



**GASCOIGNE  
HALMAN**

FOREST EDGE, BLAKEMERE LANE, DELAMERE

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THE AREAS LEADING ESTATE AGENT



## FOREST EDGE, BLAKEMERE LANE, DELAMERE

**Suitably named Forest Edge, this outstanding exclusive new development is favourably positioned on the edges of Cheshire's stunning Delamere forest. Forest Edge offers thirteen new homes of varying styles, all finished to the highest specification and boasting a stunning architectural design.**

### About Delamere Forest

Delamere Forest is a massive area of woodland in Cheshire. The woodland, which is managed by the Forestry Commission, covers an area of 972 hectares making it the largest area of woodland in the county. It contains a mixture of deciduous and evergreen trees. It is a paradise for those who enjoy long walks and natural beauty. The forest also affords the cyclist a range of activities from quiet family rides to more adventurous mountain biking trails.

### Directions

Leaving Tarporley along the High Street in the direction of Chester, continue until reaching a roundabout. Take the third exit onto the A49 following up the hill into Cotebrook. Upon passing the Shire Horse Centre on the right hand side take a left hand turn signposted towards Frodsham B5152. Follow the road along until reaching a crossroads with the Fishpool restaurant/pub on the left hand side. Continue straight across until reaching the next set of crossroads with the Abbey Arms pub on the right hand side. Continue straight on in the direction of Delamere, passing Delamere Community Centre and Delamere Stores on the left hand side. Continue through the forest passing the railway station on the left and past a set of houses on the left hand side. The development will be found a little further on the left hand side, clearly marked with appropriate signage.





Exclusive development on the fringes of Delamere forest

Thirteen newly built detached houses, four terraced homes

Built to the highest standard of finish and specification

Impressive environmental credentials

All come with a Global Home Warranty

Outstanding location within Cheshire's countryside

Easy access to forest walks

Great travel links with a local train station

Designed by Beeston Aspinall Architects

Constructed by Cobnut Homes

Quick legal completion available

Freehold

Management company for shared areas, formed by the residents







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### FIVE KEY POINTS OF FOREST EDGE

The first is the fantastic layout and designs. Cobnut Homes specifically chose to work with Sarah Aspinall of Beeston Aspinall Architects. Sarah has deservedly built up a best in class reputation for the design of homes that blend architectural and aesthetic excellence with contemporary layouts that are exactly in line with the requirements and needs of families at various different stages of life.

The second is the dedication of the developers, who have invested not just considerable capital into this project, but also their hearts and souls into every single aspect of the build process. Cobnut Homes are a family business who both live in and care greatly about the locality. This has been a long term project and they have overseen the transformation of the site from a previous empty school into a stunning example of modern architectural and landscaping excellence.

The third is the impressive environmental credentials. There is a particular emphasis on eco and green metrics at Forest Edge. A key example of this is the air source heat pump, which offers significant advantage and is a long term, future proof solution. In addition, the houses enjoy best in class windows and impressive levels of insulation.

The fourth is the level of finish. Whether it be the beautiful tiles, the luxurious carpets, the fabulous feature windows in the garden rooms, superb bathrooms, or extra large patios to each plot, those with an eye for detail and quality will be sure to be impressed. I also love the fact that the open plan kitchen / garden rooms form the focal point of living in each home.

Fifth and by no means last is the location. With direct access on foot into Delamere Forest, with no need for a car, this location creates a unique lifestyle opportunity which is to be enjoyed and treasured.













## LOCATION

Delamere village itself has a historic parish Church, thriving village store, community centre and the hugely popular Vale Royal Abbey Arms public house.

