

bloorhomes.com

introducing

Bloor Homes at Lingley Green Warrington

A beautiful development of 2, 3 & 4 bedroom homes in Warrington, with superb transport links via the M62 and a range of excellent local amenities right on your doorstep.

BLOOR HOMES





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“Make your next move
your best move”

Why Buy Bloor?

Standing the test of time



At Bloor Homes - Lingley Green, we are not only able to offer you a stunning location, we are also dedicated to building 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, or drive around the

recently completed development, Willow Vale on Westbrook Crescent.

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.





Gatewen Village, Wrexham

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 taken to ensure that the environmental impact of every new Bloor home 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 the kitchen, bathroom and en suite facilities.

Once reserved, you will also 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.

“Because a home needs
that personal touch”

Why Buy Bloor?

Peace of Mind



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

We hope you'll never need it, but that doesn't mean we don't understand the peace of mind that comes with 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 that Bloor Homes prides itself on.



Why Buy Bloor?

Don't just take our word for it



Finding a family-friendly neighbourhood was top of the tick list for Tim and Alyson Andrew when they set out looking for a new home close to the city.

"Finding a family estate was really important to us. With uprooting the girls, we wanted to make sure they made friends."

Youngest daughter Emma has become a firm favourite with the Sales Advisors at Worsley Fold, as every Sunday she bakes cakes and brings them down to the sales office. Bloor Homes' reputation for quality was also a big factor for the couple, who have much experience of the house building industry through their jobs in waste management. Tim added: "There are quite a few house builders in the area and we looked at them all, but working in the industry and knowing Bloor Homes' reputation, we kept coming back to the same option."





Amy and Simon

Simon Taylor, 24, and his partner Amy Kay, 22, bought their first house together on Philip Taylor Drive at Bloor Homes' Saxon Gate development in Crewe. 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.

“Reputation for quality
was also a big factor”



Typical Interior

Why Buy Bloor?

Attention to Detail

We give a huge amount of time and attention to detail when it comes to our internal design.

- Hand crafted, generously designed entrances – Substantial porches with 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 house builders, giving more space.
- Trusted brands – We carefully select components to provide high specification as standard, such as Porcelanosa tiles, Roca Sanitaryware and Bosch appliances to name a few.
- All pipe work is cleverly integrated into the floor and high levels of insulation reduces energy bills.
- Finishing touches – The small things add up to a big difference.
- Wider staircases – With ash handrails and thicker stair spindles.
- Fencing to rear gardens.
- Gloss finish – Doors skirting / architrave and window boards are finished in gloss not eggshell.
- Quality floorboards – better grade chipboard which is glued and screwed to avoid squeaking.

Our difference is in everything we do, from the land we build on, to the homes we build – That's the Bloor Difference.

“Because a home is more than just bricks and mortar”

Why Buy Bloor?

Your Specification



It's our excellent attention to detail, combined with brilliant design and highly competitive prices that continue to make us one of the UK's largest privately owned house builders.

Furthermore, our reputation for high quality service makes us justifiably proud of our success, something that is backed up by the array of awards we have received for our homes.

“Award winning properties”

Kitchens

- ✓ Choice of fully fitted quality **Symphony** kitchens with worktops & matching laminate up-stand and internal drawer system.
- ✓ Carron Phoenix granite effect Jet Black 1.5 bowl sink complete with **Just Taps** tap to kitchen.
- ✓ Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (*where applicable*).
- ✓ Fully integrated **Bosch** kitchen appliances:
 - Electric hob.
 - Single electric oven (*2 & 3 bed properties*).
 - Double electric oven (*4 bed properties*).
 - Chimney style cooker hood.
- ✓ **Symphony** stainless steel splashback behind the hob.

Bedrooms

- ✓ Fitted wardrobes to master bedroom. Finished with silver mirrored door fronts and silver framing (3 & 4 bed properties).

Bathrooms

- ✓ Roca contemporary style white sanitaryware with complementing Hansgrohe chrome fittings.
- ✓ **Ideal Standard** metallic shower enclosure complete with Hansgrohe shower to en suite (and bathrooms where applicable).
- ✓ White heated towel rail (thermostatic) to bathroom.
- ✓ Fitted mirror located above basin to bathroom.
- ✓ Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

Internal Finishes

- ✓ Internal walls and ceilings finished in matt emulsion.
- ✓ Painted MDF window boards throughout, except to bathrooms where tiling is included.
- ✓ Chamfered skirting board & architrave.
- ✓ 6 panel white painted internal doors complete with chrome ironmongery.
- ✓ Staircases:
Ash handrail with all other components finished in white.

