



**HOLLY GRANGE**  
WARRINGTON

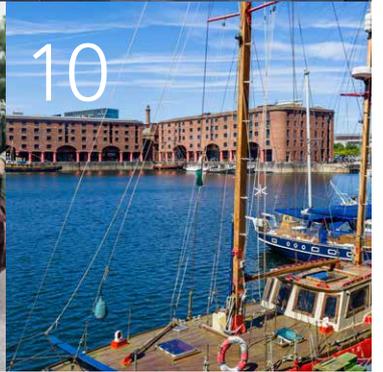
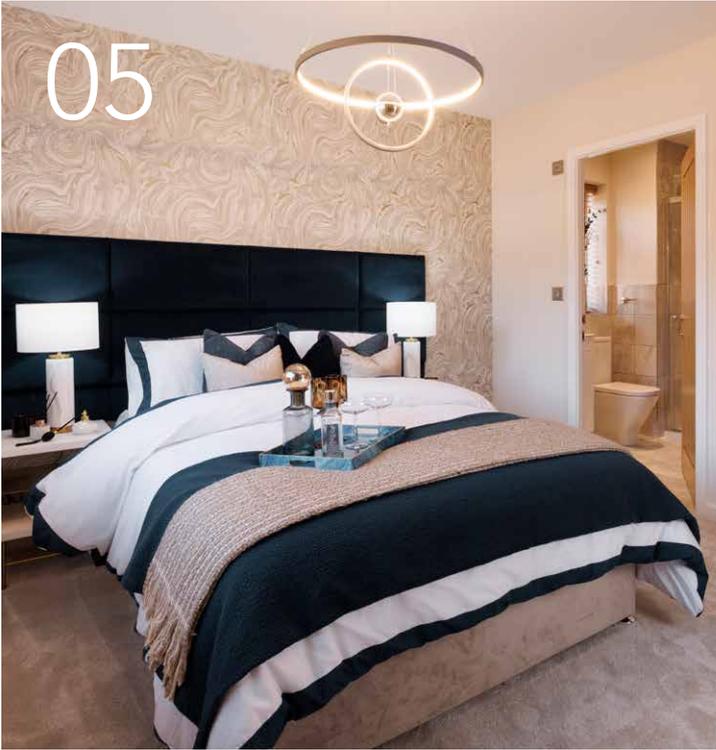
Creating Better Life Experiences.  
One Home at a Time.