For wider amenities the market towns of Frodsham and Northwich are both found within seven miles. The historic city of Chester is 11 miles distant whilst the Georgian village of Tarporley is just five miles away. Commercial centres including Warrington, Liverpool and Manchester are found in 12, 27 and 32 miles respectively. There are excellent railway links in the locality with Delamere Station being on the Chester to Manchester line being within walking distance. Further railway connections being found in nearby Runcorn, Hartford Chester and Crewe, all providing good travelling time to London Euston

For those seeking access to the roads the M56, M53, M6, A49, A55 and A41 are all within close travelling distance thereby making daily commutes to Chester, Liverpool, Manchester, the Wirral and North Wales practical. Manchester and Liverpool International Airports are found within 40 minutes commute. Primary and secondary schooling is well provided for locally notably Delamere and Norley (primary) Helsby, Tarporley, Weaverham (secondary) and The Grange at Hartford (junior and senior). Chester provides further options, including Queens, Kings and Abbeigate.

The area as a whole is noticeable for the numerous walks, rides and climbs, interesting meres, canals and rivers, country parks and dozens of places to visit within a comfortable travelling distance. Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate, Tarporley, Frodsham, Helsby. There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and major football clubs at Manchester, Liverpool and Bolton.







## PROPERTY STYLES

There are three property styles available within the development, all of which are detached but boast their own merits to match varying tastes and suit the needs of different lifestyles and family sizes.

Style A – Larch House, Whitebeam House, Rosemary House (centre picture)

Circa 2335 square feet and 236 square feet car port

Internally,

Entrance hall

Three reception rooms

Large open-plan kitchen and family room

Separate utility room with adjoining services / comms room

Four double bedrooms

One bathroom, two en-suites and one cloakroom

Externally;

Car port and driveway parking

Lawned gardens and patio areas

Style B – Sycamore House, Waverley House, Jasmine House, The Cherries, Blossom House (Right side pictures)

Circa 2723 square feet inclusive of garage

Internally,

Entrance hall

Three reception rooms

Large open-plan kitchen and family room

Separate utility room

Five double bedrooms

Five en-suites and one cloakroom

Linen closet

Externally;

Double garage and driveway parking

Lawned gardens and patio areas











Style C – Oak House, Spruce House, High Trees, Bryony House (Left side pictures)

Circa 3326 square feet inclusive of garage

Internally,

Entrance hall

Three reception rooms

Large open-plan kitchen and family room

Separate utility room

Five double bedrooms – Master with dressing area

Five en-suites and one cloakroom

Linen closet

Externally;

Double garage and driveway parking

Lawned gardens and patio areas

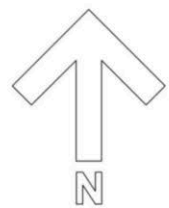




Langdon Close

Plot 1 - Blackthorn Cottage  
 Plot 2 - Hornbeam Cottage  
 Plot 3 - Juniper Cottage  
 Plot 4 - Magnolia Cottage

Blakemere Lane

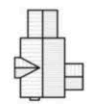


Rev	Date	Info
F	23/02/21	Distance to off site buildings added
E	21/07/20	Building Regulations Approved Issue
D	01/04/20	Minor Amendments to Levels
C	31/03/20	Proposed Levels Added
B	27/03/20	Layout Amended
A	23/03/20	Various Minor Amendments



beaston aspinall architects  
 Architects and Building Consultants  
 The Studio, Fir Tree Farm, Fir Tree Lane, Chorley,  
 Cheshire, CW5 8JX  
 Tel: 01270 524966 Email: info@ba-architects.co.uk  
 Web: www.ba-architects.co.uk

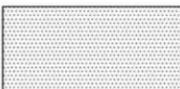
Client Crabtree Homes Ltd Godcroft House, Godcroft Lane, Frodsham, WA6 6XU		
Project Forest Edge Development Blakemere Lane, Norley, Frodsham, WA6 6NP		
Date/Drawn Size 1:250 @ A1	Drawn H. Thornton	Date Mar 2020
Drawing Title Proposed Site Plan		
BUILDING REGULATIONS APPROVED		
Drawing Number 2516 BR2	Revision F	