Lighting

- ✓ **Green Lighting** white downlighters to kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for further details).
- ✓ Pendant light fittings to all other locations, except to 'garden rooms' where a rotating type batten holder (cranked upwards) is included.

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, study and hall.
- ✓ TV point to living room, family and master bedroom.

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.

Security

- ✓ High performance front door sets.
- ✓ Sealed double glazed windows throughout.
- ✓ Fitted wiring provided for external light fitting(s).
- ✓ **Hormann** steel manually operated garage door (where applicable).

Why Buy Bloor?

The Yarkhill Showhome



The Yarkhill house type is the perfect home for a young family or even someone looking to downsize without compromise on quality or space.

This three bedroom spacious home has been carefully designed to suit current family lifestyles; from the open plan kitchen and dining area, to the generously sized bedrooms, ideal for a growing family.

We carefully select each and every detail that goes into your home, from the chamfered skirting boards and architraves, to the ironmongery that perfectly compliments the white panel internal doors which gives a clean and cohesive design throughout your home, which can immediately be discovered as soon as you step foot in the door.

The beautifully crafted staircase with extra wide white spindles and natural ash handrail is a real statement, and shows the genuine emphasis on every design detail is considered.

BLOOR HOMES

“A unique interior design process”



Ground



First

Directly off the hall, located at the front of the house, you will discover your charming lounge, an ideal space to relax and unwind of an evening with a glass of wine.

Interior Motives have designed a room that can only be described as, “contemporary elegance.” The neutral wallpaper mimics that of snakeskin, creating the perfect textured back drop to the room, bringing with it a sense of warmth through the deep earthy tones that run throughout the pattern.

There is a strong sense of luxury within the lounge, with ivory velvet sofas and a bespoke occasional chair adorned

with layer upon layer of textured animal print and jade cushions, perfect for sinking into and watching a movie at the weekend.

A combination of tailored beige Roman blinds and ivory floor to ceiling curtains to emphasise the **high ceiling**, offer the perfect balance, and together create a smart focal point looking out onto the front garden. The central ceiling pendant boasts stunning structured style and adds a touch of class to the lounge area, illuminating the room and providing a light and airy atmosphere, bouncing light off the high gloss white and chrome furniture.

Why Buy Bloor?

The Yarkhill Showhome



The little things are important to us, so we have accommodated all your families digital needs and provided as standard a TV and telephone point, with adjacent double socket, perfect positioning for televisions, surround sounds and additional extras you may have and three additional double sockets from **Deta**; giving you a variety of sockets for the whole family to use.

