

NORTHSTONE

Tulach – *the new,* new build.

Wigan, WN3 6QJ

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

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

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



6 Nine74

Bedrooms: 3
Bathroom: 1
Size: 974 sq ft



7

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

8 Ten50

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



9

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

10 Eleven51

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



11

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

12 Twelve77

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



13

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

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The neighbourhood layout

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15 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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The local Wigan area

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17 Proud to call it home

A bustling, evolving town

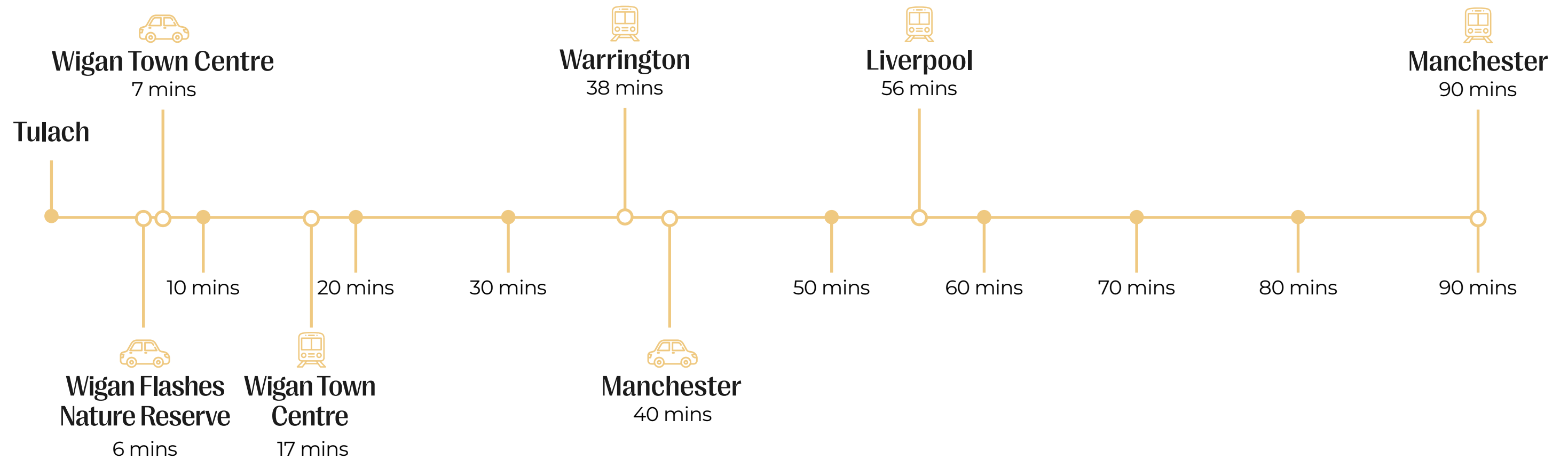
Once a key industrial location, Wigan is now a thriving town home to more than 100,000 people. You'll spot evidence of Wigan's industrial past at Wigan Pier or get some fresh air and enjoy the area's award winning parks and green spaces.

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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18 Travel times