Roofing Material :  
 Marley Eternit Edgemere Tiles  
 Colour: Smooth Grey



Roofing Material :  
 Reclaimed Natural Slate



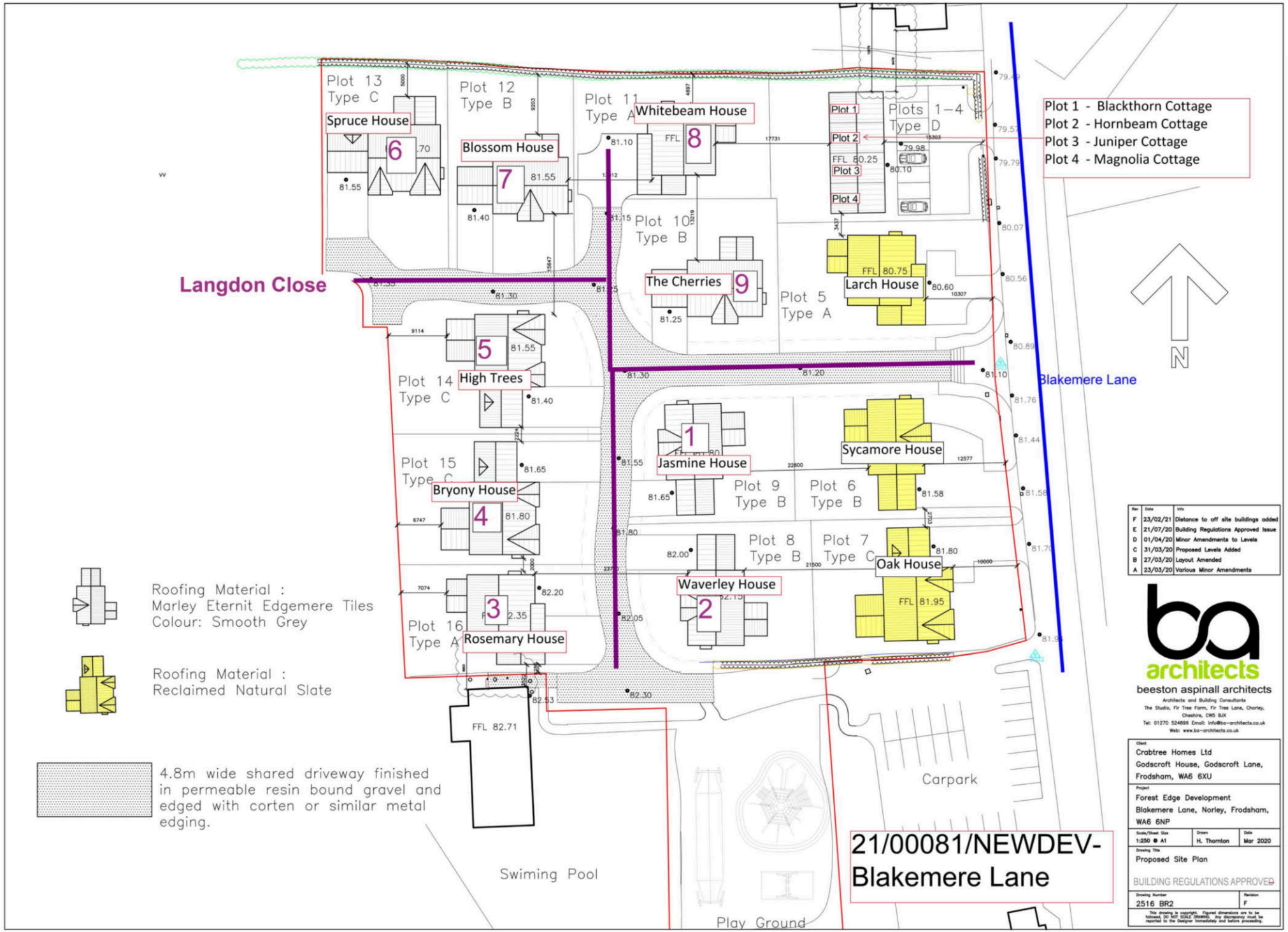
4.8m wide shared driveway finished  
 in permeable resin bound gravel and  
 edged with corten or similar metal  
 edging.

Swimming Pool

Play Ground

Carpark

21/00081/NEWDEV-  
 Blakemere Lane





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