Holly Grange Sales & Marketing Suite  
Burtonwood Road, Warrington, WA5 3TZ

01925 358560





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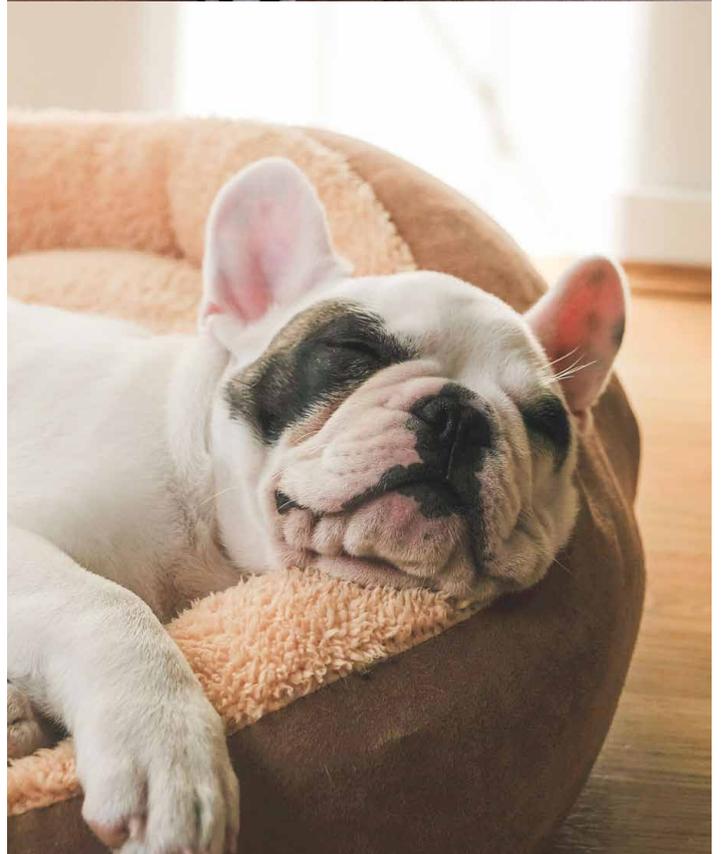
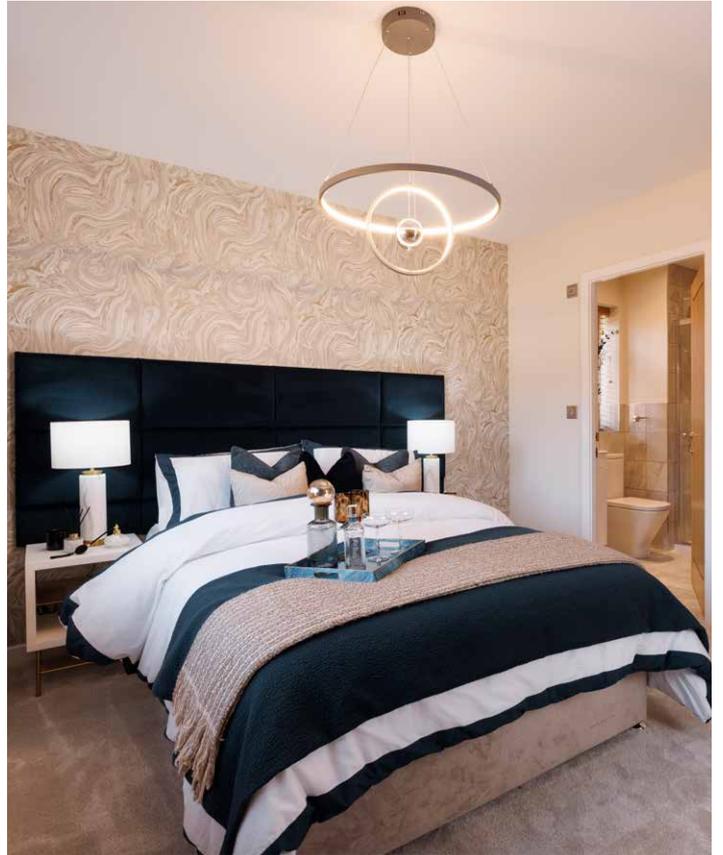
# WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at Holly Grange.

We understand that buying a new home is a big commitment so we want your Bloor home here in Warrington to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at Holly Grange.





① → Beamish Place    ② → Typical Interior



SAT NAV

Development  
Holly Grange, Warrington

Find Us Here  
Holly Grange, Burtonwood Road,  
Warrington, WA5 3TZ.

**Start your journey to a  
stunning new Bloor home  
at Holly Grange,  
Warrington.**

# EXCEPTIONAL MODERN LIVING

Our Holly Grange development is a prime location for both families and commuters alike. With a selection of fantastic local amenities and well performing schools right on your doorstep, with the added luxury of being minutes away from the M62 which provides direct access to the beautiful cities of Liverpool and Manchester.

The Cheshire town of Warrington located on the banks of the river Mersey has so much to offer. The recently refurbished Time Square offers a new market hall, several bars and restaurants including The Botanist, and a new state of the art cinema just a short walk away from Golden Square, where the main shopping centre can be found.

Filling your weekends with fun and interesting activities will be a breeze, if city trips aren't for you, there are plenty of opportunities to get closer to nature. Sankey Valley Park follows the course of the Sankey Brook and canal, and in several places the park opens up into lawned area and features hedge maze, a meadow, mature woodlands and a wetland nature reserve, perfect for little explorers.

A short drive away in Walton Hall and Gardens, the former home of Lord and Lady Daresbury. Visit the fabulous Children's zoo, have a game of Adventure golf, or book to go on the high ropes.

