



SKYLARK

GARDENS

A BOU TIQU E COL LECTION OF NINE
CONTEMP ORARY HOMES IN HOOTON

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SET IN A PEACEFUL ENCLAVE JUST OFF HOOTON ROAD, SKYLARK GARDENS BRINGS TOGETHER MODERN DESIGN, ENERGY-EFFICIENT LIVING, AND A TRUE SENSE OF COMMUNITY.

This limited collection of only nine homes offers spacious layouts, premium finishes, and landscaped gardens – all designed for the way you want to live today.

Whether you're relaxing in light-filled open-plan spaces, entertaining in a designer kitchen, or enjoying the outdoors with fully turfed and paved gardens, every detail has been carefully considered. And with energy-efficient Air Source Heat Pumps and EV chargers included as standard, Skylark Gardens is as future-ready as it is beautiful.

With just nine homes available, this is a rare opportunity to secure a new address in a sought-after Hooton location – moments from green open spaces, excellent local amenities, and commuter connections.



THE PERFECT SURROUNDINGS

WHERE GREEN SPACES MEET CONNECTED LIVING

Skylark Gardens offers the best of both worlds: the tranquility of a semi-rural setting surrounded by mature trees, hedgerows, and open green spaces – and the convenience of fast links to Liverpool, Chester and beyond.

Just a short stroll away, the Wirral Way and Trans Pennine Trail invite you to explore 22 miles of scenic walking and cycling routes, with stunning views across the Dee Estuary to the Welsh hills. Perfect for family adventures or quiet moments in nature.



IN THE PERFECT LOCATION

HERE YOU'LL ENJOY:

A peaceful village vibe with welcoming community feel
Excellent transport links – Liverpool City Centre 25 mins, Chester 15 mins
Proximity to Cheshire's best schools and family attractions
like Chester Zoo & Blue Planet Aquarium
Easy access to Manchester and Liverpool airports for work or leisure



THE LOCATION: HOOTON

COUNTRYSIDE CALM WITH CITY CONVENIENCE

Skylark Gardens enjoys an enviable position in Hooton, a charming area surrounded by green open spaces yet perfectly placed for modern life.



LOCAL CONNECTIONS:

Hooton Station is 2 minutes walk from your doorstep offers direct services to Chester, Liverpool, and Manchester.

SCHOOLS & AMENITIES:

Excellent nurseries, primary and secondary schools nearby, plus shopping and leisure options like Cheshire Oaks Designer Outlet within easy reach.

THE OUTDOORS:

Explore nearby country parks, walking trails, and cycle routes – perfect for families and nature lovers.

ROAD LINKS:

Fast access to the M53 and A41 makes commuting simple.





DESIGNED TO BELONG

Every home at Skylark Gardens has been carefully positioned to complement its surroundings, creating a unique sense of place. From tree-lined streets to thoughtful landscaping, this boutique development blends effortlessly with the wider Cheshire countryside.

Skylark Gardens isn't just a place to live – it's a place to belong.

DISTANCES

- Hooton Station: 0.2 miles (1-minute walk)
- Chester: 8 miles by train (17 min) /9.5 miles by road (16 min)
- Liverpool: 12 miles; 25 min by train (Merseyrail)
- Liverpool Airport: 19 miles
- Manchester Airport: 35 miles via M53 — M56
- Manchester City Centre: 42 miles, 1-hour drive via M56



SAVE MORE. LIVE SMARTER. FUTURE-PROOF YOUR HOME.



New homes at Skylark Gardens are designed to be as kind to your wallet as they are to the planet. With cutting-edge eco-technology and energy efficiency at their heart, these homes save you money from the day you move in.

