

LINGLEY
GREEN
WARRINGTON

LINGLEY GREEN SALES & MARKETING SUITE
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TEL: 01925 393259

BLOOR HOMES[®]



L I N G L E Y
G R E E N

CRAFTED BY OUR FAMILY,
LOVED BY YOURS SINCE 1969

Proud to support:

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk

BUILDING QUALITY NEW HOMES FOR FIFTY YEARS	04
PEACE OF MIND	06
THE BLOOR DIFFERENCE	08
CUSTOMER SATISFACTION	10
HELP TO BUY	13
YOUR NEW HOME SPECIFICATION	14
DEVELOPMENT LOCATION	18
AROUND THE AREA	20
PERFECTLY PLACED	22
PLENTY TO EXPLORE	24
BEAUTIFUL SURROUNDINGS	26
WALTON HALL	28
TRAVEL CONNECTIONS	30
CITY LINKS	32
EDUCATION	36
PLANNING	38
HERE TO HELP	40
MAKE YOUR MOVE	42

1969

THE YEAR WE
STARTED MAKING
DREAM HOMES A REALITY



At Lingley Green, 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.

The company is still owned by John Bloor and run today with his son Adrian. They are both actively involved within the day to day running of the business to ensure “The Bloor Difference” is achieved on all the homes we build.

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 greater freedom of movement.

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**
Lingley Green
Warrington
WAS 3LP

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

Choosing to buy a new Bloor home at Lingley Green 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 NHBC.

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.



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.



TRUSTED
BRANDS

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



WIDER
STAIRCASES

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



RAISED CEILING
HEIGHTS

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



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.



ENERGY
EFFICIENT

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



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



97%

OF CUSTOMERS WOULD RECOMMEND BLOOR HOMES TO FAMILY & FRIENDS*



The Worthington Family, Worsley Fold 01

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 9 out of 10 customers would recommend us to family and friends†.

* Figure based on customer feedback received between Jun and Dec 2018.
†Based on NHBC National New Home Survey at 8 Weeks.

10 11
Lingley Green
Warrington
WAS 3LP

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!

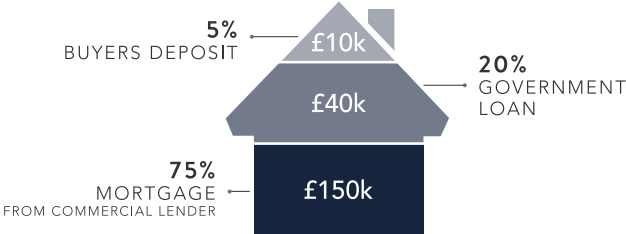
If you’re a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you’ll need to save just a 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.



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.

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](https://help-to-buy.gov.uk/equity-loan)

ENJOY HIGH
SPECIFICATION
THROUGHOUT
AS STANDARD

KITCHEN

Choice of fully fitted quality **Symphony** kitchens with worktops and matching laminate up-stand and internal drawer system.

Carron Phoenix granite effect Jet Black 1.5 bowl sink complete with **Carron Phoenix** tap to Kitchen.

Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (*where applicable*).

Symphony stainless steel splashback behind the hob.

BOSCH APPLIANCES

Electric hob

Single electric oven
(2 & 3 bed properties)

Double electric oven
(4 bed properties)

Chimney style cooker hood



10YEAR

INSURANCE BACKED NHBC
WARRANTY AND 2 YEAR
BUILDERS GUARANTEE



BATHROOM

Roca contemporary style white sanitaryware with complementing **Hansgrohe** chrome fittings.

Merlyn metallic shower enclosure complete with **Hansgrohe** shower to en suite (and bathrooms where applicable).

White heated towel rail (thermostatic) to bathroom.

Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

BEDROOM

Fitted **Space•Pro** wardrobes to master bedroom, finished with silver mirrored soft-close door fronts and silver framing (3 & 4 bed properties).



INTERNAL FINISHES

Internal walls and ceilings finished in Dulux ‘Timeless’ matt emulsion.

Painted MDF window boards throughout, except to bathrooms where tiling is included.

Chamfered skirting board and architrave.

6 panel white painted internal doors complete with chrome ironmongery.

ELECTRICAL

Deta white light switches and sockets.

Power and lighting to garage (to integral and attached garages only, also included within detached garages to properties over 1500sq ft).

Deta mains operated doorbell and smoke alarms.

Telephone point to living room.

TV point to living room, family area and master bedroom.

Data point to living room and master bedroom.



LIGHTING

Green Lighting Warm White D-LUX LED downlights to the kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for details).

Pendant light fittings to all other locations (batten light fittings to cloakroom, bathroom and en suites on selected plots).