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Amenities Map

Leisure

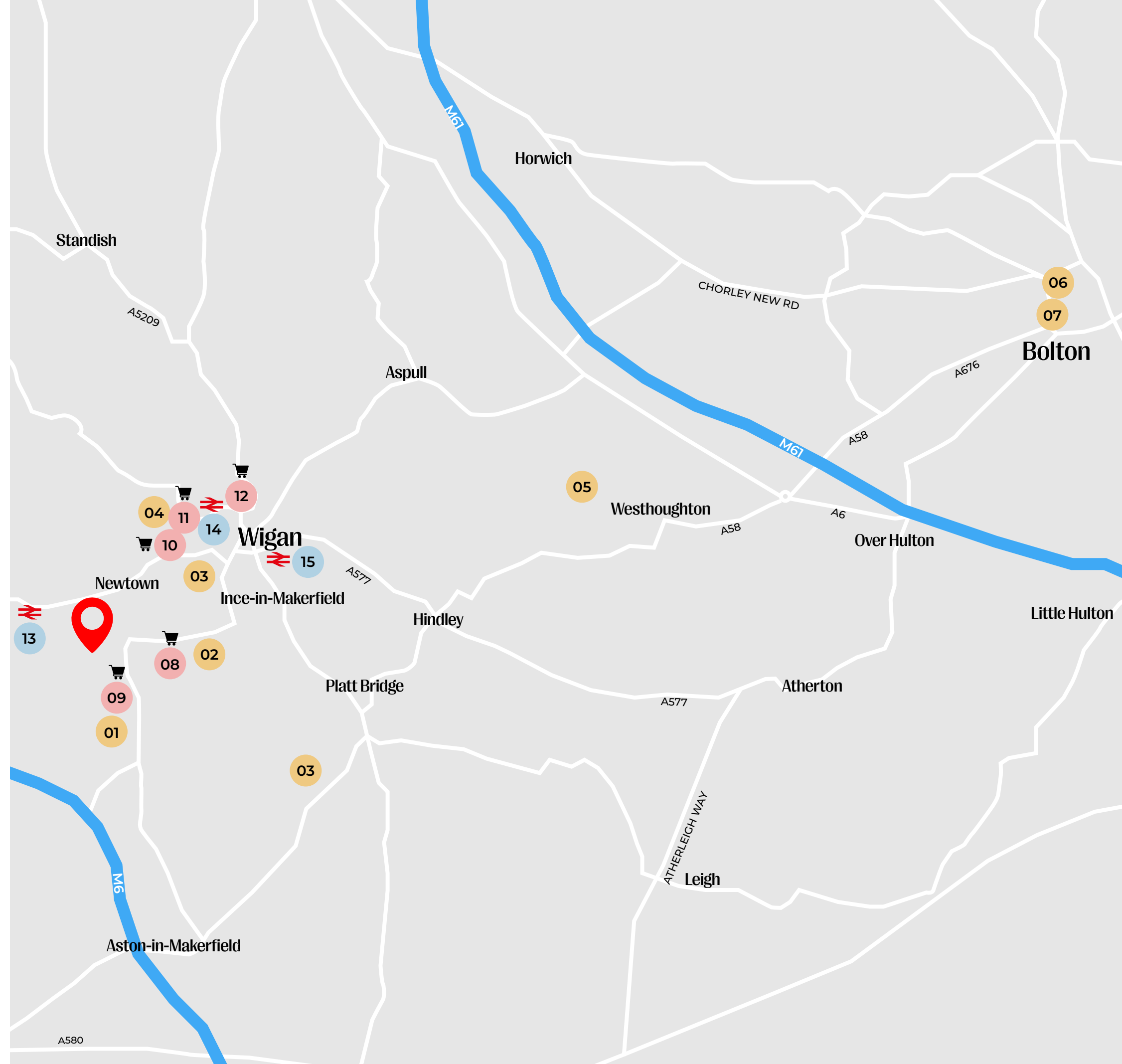
- 01 Velocity Trampoline Park
- 02 Scotman's Flash Activity Centre
- 03 Wigan Roller Rink
- 04 DW Stadium
- 05 Westhoughton Golf Club
- 06 Bolton Museum, Aquarium and Archive
- 07 Market Place Shopping Centre

Supermarkets

- 08 Tesco Express
- 09 Sainsburys
- 10 Aldi
- 11 ASDA
- 12 Tesco Extra

Train Stations

- 13 Pemberton
- 14 Wigan North Western
- 15 Ince



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Sustainable design

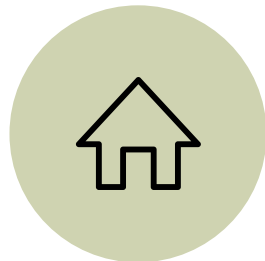
Northstone.co.uk



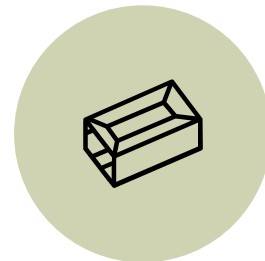
21 Sustainability; at the heart of everything we do

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

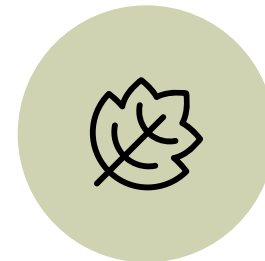
northstone.co.uk/sustainability



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

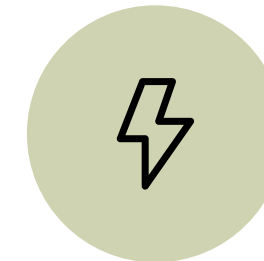


We have a conscious approach to construction and ensure a positive impact on our residents, local communities, and the environment, both now and in the future.