Up to £2,600 annual energy savings compared to older homes (HBF Watt a Save 2025)

Over 60% cheaper to run than a typical property built before 2000

90% of new builds now achieve EPC A or B ratings, while only 4% of older homes do

Carbon emissions cut by 65%, saving an average of 3.1 tonnes CO² every year

Avoid hidden renovation costs – no rewiring, no retrofitting, no nasty surprises

Every Skylark Gardens home comes ready for the future with:

Air Source Heat Pumps

EV Chargers

Fully insulated walls, roofs & floors to 2025 standards





SKYLARK

GARDENS



APARTMENTS



THE
BEECH



THE
HAWTHORN



THE
SYCAMORE



THE SYCAMORE

4 BED ROOMS | 2.5 BATHROOMS | FROM £385,000

The Sycamore is a beautifully designed family home offering over 1,550 sq ft of modern living space. With its spacious open-plan kitchen, dining, and living area, it's perfect for family life and entertaining. Four well-proportioned bedrooms, including a principal suite with en-suite and dressing area, make this home both practical and luxurious.







KEY FEATURES

4 bedrooms, 2.5 bathrooms

Principal suite with en-suite and dressing area

Generous office space / snug

Open-plan kitchen/dining/living with access to rear garden

Designer Howdens kitchen (Halesworth Porcelain range)
with fully integrated AEG appliances

Engineered wood flooring to the ground floor,
fully carpeted upper floors

Landscaped rear garden, fully turfed and paved with fencing

Block-paved driveway for 2 cars + EV charger

Energy-efficient Air Source Heat Pump heating

Floor area: 144.6m² (1,556 sq ft)