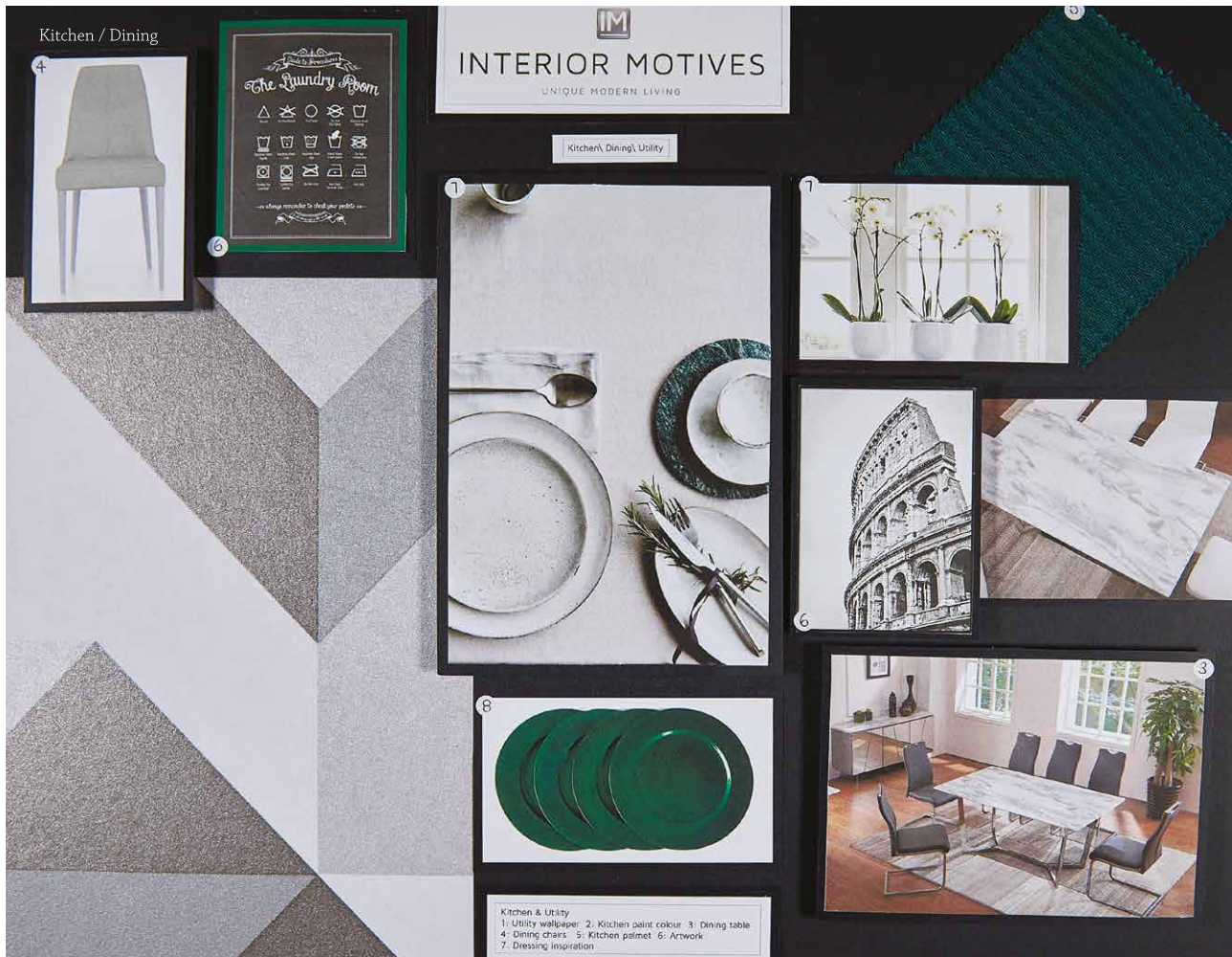
Walking down through the hallway you will discover the beautiful Kitchen and Dining area overlooking the landscaped gardens. As you enter the room you are taken back by how spacious the open plan layout is, emphasised

by the amount of light streaming into the room through the French doors. Over to the right you have your beautiful gloss white **Symphony** kitchen with its vast array of storage space, cleverly integrated within sleek, simple units.

Symphony kitchens are also found in John Lewis, one of the most trusted names on the high street. There is a wide variety of units and worktops to choose from so you can really put a stamp on your home.

We include high end integrated appliances such as a **Bosch** Single Electric oven, ceramic hob and extractor fan with stainless steel splash back, and a classy **Carron Phoenix**

“Contemporary elegance”



granite effect sink complete with chrome taps from **Just Taps**. There is a convenient utility room off the dining area, providing two spaces for the use of white goods.

Interior Motives have created a clean and cohesive design, with splashes of jade green and hues of grey throughout, which perfectly compliments the sleek contemporary kitchen. Taking centre stage is a stunning high gloss marble effect dining table, impeccably laid with crisp white layered tableware and contrasting napkins. The trio of orchids are a stylized feature and add an element of delicate structure and colour to the table. Pale grey leather dining chairs compliment the marbling within the table top

and provide a modern seating arrangement for entertaining family and friends over dinner. Continuing on through into the utility area, you will find a selection of monochrome architectural artwork positioned on a backdrop of multi-tonal geometric wallpaper, with its subtle shimmer reflecting light back into the room.

With the utility being directly connected to the kitchen / diner and being kept open plan, the decoration in the utility almost provides a feature wall to the dining area. The styling throughout has been carefully considered to reflect the colour scheme, using pops of the rich jade in delicate vases and condiments, but keeping a minimal base of a very pale Dulux grey.

Why Buy Bloor?

The Yarkhill Showhome



“A cosy space for a teenager to relax”

Every young girls dream hides behind the door of bedroom two. There is an instant sense of understated glamour as you are presented with a stunning back drop of delicate white feathers on a subtle pastel grey background. A full length wall panel of a single feather has been used as artwork, collaborated with an arrangement of framed photographic imagery to form an imaginative gallery wall.

Taking centre stage is the most luxurious of upholstered beds, with a padded fabric headboard, crisp white bedding and layer upon layer of sumptuous cushions, a real haven of tranquillity.

BLOOR HOMES



Glistening onto the gloss white furniture is a stunning glass chandelier, with its faceted design forming patterns on the walls and creating a magical ambiance.

It is clear to see that the finer details have been carefully considered to make this room a real delight; from the indulgent floor to ceiling dress curtains, laced with delicate feather trim, to the hand selected styling in the form of crystal lamps, dainty picture frames filled with childhood memories and collections of quirky trinket boxes complete with girly accessories.