If you are interested in keeping fit and healthy Great Sankey Leisure Centre with its 25m swimming pool, fitness suite, sports hall within walking distance of Holly Grange, really is the true hub of the community.

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① → Walton Hall & Gardens, Warrington    ② → New Time Square, Warrington    ③ → 'The Golden Gates' Outside Warrington Town Hall Centre

# A WEALTH OF EDUCATIONAL OPTIONS NEARBY



Feeling perfectly at home in this wonderful location is easy, especially with plentiful local schools to choose from.

There are several primary schools within the area including Barrow Hall Primary, St Philips C of E Primary school and Chapelford Primary, all of which have been rated "Good" by Ofsted.

Sixth Form education can be found at Warrington & Vale Royal College and UTC Warrington, again rated "Good" by Ofsted.

Finding the very best education for your budding teenager is easy. Local secondary Schools include Great Sankey High School, Penketh High, and St Gregory's Catholic High School, which have also been rated "Good" at the last Ofsted inspection.

As Holly Grange is situated half way between the cities of Liverpool and Manchester, you will be spoilt for choice when it comes to a University education. Warrington itself does actually have a University - The University of Chester, with two campuses 25 miles apart, but connected by a free shuttle bus!

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↳ Figures according to The Guardian 2022 League Table.





↳ Images for illustration purposes only.

# JUST AROUND THE CORNER

Distances and journey times calculated using [maps.google.com](https://maps.google.com)

## 1 MILE

### M62 Motorway

Travel just got that little bit easier with simple access to the M62 and M6 motorways for excellent travel links, wherever your destination.

Junction 8

## 2 MILES

### Gullivers World

A theme park resort designed especially for families, discover a huge selection of rides and attractions including the splash zone and blast arena.

Shackleton Close, Warrington, WA5 9YZ

## 2.1 MILES

### Gemini Retail Park

The retail park can be reached in 6 minutes by car and is well known for its large Ikea, Boots and Next. It is also home of the largest M & S store outside of London.

810 Europa Blvd, Warrington WA5 7TY

↳ All details correct at the time of production.

## 3.9 MILES

### Warrington Bank Quay Railway Station

The second station serving the town, with services to London, Liverpool and Manchester.

Warrington WA1 1LW

## 4 MILES

### Warrington Town Centre

A busy town centre with great shopping and the newly renovated retail and leisure destination, Time Square.

Old Market Place, Warrington WA1 1QB

## 4.2 MILES

### Warrington Central Railway Station

Direct and frequent rail services to Manchester and Liverpool, just a 12 minute car journey away.

Warrington WA2 7TD

## 15 MILES

### Liverpool Airport

Reached in just 27 minutes by car, one of Europe's fastest growing airports. Flying to a wide selection of destinations.

Speke Hall Ave, Speke, Liverpool L24 1YD

## 10 MILES

### Liverpool City Centre

A city with unique attractions, exciting events, and the largest collection of museums and galleries outside London.

L1 8JQ

## 21 MILES

### Manchester City Centre

Easily reached by road or rail, one of the UK's most exciting places, with proud history of science, politics, music, arts and sport.

Manchester Arndale, M4 3AQ

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# LOWER YOUR ENERGY BILLS, INCREASE YOUR QUALITY OF LIFE

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

In fact, you could find yourself saving up to £493\* a year in utility bills when you buy a new Bloor home at Holly Grange. That's more than 4 weeks of family food shops!