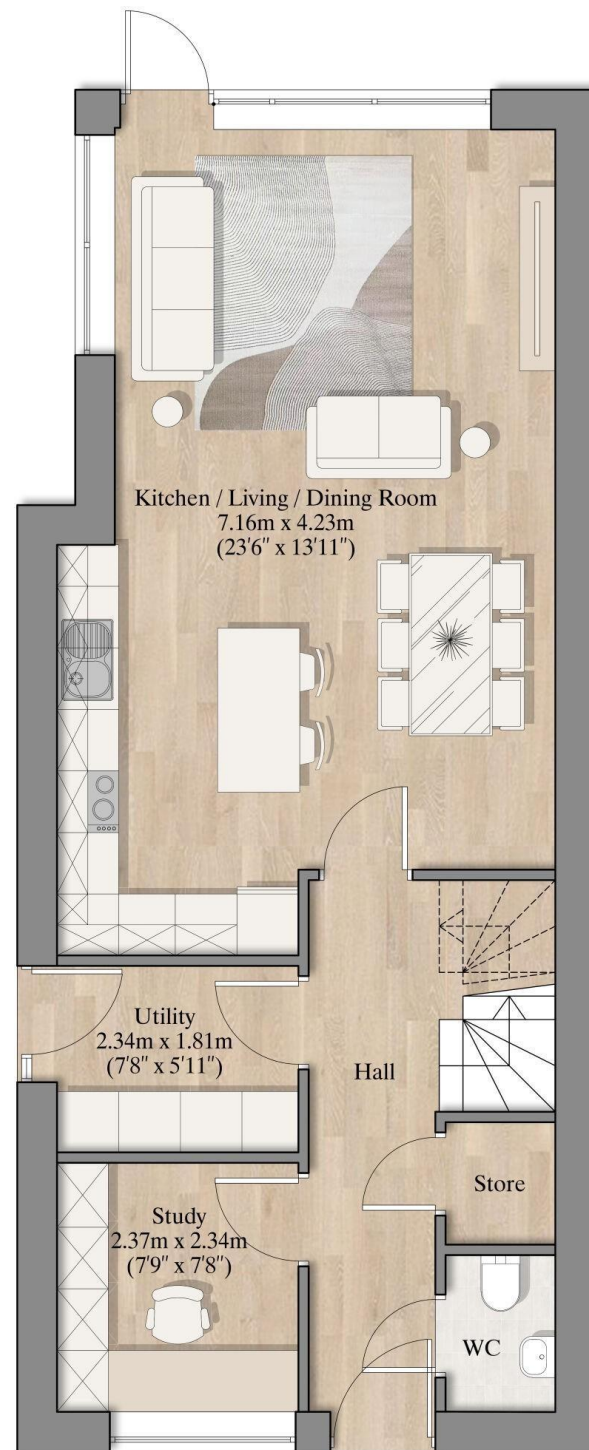




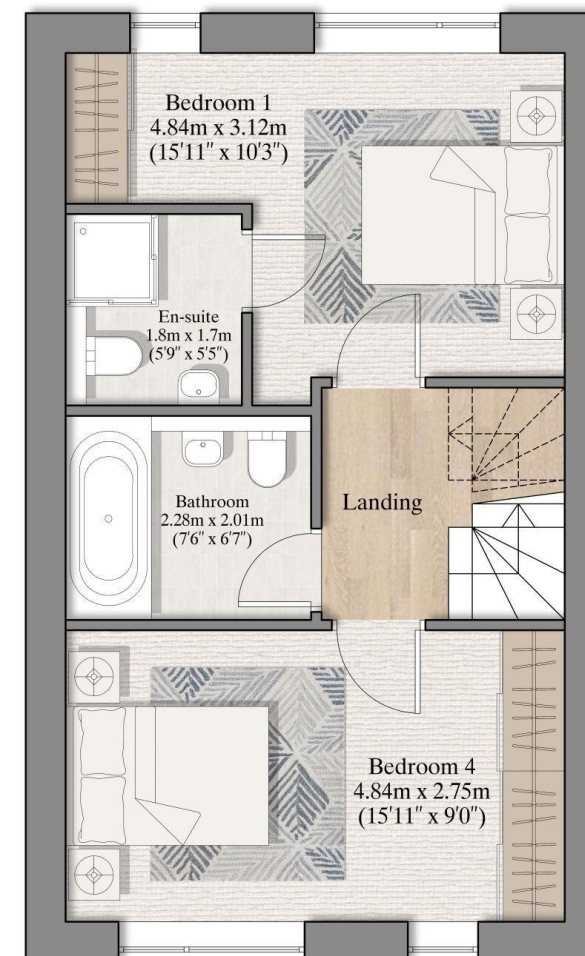
THE SYCAMORE

TOTAL FLOOR AREA 144.6 M² (1556 SQ.FT.) APPROX

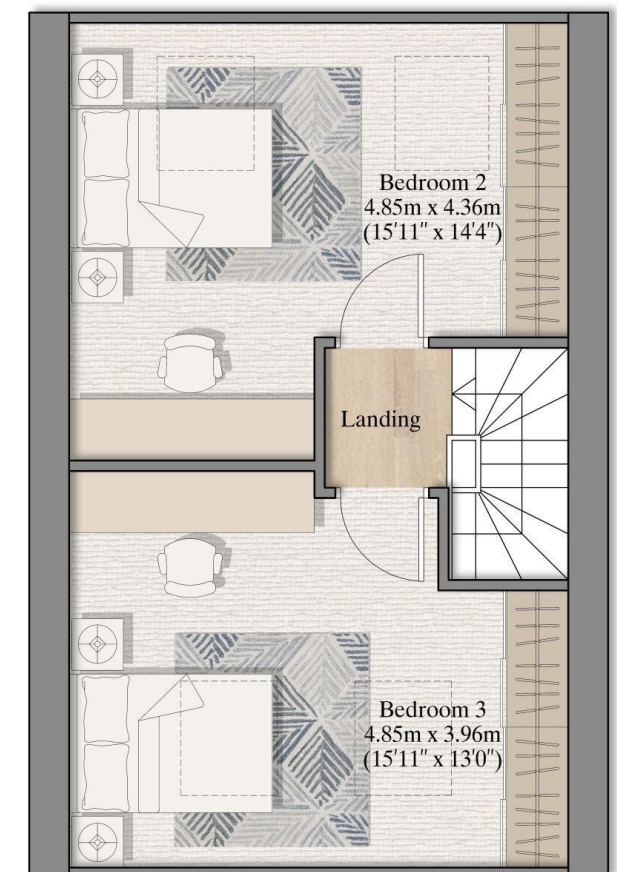
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





THE HAWTHORN

4 BED ROOMS | 3 BATHROOMS | FROM £395,000

Positioned on generous plots within Skylark Gardens, The Hawthorn offers 1,564 sq ft of premium living space. Two en-suite bedrooms, a designer kitchen with island and breakfast bar, and extensive living areas make it the perfect choice for those seeking a little more luxury.