The impeccably dressed window, overlooking the landscaped gardens, allows light to fill the room, giving a feeling of light and space through the clever use of sheer white fabric.

Interior Motives have created a luxurious and highly desirable young girls room, and utilised the space well to showcase the generous size of this beautiful bedroom. Included in our standard specification are three double sockets supplied by **Deta**, two of which are located behind the bed, perfectly accommodating to all child's your needs.

Why Buy Bloor?

The Astley Showhome



“A strong sense
of luxury”

The Astley house type is the perfect home for a growing family, with its carefully designed open plan ground floor layouts to suit current family lifestyles, to the four generously sized bedrooms, all benefiting from sufficient floor space for storage facilities.

BLOOR HOMES



Ground



First

Immediately off the hall, you will discover your exquisite study. You are immediately greeted with a strong masculine atmosphere emitting from the deep earthy tones and stylised furniture. Textured wallpaper like suiting fabric has been used to form a backdrop for the quirky newspaper print artwork that showcases various breeds of dogs in gentleman's top hats. A vintage suitcase has been used as a bespoke desk, and features collections of old books, fountain pens, letter openers and magnifying glasses, a true gentleman's getaway.

A tailored leather pelmet runs the length of the window, combined with clean cut wooden venetian blinds for that added privacy.

The space gives members of the family a completely separate space to work from home, continue with their studies or simply to indulge in a good book. Located away from the hustle and bustle of the kitchen /dining / family area and the children's bedrooms it allows complete peace and quiet.

Why Buy Bloor?

The Astley Showhome



The family area offers a real haven of tranquillity for any member of the family to kick off their shoes at the end of a hard day and relax in a space that's still connected to the hub of the home. The double windows of the kitchen and the glazed roof above the family room allow the light to shine through and create a bright and airy atmosphere reflecting off the high shine marble and chrome dining table, a stunning setting to entertain guests and host dinner parties.

The room is complemented with striking earthy toned geometric wallpaper and luxurious velvet upholstery,

providing a sophisticated seating area overlooking the landscaped gardens.

Floor to ceiling curtains with a metallic thread running through them cleverly emphasise the statement **high ceilings** that Bloor homes has to offer, and mimic the sparkle found in the wallpaper. Styling features such as the cutlery even have a gold ombre effect to them, shimmering under the lights. Oversized black framed artwork line the walls, presenting an array of monochrome architectural imagery that mirrors the shapes displayed within the wallpaper.



Just when you think that this space couldn't get any better, hidden away is the well equipped utility room, which compromises of the Combi boiler, which can be boxed in to match the **Symphony** units, and two spaces for the use of white goods which can also be upgraded to be integrated.

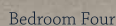
But family living doesn't have to end at the back door. Pull back the French doors leading on from the family / dining area and be greeted with a large paved area and landscaped garden, a sanctuary for both entertaining and relaxing.

Venturing up the statement kitewinder stairs you will discover four good sized bedrooms, ideal personal sanctuaries for the family to retreat to for relaxation, to play with friends or to complete their homework.

You will be amazed at what you will find in bedroom three! Interior Motives have created the most fascinating explorer room, focussing on the theme of archaeology. 3D effect geo-wood wallpaper gives the impression of being inside a little wooden hut, a hideaway to display your collections of dinosaur skeletons and sculptures from years ago.

The Astley Showhome

The Astley Showhome





The twinkling crystal chandelier sits proudly centre stage, illuminating the soft shimmer within the wallpaper and bringing with it a welcoming atmosphere. Framing the window is a beautifully shaped pelmet with pom pom trim, a feature in itself, echoing the smooth curves of the carved picture frames. Styling has been kept to a minimal, including delicate painted lamps with crisp white pleated shades, dainty little trinket boxes and a selection of traditional childrens books.

Whilst the parents enjoy the luxury of their en suite, the rest of the family can prepare for the day in the fantastic family sized bathroom located just across the landing.

This spacious bathroom can be personalised to suit your individual colour schemes and preferences, with a choice of beautiful **Porcelanosa** ceramic wall tiles, fixtures and fittings. As standard we include contemporary white **Roca** sanitary ware with complimenting **Hansgrohe** chrome fittings, providing a sleek and elegant design.

