

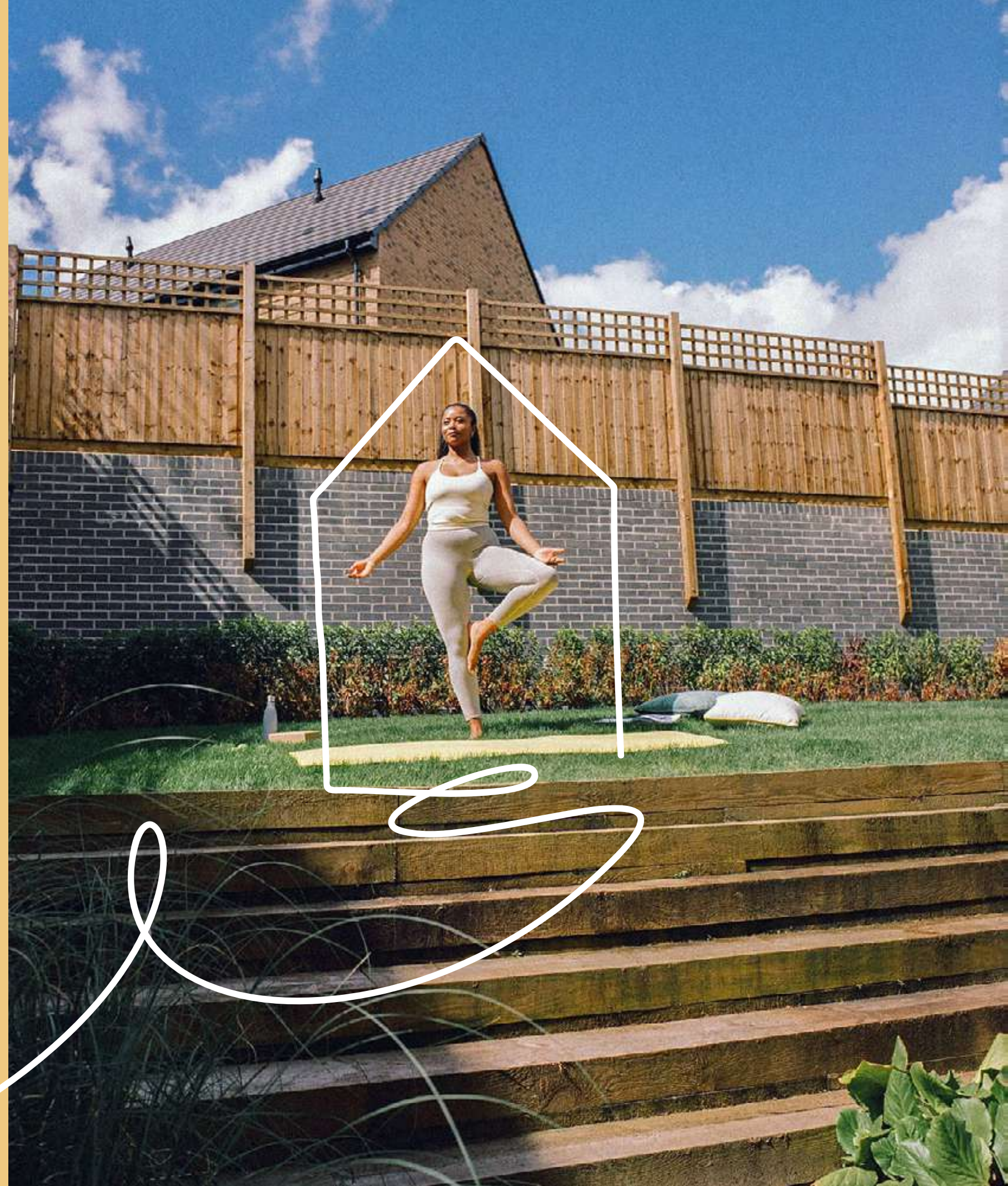
NORTHSTONE

Tulach – the *new*, new build.

Wigan, WN3 6QJ

150 award-winning homes.
2, 3 & 4 bedrooms.

Northstone.co.uk



2 Welcome to Tulach

Tulach is the perfect place if you want a thriving town with great connections to Manchester and Liverpool. Wigan has plenty of green space and has recently undergone an exciting redevelopment to transform the former mill town.

Our innovative, energy efficient homes offer flexible living space and smart technology that adapts to the way you live, so whether you want space to work from home, or a place to unwind and relax you'll find a home that's perfect for you at Tulach.

Offering more than just fantastic homes, Tulach has a central village green and plenty of leafy areas throughout the neighbourhood, there's plenty to enjoy outdoors too.

Tulach, Wigan – WN3 6QJ



3 The Northstone Home

Thoughtfully designed to keep bills low, the spec high and its people happy.

We've created new, super efficient homes with brighter rooms, bigger windows, higher ceilings and truly open-plan living.