KEY FEATURES

4 bedrooms, 3 bathrooms

Principal suite with en-suite and dressing area

Generous office space / snug

Open-plan kitchen/dining/living with access to rear garden

Designer Howdens kitchen (Halesworth Porcelain range)
with fully integrated AEG appliances

Engineered wood flooring to the ground floor,
fully carpeted upper floors

Landscaped rear garden, fully turfed and paved with fencing

Block-paved driveway for 2 cars + EV charger

Energy-efficient Air Source Heat Pump heating

Floor area: 145.3 m² (1564 sq.ft.) approx

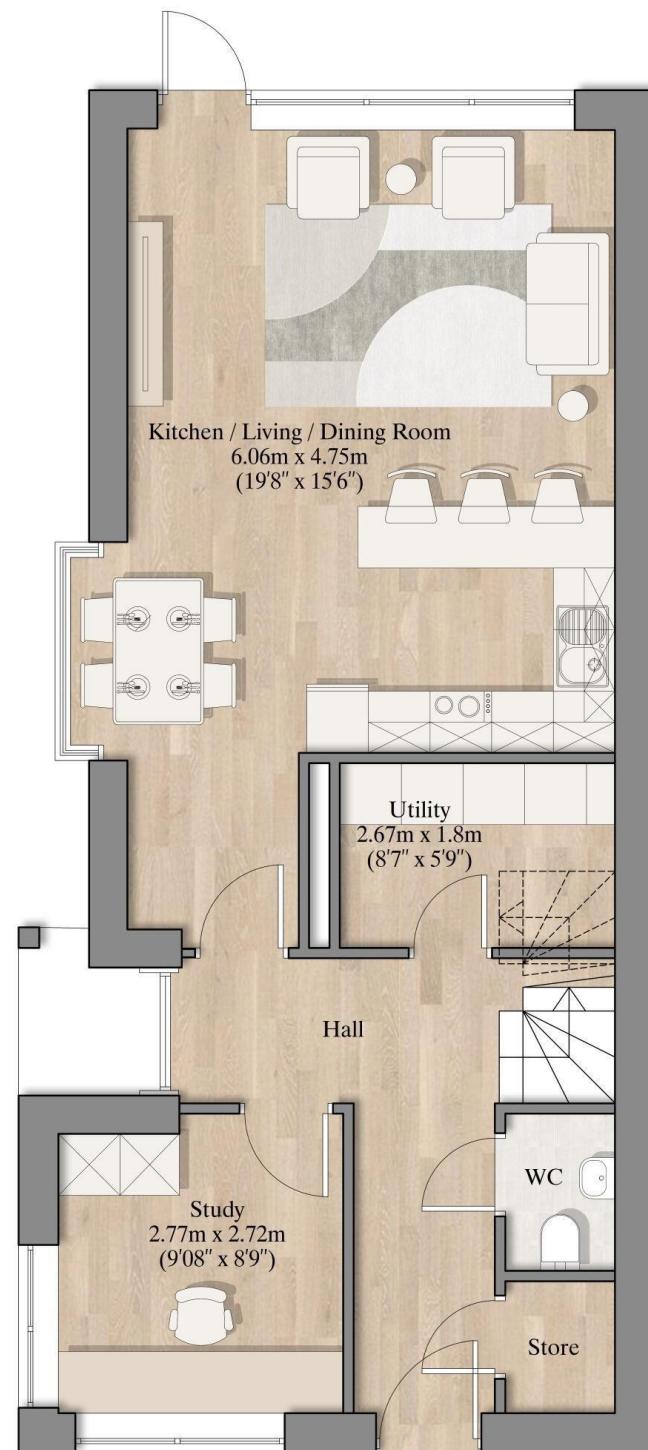




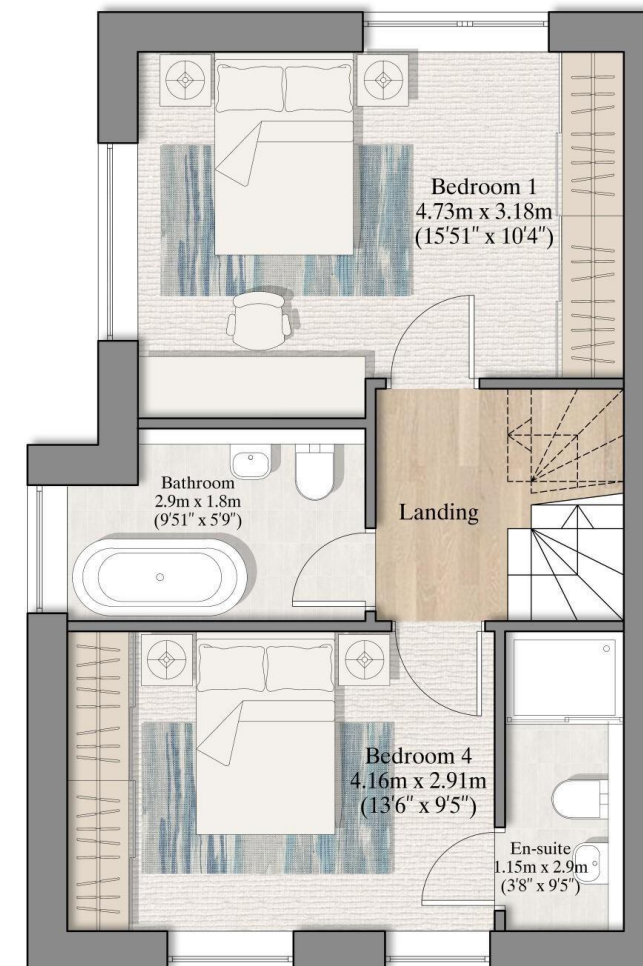
THE HAWTHORN

TOTAL FLOOR AREA 145.3 M² (1564 SQ.FT.) APPROX

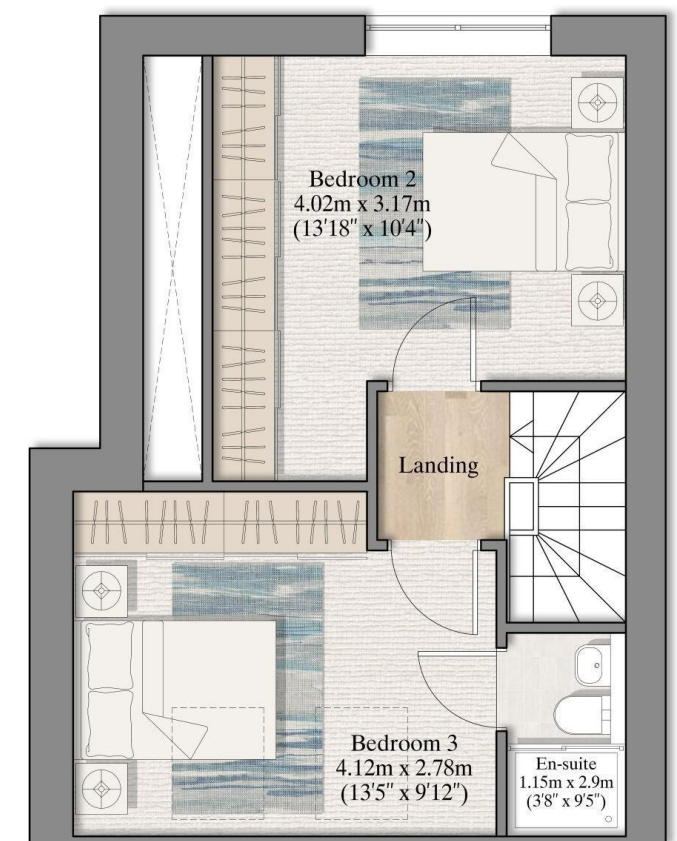
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





THE BEECH

4 BED ROOMS | 2 BATHROOMS | £375,000

With its flexible family layout and over 1,390 sq ft of living space, The Beech is ideal for modern lifestyles. The fourth bedroom easily doubles as a home office, while open-plan living spaces flow seamlessly into the private landscaped garden.