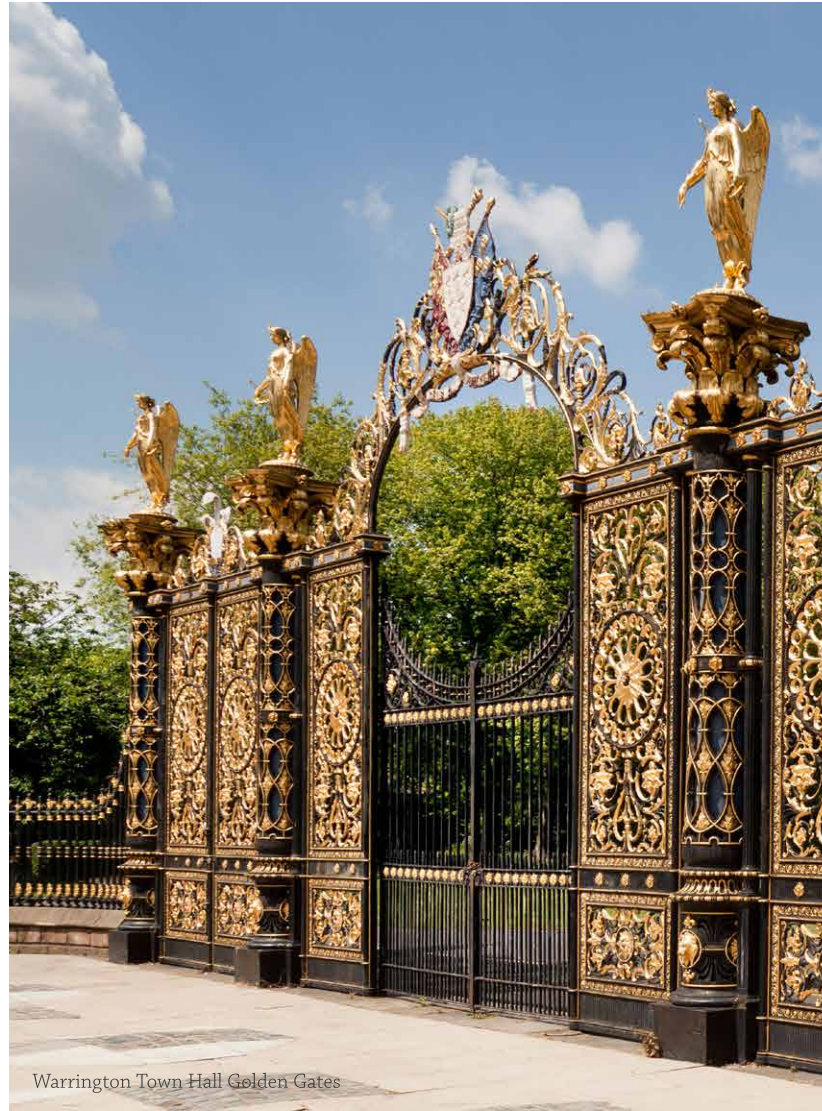
The bathroom benefits from a separate bath, ideal for a young family. The finishing touches count, so here at Bloor Homes we supply all bathrooms with mirrors above the basins, white heated towel rails from **Towelrads** and **Deta** shaver sockets.

“Creating a playful environment.”

Why Buy Here?

Location

Lingley Green, Warrington is located just minutes away from the M62, with direct links to the M6 and M56 allowing easy access to the cities of Manchester and Liverpool.



Surrounded by excellent schools, essential amenities and an abundance of things to see and do, this is the perfect place to raise a family.

Here, Bloor Homes is creating a range of beautiful 2, 3 and 4 bedroom mews, semi-detached and detached family homes with something to suit everyone. Professionals 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 boasts 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 down on a Sunday afternoon.

Why Buy Here?

Towns and Cities

Lingley Green 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 know back street gems. Whichever Manchester bar you visit, you're guaranteed an excellent time.

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. All of these iconic land marks can be reached via rail in just over 70 minutes.

For those who prefer to stay local, Warrington's Golden Square offers a collection of essential amenities such as the post office, hairdressers, bakers and a lovely selection of well known cafes to choose from, as well as a range of high street branded shops like Debenhams, River Island, Lush, Pandora and Beaverbrooks. Gemini retail park boasts an assortment of home decor outlets including Ikea, Next Home, Porcelanosa and Marks & Spencer, so you don't have to travel far to purchase all your everyday necessities.

If you want a break from all that retail therapy, Warrington has an excellent choice of well known restaurants serving international dishes in the town centre, including Nandos, Ask Italian, the fantastic Mojo, who are a tapas restaurant and The Grill on The Square serving seasonal grill menus and the most amazing cocktails, providing a huge selection to accommodate the whole family.