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.



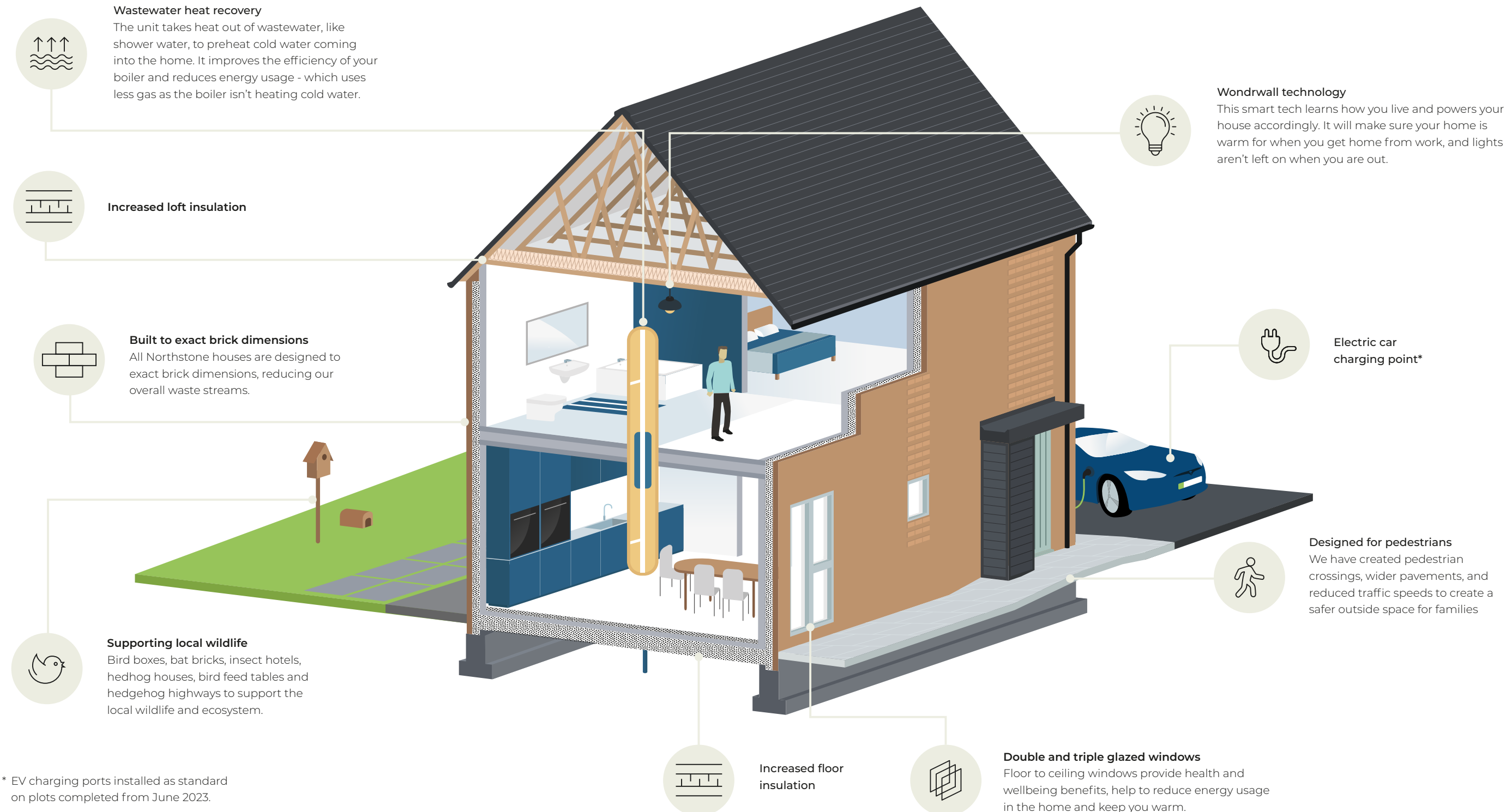
Energy efficiency is built into every aspect of our homes, with triple glazing as standard, aluminium frames, and an intelligent smart tech heating system that learns how you live and heats your home accordingly, reducing energy usage and bills.