HEATING

Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (subject to gas supply).

Energy efficient gas fired central heating with compact radiators including top and side covers (subject to gas supply).



EXTERIOR FINISHES

Turfed front garden.

Paved area to rear garden using buff paving slabs.

1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

PIR sensed downlight to front entrance (selected plots only).



SUPERB
NEW HOMES,
PRIME
LOCATION

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

For those who commute on a daily basis, there are fantastic links to the M6, M62 and M56 motorway networks just minutes away, train stations with lines to Chester, Manchester and London just a short car journey and two major airports Liverpool (15 miles) and Manchester (20 miles) away.



SAT NAV:	DEVELOPMENT:
	Lingley Green
FIND US HERE:	Omega Boulevard, Warrington, WA5 3LP



◀ 2 MILES

M62 MOTORWAY
(JUNCTION 8)

Travel just got that little bit easier with simple access to the M62 and M6 motorways for excellent travel links, wherever your destination.

trafficengland.com



▲ 2.8 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

► 4.3 MILES

WARRINGTON CENTRAL
RAILWAY STATION

Direct and frequent rail services to Manchester and Liverpool, just a 12 minute car journey away.

Warrington. WA2 7TT
nationalrail.co.uk



▼ 23 MILES

MANCHESTER
AIRPORT

Just 30 minutes away 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

▼ 4 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



▲ 21 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



◀ 17 MILES

LIVERPOOL
CITY CENTRE

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

visitliverpool.com



◀ 3.9 MILES

WARRINGTON BANK
QUAY RAILWAY STATION

The second station serving the town, with services to London, Liverpool and Manchester.

Warrington. WA1 1LW
nationalrail.co.uk



◀ 15 MILES

LIVERPOOL JOHN
LENNON AIRPORT

Reached in just 20 minutes by car, one of Europe's fastest growing Airports. Flying to a wide selection of destinations.

Liverpool. L24 1YD
liverpoolairport.com

PERFECTLY
PLACED MEANS
MORE THAN
JUST WORDS

A fantastic collection of 2, 3 & 4 bedroom homes in Warrington.

Our Lingley Green development is a prime location for both families and commuters alike; with a selection of fantastic local amenities and well performing schools right on your doorstep, with the added luxury of being only minutes away from the M62 which provides direct access to the beautiful cities of Manchester and Liverpool.



Here Bloor Homes are creating a range of beautiful new 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, That's the Bloor Difference.

The pleasant town of Warrington is located in Cheshire on the banks of the River Mersey. The Golden Gates, which have stood proudly outside the Town Hall for over a century were originally commissioned as a gift made fit for royalty, the gates have since become an iconic landmark within the town.

The town centre has 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.

The picturesque village of Lymm is only 10 miles away, and offers numerous restaurants and pubs, a weekly outdoor market and beautiful walks through nature reserves and down the Bridgewater Canal, a scenic route to take a stroll on a Sunday afternoon.



Warrington Town Hall 01
The Barley Mow 02
Bridgewater Canal 03
Lymm Cross 04

AN ATTRACTIVE
LOCATION IN
THE HEART OF
A PICTURESQUE
REGION

The busy town of Warrington has a number of great sites to see and places to visit that are entertaining for all the family.

Warrington has its very own theme park too! Gulliver's World is an ideal place for kids and adults to spend a fun filled day out.

It's home to over 90 rides and attractions that will suit everybody, from the nervous to the adrenaline junkies. There are also several rides suitable for younger children aged 2 upwards, so there is something for all the family. Gulliver's Fun World boasts all the traditional fairground rides, including log flumes and dodgems, plus several rides on different themes, such as Alice's Wonderland and Western World.



If you are in need of a little culture while you are in Warrington then look no further than the Warrington Museum & Art Gallery. It has over 200,000 objects and pieces of art under one roof, which will keep you busy and all day. As well as exhibitions on Warrington's interesting history, it also provides a number of other fascinating displays on Egyptian and natural history; it even has its own dinosaur!

The museum frequently has events and extra-exhibitions on throughout the year, as well as its permanent displays, so there is always something fun and interesting to do. There are also often family craft days and activities for children, so everyone can be kept busy and can try their hand at something new.

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

Sankey Valley Park follows the course of the Sankey Brook and Sankey Canal and in several places the park opens up into open, lawned areas and features such as a hedge maze, a meadow, mature woodland and a wetland nature reserve, perfect for little explorers!

The LA Bowl centre in Warrington boasts several lanes and often has deals on for holidays, as well as providing group deals. On top of bowling, LA Bowl also has a fun arcade with bumper cars and other games. There are also karaoke booths so you can indulge in a little singing while you're there. Plus, there is a bar and restaurant for you to enjoy while you bowl.