If cosy country pubs are more your cup of tea, you will have to travel a little further afield. Just 7 miles away nestled in the village of Thelwall you will discover Little Manor, a quaint family establishment which allows you to relax and dine in front of roaring open fires overlooking the village green. They pride themselves on their offering of fresh, vibrant dishes and endless array of local cask ales.



Manchester Town Hall

bloorhomes.com/lingleygreen

Why Buy Here?

Recreation



Walton Hall & Gardens

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

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, boasts 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.

BLOOR HOMES



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 boasts 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; which is ideal as you know your child will be suited to the attraction. 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 fascinated all day. As well as exhibitions on Warrington's interesting history, it also provides a number of other fascinating displays on Egyptian history 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.

Why Buy Here?

Recreation and Transport Links



Sankey Valley Park

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 so you can top up on food and drink 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.

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 away and two major airports Liverpool (15 miles) and Manchester (20 miles) away.

Why Buy Here?

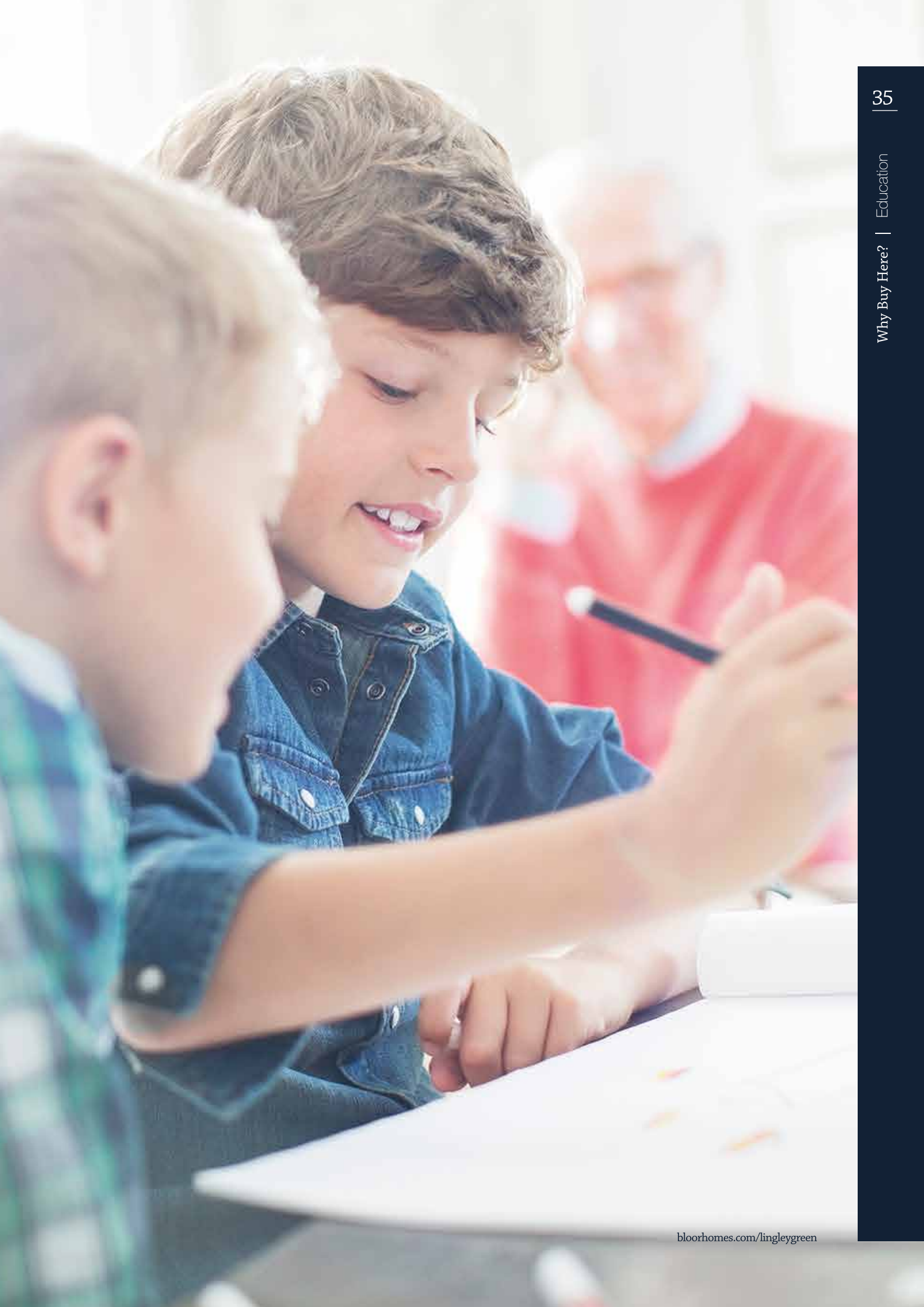
Education

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

Saint Philips 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 highly commended Great Sankey High School and St Gregorys Catholic High School both boasting Ofsted 'Outstanding' ratings, both of which are located within a 3 mile radius of the development.