Tulach, Wigan – WN3 6QJ



4 The Northstone Home

At Northstone we give you a little bit more. Each of our homes comes with:

- Flexible ground floor layouts up to a certain build stage
- Smart technology that adapts to your daily routine
- Leading home appliances for the highest standard of living
- Large gardens perfect for playing, entertaining and relaxing
- Pedestrian-led streets for safer communities
- Wi-Fi from the moment you get your keys

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The house types

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6 Seven68

Bedrooms: 2
Bathroom: 1
Size: 768 sq ft



7 Seven68

Bedrooms: 2
 Bathroom: 1
 Size: 768 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4348	14.26	3101	10.17
Lounge	4348	14.26	3443	11.29
Lootility	2297	7.53	1593	5.22



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4348	14.26	2593	8.5
Bedroom 2	4348	14.26	2508	8.22
Bathroom	2145	7.03	2735	8.97

8 Eight66

Bedrooms: 3
Bathroom: 1
Size: 866 sq ft



9 Eight66

Bedrooms: 3
 Bathroom: 1
 Size: 866 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4911	16.1	3102	10.17
Lounge	4911	16.1	3443	11.29
Lootility	2743	8.99	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4911	16.1	3063	10.04
Bedroom 2	2698	8.85	2592	8.5
Bedroom 3	2100	6.89	2592	8.5
Bathroom	2145	7.03	2735	8.97

10 **Nine74**

Bedrooms: 3
Bathroom: 1
Size: 974 sq ft



11 Nine74

Bedrooms: 3
 Bathroom: 1
 Size: 974 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4900	16.07	3600	11.8
Lounge	4900	16.07	3580	11.74
Lootility	2730	8.95	1630	5.34



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4900	16.07	2726	8.94
Bedroom 2	2700	8.85	3580	11.74
Bedroom 3	2100	6.89	3580	11.74
Bathroom	2130	6.98	2910	9.54

12 Ten50

Bedrooms: 3
Bathroom: 2
Size: 1,050 sq ft



13 Ten50

Bedrooms: 3
 Bathroom: 2
 Size: 1,050 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3111	10.2	3608	11.83
Lounge	5361	17.58	3608	11.83
Lootility	2743	8.99	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	5361	17.58	2995	9.82
Bedroom 2	2690	8.82	3498	11.47
Bedroom 3	2558	8.39	3306	10.84
Bathroom	2135	7	1968	6.45
Ensuite	2135	7	1625	5.33

14 Eleven51

Bedrooms: 3
Bathroom: 2
Size: 1,151 sq ft



15 Eleven51

Bedrooms: 3
 Bathroom: 2
 Size: 1,151 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Family room	2400	7.8	2523	8.27
Kitchen	4348	14.26	3700	12.13
Lootility	1652	5.41	2189	7.18



First Floor

	Width		Length	
	mm	ft	mm	ft
Lounge	4348	14.26	3510	11.51
Bedroom 3	2145	7.03	2690	8.82
Bathroom	2145	7.03	1488	4.88



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4348	14.26	2603	8.54
Bedroom 2	4348	14.26	2518	8.26
Bathroom	1978	6.48	2755	9.03

16 Eleven60

Bedrooms: 4
Bathroom: 2
Size: 1,160 sq ft



17 Eleven60

Bedrooms: 4
 Bathroom: 2
 Size: 1,160 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4911	16.1	3628	11.9
Lounge	4911	16.1	4203	13.78
Utility	2740	8.98	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	2663	8.73	3190	10.46
Walk in wardrobe	2109	6.91	2533	8.3
Bedroom 2	4911	16.1	3039	9.96
Bedroom 3	2950	9.67	2882	9.45
Bedroom 4	2950	9.67	2805	9.2
Bathroom	2185	7.16	1910	6.26
Ensuite	2185	7.16	1625	5.33

18 Eleven65

Bedrooms: 4
Bathroom: 2
Size: 1,165 sq ft



19 Eleven65

Bedrooms: 4
 Bathroom: 2
 Size: 1,165 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3445	11.3	3901	12.79
Lounge	5810	19.05	3418	11.21
Lootility	3445	11.3	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3388	11.11	2675	8.77
Bedroom 2	3388	11.11	2575	8.44
Bedroom 3	2310	7.57	3418	11.21
Bedroom 4	2310	7.57	3863	12.67
Bathroom	2072	6.79	1910	6.26
Ensuite	2072	6.79	1625	5.33

20 Twelve51

Bedrooms: 4
Bathroom: 2
Size: 1,251 sq ft



21 Twelve51

Bedrooms: 4
 Bathroom: 2
 Size: 1,251 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Lounge	4952	16.2	3618	11.8
Looillity	2926	9.6	1682	5.5
Kitchen	2926	9.6	3047	10



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 2	3618	11.8	2753	9
Bedroom 3	2926	9.6	2595	8.5
Bedroom 4	3618	11.9	2146	7
Bathroom	2752	9	2028	6.6



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3172	10.4	3854	12.6
En-suite	2164	7	2010	6.6