If golf is your game, you could become a member of Walton Hall Golf Club. Enjoy a round on the challenging 18 hole course, meandering up the hillside to discover magnificent views over Warrington and Cheshire.



Great Sankey Leisure Centre is the closest gym to Lingley Green, with its 25m swimming pool, teaching pool, fitness suite, sports hall and group fitness studios, making this the true hub of the community.

There are plenty of other gyms available in the local area, such as the state of the art David Lloyd club. Head to the gym for a tough workout with one of their expert personal trainers, or try a group exercise class from the huge range that is on offer, including everything from Tai Chi and Yoga to Circuit Training and Boot Camp. They have both indoor and outdoor pools so the whole family can swim come rain or shine.



A UK LANDMARK
JUST MOMENTS
FROM YOUR
FRONT DOOR

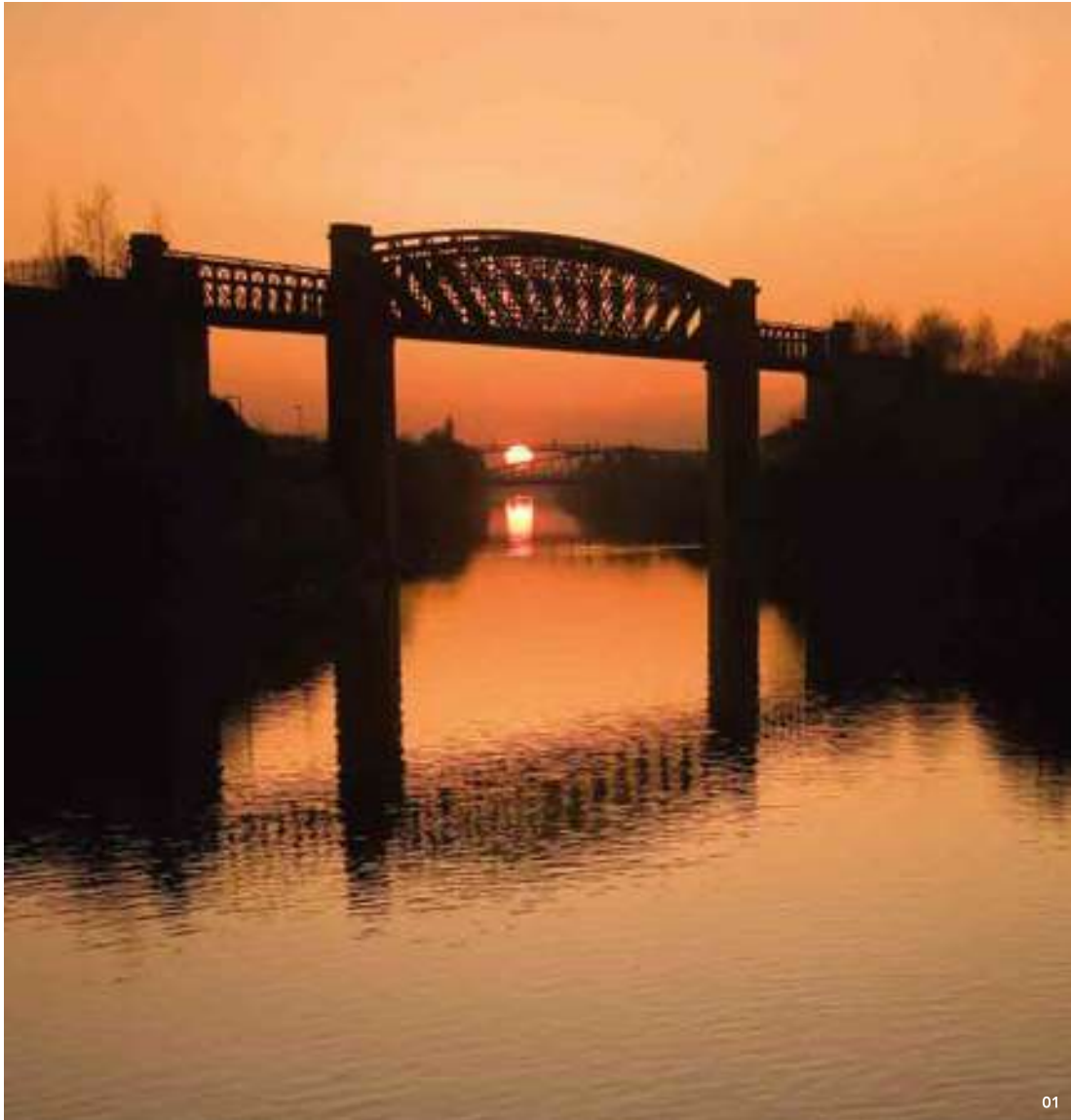
Children's Zoo

Situated amid 32 acres of picturesque parkland and award winning Green Flag gardens is Walton Hall, a stunning Grade II listed country house.