KEY FEATURES

4 bedrooms, 2 bathrooms

Principal suite with en-suite and dressing area

Generous office space / snug

Open-plan kitchen/dining/living with access to rear garden

Designer Howdens kitchen (Halesworth Porcelain range)
with fully integrated AEG appliances

Engineered wood flooring to the ground floor,
fully carpeted upper floors

Landscaped rear garden, fully turfed and paved with fencing

Block-paved driveway for 2 cars + EV charger

Energy-efficient Air Source Heat Pump heating

Floor area: 129m² (1,394 sq ft)

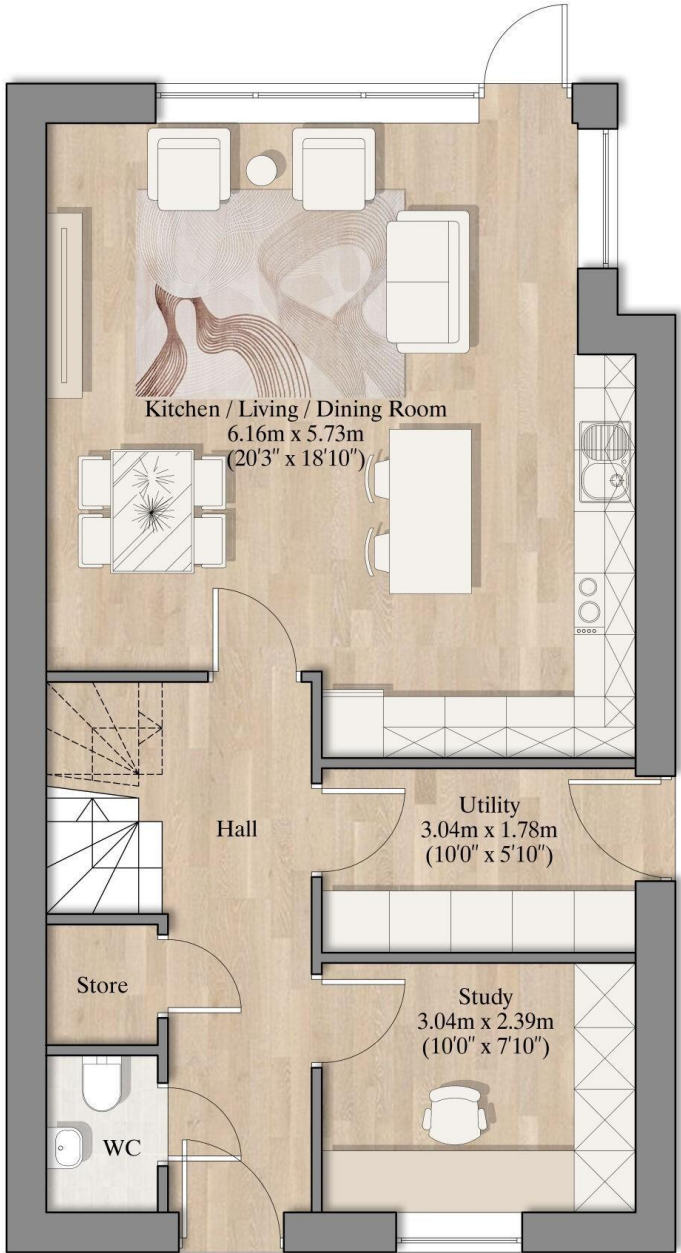




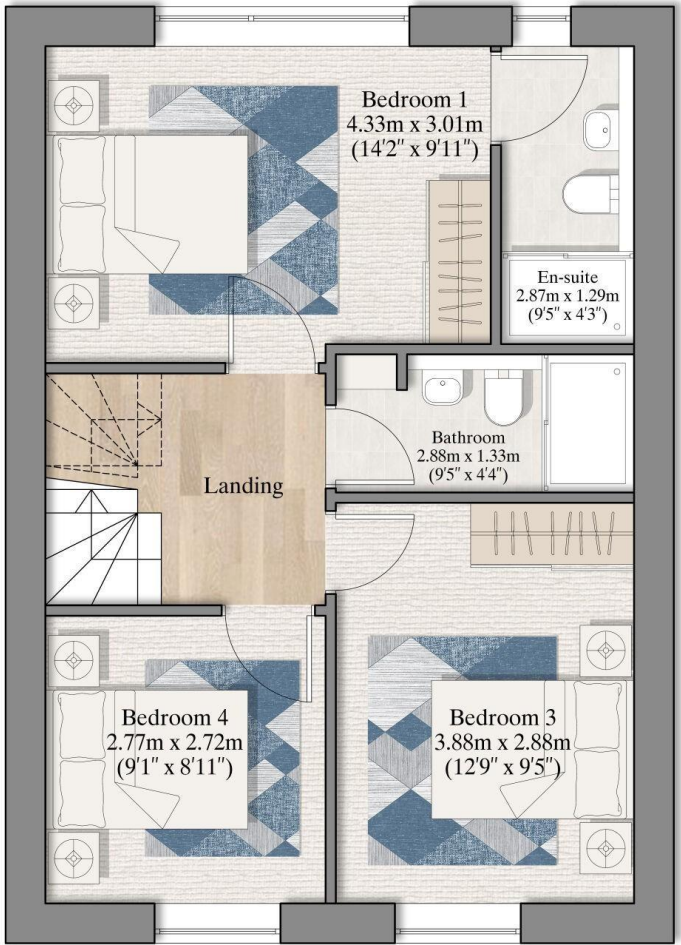
THE BEECH

TOTAL FLOOR AREA 129.5 M² (1394 SQ.FT.) APPROX

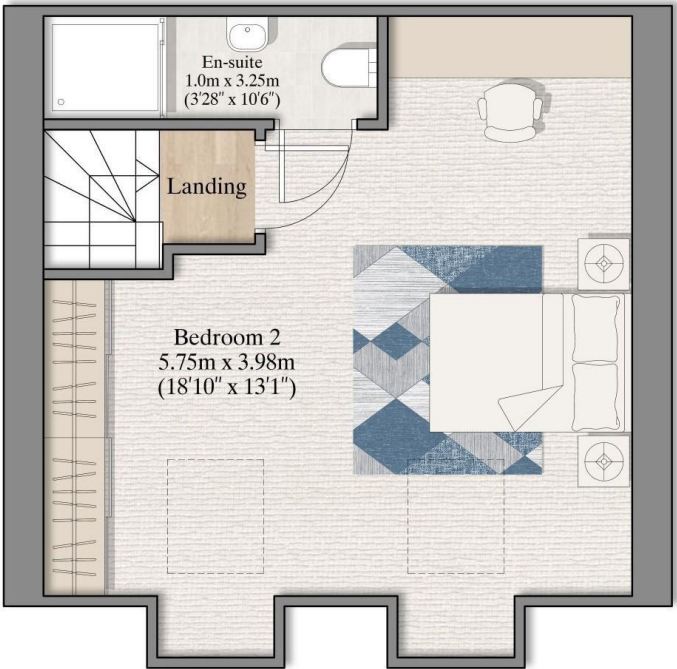
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





READY WHEN YOU ARE

DIFFERENT STYLE HOMES AVAILABLE IN THIS
PRIVATE, ENERGY-EFFICIENT DEVELOPMENT.

BOOK A VIEWING TO RESERVE YOUR PLACE NOW

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