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

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22 *The new, new build*

These homes will be built to at least 'future homes standard' meaning that they will produce **20% less carbon emissions** than homes built to current building regulations (Approved Document L 2013). We will do this using a combination of the features below.



* EV charging ports installed as standard on plots completed from June 2023.

This diagram is for illustrative purposes only.

23 Our commitment to sustainability... *for your community*



Easy access to nature

We want people to understand and appreciate the natural world around them. That's why we create opportunities to interact with nature, developing public footpaths to bring our communities closer to the green space nearby.



Sustainable transport options

We have created pedestrian crossings, wider pavements and reduced traffic speeds to create a safer outside space for families.



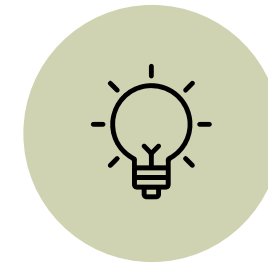
Increasing wildlife

We go above and beyond to increase biodiversity on our sites by 10%, benefitting local people and native species. Our neighbourhoods incorporate bat boxes, bird boxes, and hedgehog-friendly fences to support the movement of wildlife.



Wildlife Education

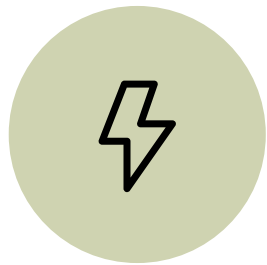
We help our residents understand the local wildlife, providing education at interesting points around our communities.



Innovative house types

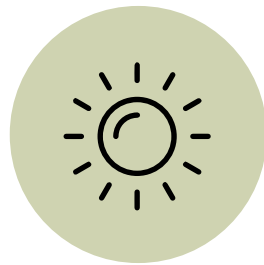
We're working to provide different house types to suit everyone, no matter their lifestyle and needs. This will create diverse communities and houses that serve the changing needs of the population.

24 Our commitment to sustainability... *for your home*



Lower energy costs

From built-in energy saving elements, like triple glazing, to the tech that comes as standard, your home will reduce the energy you use and save you money.



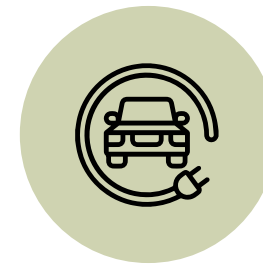
Lots of light

Floor to ceiling VELFAC windows provide health and wellbeing benefits, help to reduce energy usage in the home and keep you warmer. And triple glazing means you'll have an undisturbed, peaceful night's sleep.



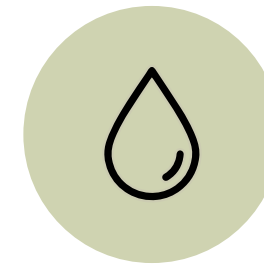
Intelligent home

Wondrwall technology is used throughout our homes. The smart tech learns how you live and powers your house accordingly. It will make sure your home is warm for when you get home from work, and lights aren't left on when you are out.



EV charging capabilities

All our homes come with the option to add electric vehicle charging capabilities, so you can make sustainable choices in other areas of your life.



Waste Water Heat Recovery

Our homes have a clever system that takes heat out of waste water, like shower water, to preheat cold water coming into the home, to improve the efficiency of your boiler and reduce energy usage.

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What the residents have to say

Northstone.co.uk



26 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



27 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

”



28 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

”



29 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

Meet the team

Northstone.co.uk



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About *Northstone*

We design and build communities for better living.

We're more than a homebuilder. We're changing residential landscapes for the better.

We think deeply about our homes, how people will live in them and how to lessen our impact on the planet. The areas surrounding our home are important to us too, that's why we create inviting and inclusive communities that welcome people into a more neighbourly world.

We do things differently – pushing boundaries and working collaboratively with our partners. Everything we do is to break the mould and we do it for the right reasons.



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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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