22 Twelve77

Bedrooms: 4
Bathroom: 2
Size: 1,277 sq ft



23 Twelve77

Bedrooms: 4
 Bathroom: 2
 Size: 1,277 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3980	13.05	3833	12.57
Lounge	6148	20.16	3833	12.57
Lootility	3445	11.3	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3725	12.21	2685	8.8
Bedroom 2	2722	8.92	3756	12.31
Bedroom 3	3313	10.86	2903	9.52
Bedroom 4	2310	7.57	3367	11.04
Bathroom	2135	7	1910	6.26
Ensuite	2135	7	1625	5.33

24 Thirteen70

Bedrooms: 4
Bathroom: 2
Size: 1,370 sq ft



25 Thirteen70

Bedrooms: 4
 Bathroom: 2
 Size: 1,370 sq ft



Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4484	14.7	3833	12.57
Lounge	6598	21.63	3833	12.57
Lootility	3445	11.3	1632	5.35



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3775	12.38	2794	9.16
Bedroom 2	3675	12.05	2794	9.16
Bedroom 3	2810	9.21	3756	12.31
Bedroom 4	2710	8.89	2595	8.51
Bathroom	2135	7	1910	6.26
Ensuite	2135	7	1625	5.33

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The neighbourhood layout

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27 The Tulach site plan

Our neighbourhoods are pedestrian-led, with wider pavements and block paving throughout to give residents somewhere to stop and chat.

We've designed the layout so that we create mini pocket communities within each street. Landscaping and walkways then encourage these pockets to join together into a wider neighbourhood community.

These additions also mean more breathing space between homes compared to conventional neighbourhood designs and reduce local traffic speeds.



2 bedrooms

Seven68

3 bedrooms

Eight66 Ten50
 Nine74 Eleven51

4 bedrooms

Eleven60 Twelve77
 Eleven65 Thirteen70
 Twelve51

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NORTHSTONE

The local Wigan area

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29 Proud to call it home

A bustling, evolving town

Once a key industrial location, Wigan is now a thriving town home to more than 100,000 people. You'll spot evidence of Wigan's industrial past at Wigan Pier or get some fresh air and enjoy the area's award winning parks and green spaces.

With a range of shops, restaurants, bars and local sports teams there's something for everyone in Wigan. And if you want to explore further afield the transport links to Manchester and Liverpool are excellent.

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Sustainable design

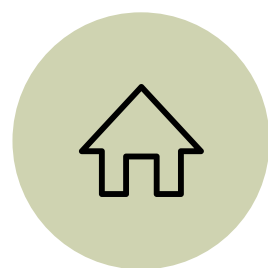
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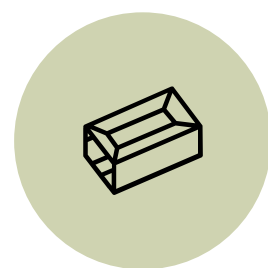
31 Sustainability; at the heart of everything we do

Visit our website to find out more about our sustainability plan for now and the future.

northstone.co.uk/sustainability



From the way we build our homes to the communities that surround them, sustainability is at the heart of everything we do.

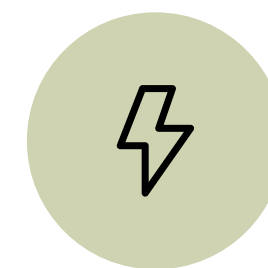


We have a conscious approach to construction and ensure a positive impact on our residents, local communities, and the environment, both now and in the future.



From the outset of any new development, we prioritise sustainability – we even choose the dimensions of our homes in line with brick sizes to minimise waste.

We are the first homebuilder in the UK to become a Gold Member of The Wildlife Trust for Lancashire, Manchester and North Merseyside, aiming to enhance biodiversity for the benefit of local wildlife and communities.



Energy efficiency is built into every aspect of our homes, with triple glazing as standard, aluminium frames, and an intelligent smart tech heating system that learns how you live and heats your home accordingly, reducing energy usage and bills.

And through our Innovate lab, we're always researching and developing new ways to reduce our impact on the planet.

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NORTHSTONE

What the residents have to say

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33 The Northstone neighbours



The team helped us to gather everything that we needed and we're now completely settled in and are loving our home and our new neighbours.

The Lau Family



34 The Northstone neighbours



Every interaction with the Northstone team has been brilliant.

They answered every question so helpfully, and the design team were amazing in helping my dream become a reality.

Roberta & Tokyo



35 The Northstone neighbours



Northstone did all they could to make the move as seamless as possible, and we felt so excited every time we visited the property and saw our home coming to life.

The Pendlebury Family



36 The Northstone neighbours

“

I'll never forget the look on Dinma's face when we viewed our home for the first time.

We were both so excited and felt instantly that this was a place where we could happily bring up our children.

Henry & Dinma Okafor

”



NORTHSTONE

Like what you see? Pop in for a brew!



Book a visit to Tulach meet our sales executive Kerry and see our innovative homes in person.

Our Huddle, which is much more than a sales office is open five days a week, by appointment only.

Book a viewing today.



[Northstone.co.uk](https://www.northstone.co.uk)

[@northstoneUK](https://www.instagram.com/northstoneUK)

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