The Outstanding Barrow Hall College, which is right on your doorstep and Warrington Collegiate 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.



Why Buy Here?

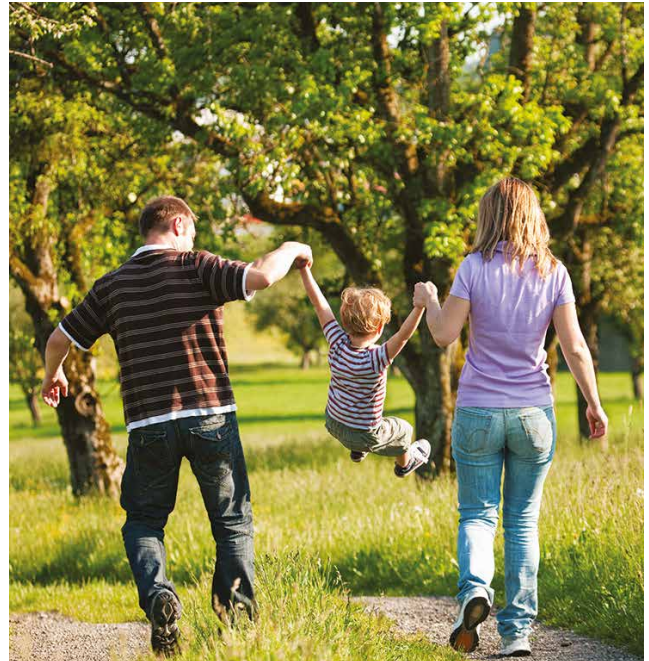
Planning



We take a lot of care over where we build our homes, not because we have to, but because we want to. We ask ourselves, if it was our home where would we want it to be?



A typical Bloor Homes Street Scene
at Pendle Hill View, Clitheroe



Planning:

- We carefully design our homes and developments to stand the test of time.
- Characterful street scenes, that complement surrounding styles and existing materials.
- Construction materials are carefully chosen by performance, quality and functionality.
- Quality landscaping and paved patio areas.

“Location is key, that’s
the Bloor Difference”

Why Buy Now?

in Warrington



Willow Vale, Warrington

“Discover your new Bloor home at Lingley Green”

Not too long ago, it was the norm to only move once or twice in your entire lifetime, finding a home and staying put until you needed more or less space.

These days, however, the average person moves around every six years or so, for a variety of reasons:



- **Needing more space** – Growing families.
- **Upgrade** – Don't improve your current home, move to a new one!
- **New job** – Relocating to a different area or reducing their commute.
- **Empty nest** – Children have grown up, so need to downsize to a smaller home.
- **Relationships** – New partners or breaking up an existing relationship.
- **Moving closer to family** – For help raising children or to look after parents.
- **School catchment areas** – More and more are moving to an area within their preferred schools catchment area.
- **Change of scenery/lifestyle** – Bright lights of the city to the peaceful countryside or vice versa.

Why Buy Now?

Help to Buy

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

Many people are using Help to Buy to stretch to a larger home, therefore reducing the amount of moves they need to make in their lifetime.

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 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 5% deposit to move.

Please speak to our experienced Sales Advisors, who can put you in touch with our panel of Independent Financial Advisors for free advice.



Guide to how it works:





Why Buy Now?

Here to Help



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.

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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

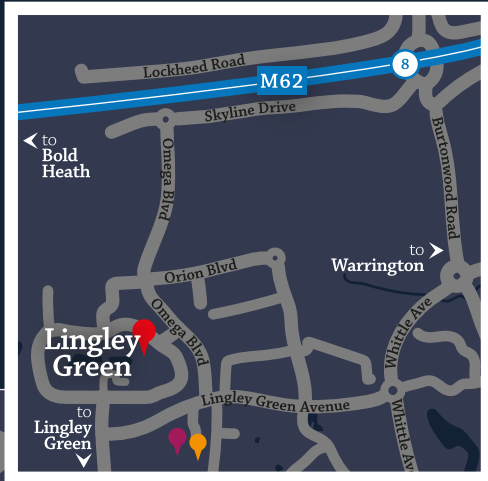
Call: 01925 202139
Email: lingleygreen@bloorhomes.com

