.



Media City
Salford Quays
Manchester



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WE UNDERSTAND
HOW IMPORTANT
YOUR CHILD'S
EDUCATION IS



All information
shown was correct at
time of production.

Families moving to Lowton Heath will find they don't have to travel far to find excellent local schools.

St Luke's C of E Primary School, Lowton West Primary School and St Catherine's Catholic Primary School are all within walking distance and have an Ofsted 'Good' rating.

Secondary School children are also well catered for, Golborne High School, Haydock High School and Culcheth High School are all rated Ofsted 'Good' and are in an easy commutable distance.

Wigan and Leigh College offers further education for 16-18 with a wide variety of A level, vocational and apprenticeship courses, as well as adult education.

AT LOWTON HEATH, YOU CAN REST ASSURED YOUR CHILD'S EDUCATION IS WELL CATERED FOR AT ANY LEVEL	
PRE-SCHOOL	FIRST STEPS DAY NURSERY Robson Way, Lowton. WA3 2RD TEL: 01942 678803
PRIMARY	ST LUKES C OF E Church Lane, Lowton. WA3 2PW Tel: 01942 201140 Ofsted: Good LOWTON WEST PRIMARY SCHOOL Slag Lane, Lowton. WA3 2ED Tel: 01942 724865 Ofsted: Good ST CATHERINE'S CATHOLIC PRIMARY SCHOOL Cranham Avenue, Lowton. WA3 2PQ Tel: 01942 671528 Ofsted: Good
SECONDARY	GOLBORNE HIGH SCHOOL Lowton Road, Golborne, Warrington. WA3 3EL Tel: 01942 726842 Ofsted: Good CULCHETH HIGH SCHOOL Warrington Rd, Culcheth, Warrington. WA3 5HH Tel: 01925 767587 Ofsted: Good
COLLEGE	WIGAN AND LEIGH COLLEGE Parson's Walk, Wigan. WN1 1RS Tel: 01942 761111

WE TAKE A
GREAT DEAL
OF CARE
OVER WHERE
WE BUILD



Artist's Impression of
Bloor Homes streetscene

Before a spade touches the ground, we make every effort to ensure the right location of your new home, not because we have to, but because we want to.

All our homes are carefully designed down to the finest detail to ensure our developments stand the test of time. We carry out extensive research in the early planning stage to select characterful streetscenes that complement the surrounding styles and existing materials.

We also choose all construction materials by performance and quality, never by price. The Bloor Difference is in everything we do and we're proud to share that with you, every step of the way.

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WE'RE HERE
TO HELP,
WHATEVER
YOUR
SITUATION



NEEDING MORE SPACE

If a growing family is leaving you needing extra room, our schemes and incentives can help get you moving up the property ladder.



UPGRADE

Don't improve your current home, make the move to a new Bloor home and enjoy having more time for friends and family.



NEW JOB

Whether you're relocating to a different area or looking to reduce the commute, Lowton Heath is extremely well connected.



EMPTY NEST

Children have grown up, so need to downsize to a smaller home? We could have the answer you've been waiting for.



All schemes & incentives
available on selected plots
only, full details available
from our Sales Team.



RELATIONSHIP OR FRESH START

Whatever exciting times lie ahead, Bloor Homes and **Help to Buy** could help start your next chapter even sooner.



MOVING CLOSER TO FAMILY

For help raising children or to look after parents, we have the answer and with our **Part Exchange** scheme, just leave it all to us.



SCHOOL CATCHMENT AREAS

With more and more families moving to an area within their preferred school's catchment area, Lowton Heath won't disappoint.



CHANGE OF SCENERY / LIFESTYLE

Bright lights of the city to the peaceful countryside or vice versa, with Lowton Heath, you can enjoy the best of both worlds.



36 **37**
Lowton Heath
Lowton
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WE'RE HERE,
LONG AFTER
WE HAND
OVER THE KEYS



3,760

THE NUMBER OF
DREAMS WE MADE
REALITY LAST YEAR*

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.



*Figure based on legal completions between July 2018 and June 2019.

All information shown in this brochure was correct at time of going to press.