The park offers an abundance of attractions that will entertain the whole family. Take a stroll around the perfectly landscaped gardens and discover spacious picnic areas and the Heritage Centre Café along with a play area, miniature golf course and the land train.

One of the park's most popular attractions, the children's zoo, features a colourful array of intriguing creatures including Shetland ponies, pygmy goats, Herdwick sheep, red squirrels, ferrets, chipmunks, rabbits, guinea pigs, geese and ducks plus the aviaries offer more tropical feathered friends including parrots and cockatiels.

FIND YOURSELF
WELL CONNECTED,
WHICHEVER WAY
YOU TRAVEL



01



02

Latchford Railway, 01
Viaduct, Warrington
Manchester Metrolink 02



30 31
Lingley Green
Warrington
WAS 3LP

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

Warrington Central Station is one of the two principal railway stations serving Warrington. It is located on the Southern route of the Liverpool to Manchester line approximately halfway between the two cities with services running up to 3 times an hour. Central Station is also served by express services between Liverpool and the North East of England and East Anglia.

The second station serving the town is Warrington Bank Quay, this station offers express services to London Euston, Birmingham New Street, Birmingham International, Scotland and Liverpool Lime Street.

There are also trains to and from Manchester Airport as well as a regional express service between Manchester, Chester and North Wales. It also operates late evening services to Manchester and Liverpool for those that fancy a night out in one of the cities.

Rail network and all details were correct at time of production

Lingley Green is conveniently located halfway between the 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

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

34 **35**
Lingley Green
Warrington
WAS 3LP

WE UNDERSTAND
HOW IMPORTANT
YOUR CHILD'S
EDUCATION IS



All information
shown was correct at
time of production.

Families moving to Lingley Green will find they don't have to travel far to find good local schools.

Saint Philip's C of E Primary School, Barrow Hall and Park Road Community Primary School are all within a commutable distance and have accomplished an Ofsted 'Good' rating. Penketh Community Primary School is a 10 minute drive away, and achieved Ofsted 'Outstanding' in their most recent report.

Secondary School children are also well catered for within the area, with the Great Sankey High School Ofsted rated 'Good' within walking distance, at just over half a mile away from the development.

Warrington & Vale Royal College offer further education for students 16 years and above and offer a wide variety of A level, vocational and apprenticeship courses, as well as adult education. Close by you will also find Sylvia Hodge College, a specialist establishment who offer intensive Beauty and Holistic therapy courses where students can achieve internationally recognised qualifications at their own pace.

AT LINGLEY GREEN, YOU CAN REST ASSURED YOUR CHILD'S EDUCATION IS WELL CATERED FOR AT ANY LEVEL	
PRE-SCHOOL	STEPPING STONES Lingley Mere Business Park, Lingley Green Ave, Great Sankey, Warrington WA5 3LP Tel: 01925 712683
PRIMARY	BARROW HALL COMMUNITY PRIMARY SCHOOL Sophia Drive, Warrington. WA5 3TX Tel: 01925 445391 Ofsted: Good
	SAINT PHILIP'S C of E PRIMARY SCHOOL 10 Westbrook Centre, Warrington. WA5 8UG Tel: 01925 445391 Ofsted: Good
	PARK ROAD PRIMARY SCHOOL Wroxham Rd, Great Sankey, Warrington. WA5 3EF Tel: 01925 723550 Ofsted: Good
	PENKETH PRIMARY SCHOOL Coniston Ave, Warrington. WA5 2QY Tel: 01925 723719 Ofsted: Outstanding
SECONDARY	GREAT SANKEY HIGH SCHOOL Barrow Hall Ln, Great Sankey, Warrington. WA5 3AA Tel: 01925 724118 Ofsted: Good
FURTHER	WARRINGTON & VALE ROYAL COLLEGE Winwick Road, Warrington WA2 8QA Tel: 01925 494494

WE TAKE A
GREAT DEAL
OF CARE
OVER WHERE
WE BUILD

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.



Artist's Impression of
Bloor Homes streetscene

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.



RELATIONSHIP
OR FRESH START

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



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, Lingley Green is extremely well connected.

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, Lingley Green won't disappoint.



EMPTY NEST

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



CHANGE OF
SCENERY / LIFESTYLE

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



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

WE'RE HERE,
LONG AFTER
WE HAND
OVER THE KEYS



3,200

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 2017 and June 2018.

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



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