bloorhomes.com/lingleygreen

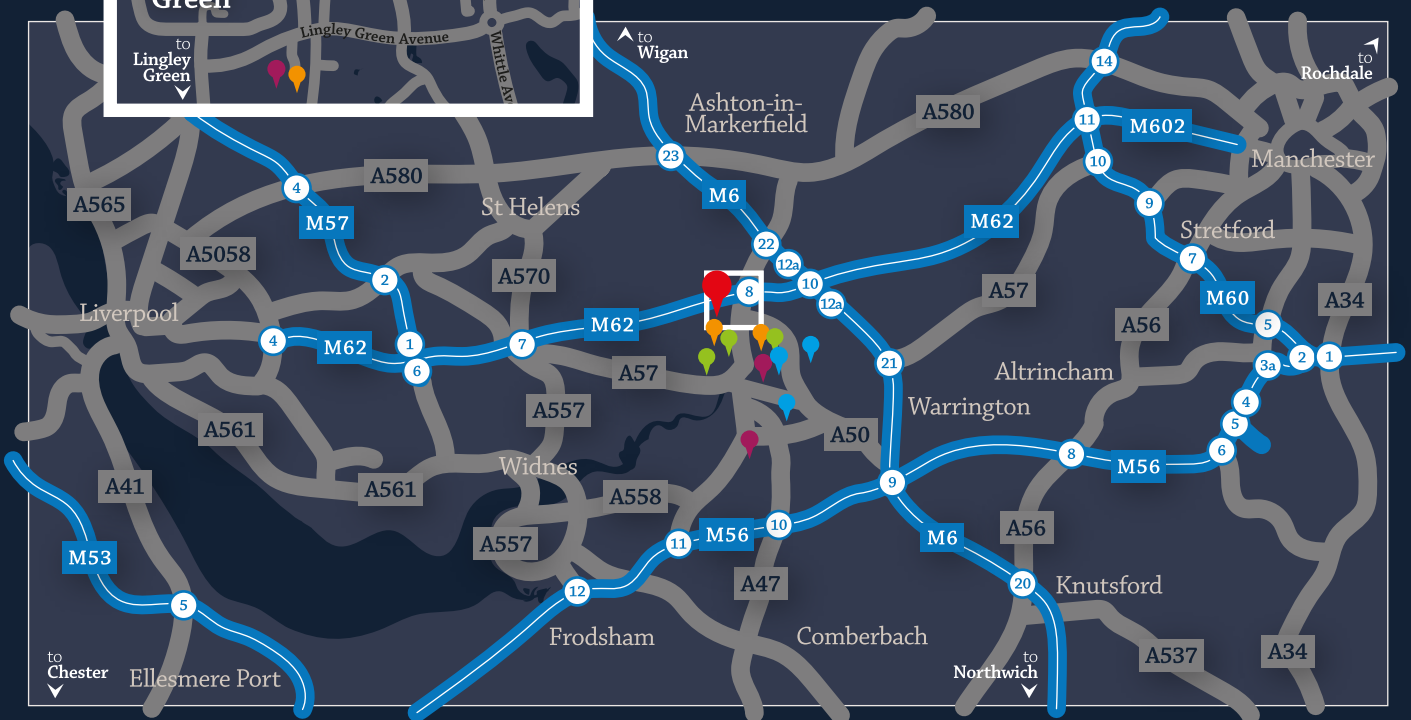
helping you find...

Bloor Homes at Lingley Green

Omega Boulevard, Warrington, Cheshire. WA5 3LP



Come along to Bloor Homes at Lingley Green & let our Sales Team talk you through the fantastic options available to help get you moving.



...and the local area

Health:

Cockhedge Medical Centre
WA1 2QQ. Tel: 01925 244655

Lingley Road Dental Surgery
WA5 3PG. Tel: 01925 722001

Warrington & Halton NHS Foundation Trust
WA5 1QG. Tel: 01925 635911

Education:

Park Road Primary School
WA5 3EF. Tel: 01925 723550

Great Sankey High School
WA5 3AA. Tel: 01925 724118

Warrington College
WA2 8QA. Tel: 01925 494494

Recreational:

Great Sankey Leisure Centre
WA5 3AA. Tel: 01925 724411

Gulliver's World
WA5 9YZ. Tel: 01925 444888

Walton Hall and Gardens
WA4 6SN. Tel: 01925 262908

Useful numbers:

Old Hall Post Office
WA5 9PQ. Tel: 0345 611 2970

Warrington Police Station
WA1 1LQ. Tel: 0845 458 0000

Warrington Library
WA1 1JB. Tel: 01925 442889