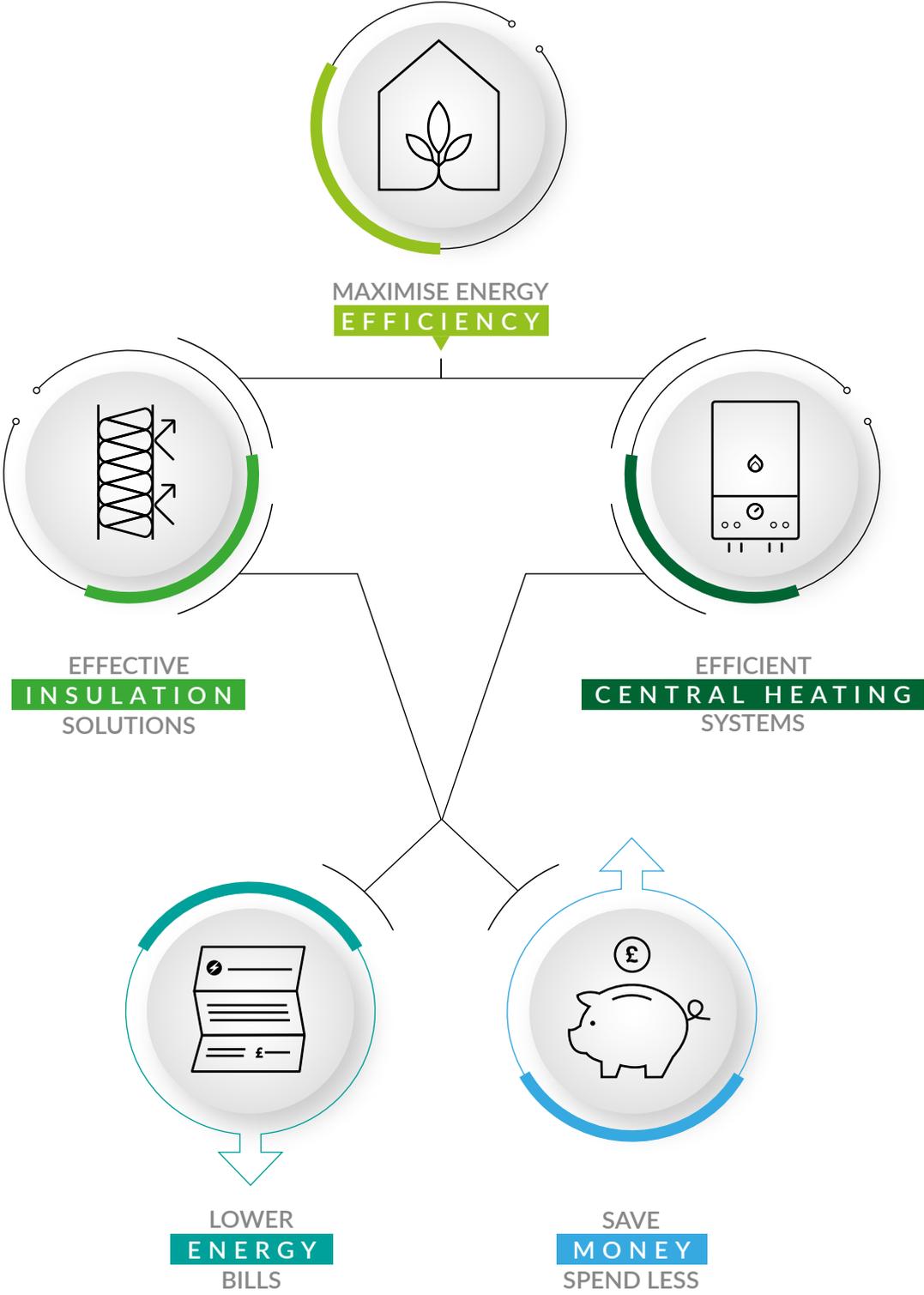
So whether you choose to reinvest your money back into your mortgage, or save for your dream family holiday, you can sit back and relax knowing your new home is costing you less.

Not only that, you'll have the added piece of mind with both our own 2 year warranty and a 10 year build warranty from the NHBC, knowing that our expert Customer Care team will be on hand for any queries you may have after you move in.

\*Source <https://www.hbf.co.uk/news/hbf-report-newbuild-energy-efficiency-2019>

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# YOU'RE IN CAPABLE HANDS

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

We hope you will 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 NHBC.

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 we pride ourselves on.

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.

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. After all, we've been doing this for over fifty years.



↳ Typical Interiors





Bloor Homes North West,  
Holly Grange,  
Burtonwood Road  
Warrington,  
WA5 3TZ

Holly Grange@bloorhomes.com  
[www.bloorhomes.com](http://www.bloorhomes.com)

