



ASH BANK HEIGHTS
WERRINGTON



Image is indicative only and may include items of non-standard specification

A COLLECTION OF
2, 3 AND 4 BEDROOM HOMES
ashbank-heights.co.uk



COUNTRYSIDE
Homes

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ASH BANK HEIGHTS
WERRINGTON

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[ASHBANK-HEIGHTS.CO.UK](https://www.ashbank-heights.co.uk)



ASH BANK HEIGHTS

BEAUTIFULLY DESIGNED HOMES

Countryside are delighted to showcase our exclusive development of brand new 2, 3 and 4 bedroom, detached and semi-detached homes in Werrington, Stoke-on-Trent.

Ash Bank Heights is built on existing farming land and as such benefits from outstanding views across open fields and woodland, which is perfect for a walk right from your new front door! Add to this a great selection of local schools within a short distance and it is easy to see why this is a great location in which to live.

This exclusive development has been perfectly designed for modern living. Careful planning and the use of up to the minute energy saving features mean that your new Countryside home is future proofed to save you money on bills in years to come. Whether you're a first-time buyer or looking to move up the property ladder, there will be something for everyone at Ash Bank Heights.



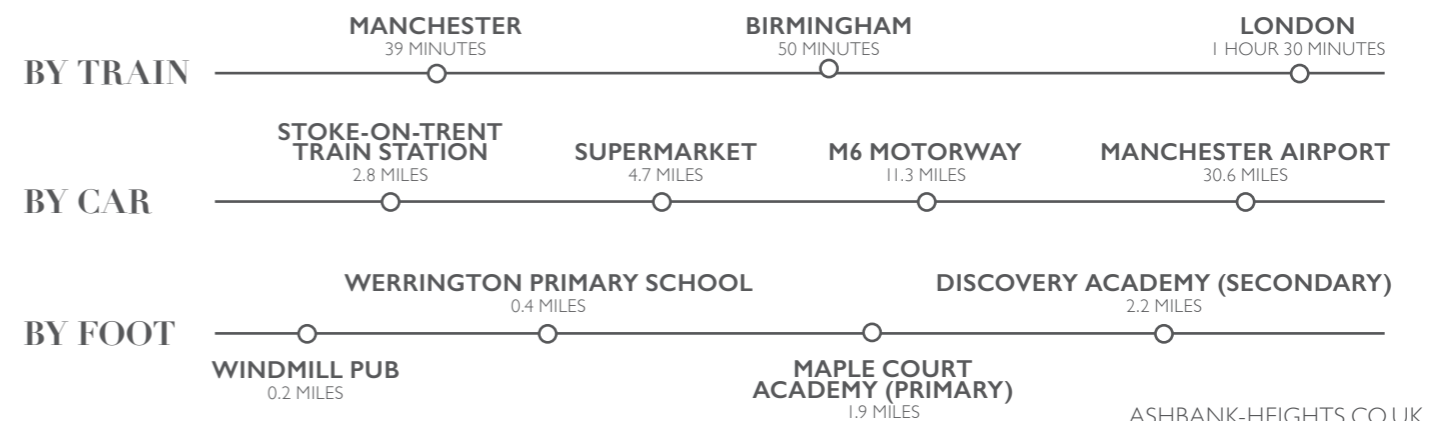
LOCAL AREA...

Ash Bank Heights is located in the traditional village of Werrington, just under 5 miles east of Stoke-on-Trent. The village is famous locally for its windmill which stands at the highest point of the village and is the last standing windmill in Staffordshire.

In Werrington you'll find a good selection of small local convenience stores, a pharmacy and several pubs and takeaways. For the family shop nearby Stoke has a good choice of large supermarkets.

For a superb family day out local favourite Foxfield Steam Railway is a must, originally built in 1892 to transport coal from nearby Foxfield Colliery. In the museum there is a wide variety of different steam engines and memorabilia and artefacts. There are regular steam engine trips each weekend with seasonal specials such as the North Pole Express at Christmas – a guaranteed hit with children of all ages!

TRANSPORT LINKS





CLOSE TO THE CITY AND THE COUNTRY

Stoke-on-Trent is just a few minutes' drive or bus ride away from Ash Bank Heights. Stoke-on-Trent is a small but thriving city which grew in size in the 19th century due to the thriving pottery industry in the area. It is estimated that there were around 4,000 kilns used to fire the pottery. All but 46 of these have been demolished now due to regulations associated with the clean air act.

The pottery industry is immortalised in the Potteries Museum and Art Gallery which hosts exhibitions from all over the world with a special emphasis on pottery. The museum also features an in-depth exhibition of Stoke-on-Trent detailing how and why the area came to such prominence and fame in pottery.

There is a network of footpaths covering the local surrounding rolling hills for both walking and cycling which lead right from your front door at Ash Bank Heights – perfect for enjoying the views or a relaxed picnic. Just a short walk across the village is Wetley Moor Common, a 118 hectare open public access area of common land the area is classed as a Site of Special Scientific Interest because of the long history of mining and quarrying dating from 1698.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**



CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with the 10-year NHBC warranty and insurance policy we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

Image is indicative only and may include items of non-standard specification





THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way, which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This, along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our **Sales Offices**.

We can talk you through the available housetypes, their pricing, the site plan. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders, plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

Our homes have a **fantastic specification as standard**, details of which can be found on our 'What's Included In Your New Home?' insert. We have a list of extras that you can purchase through us to personalise your new home. Our **dedicated Sales Team** will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.

WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



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CUSTOMER STORIES



The Goodheads

"From the outset our Sales Representative, Bethany, treated us well and looked after us throughout the buying process."



Matt & Nosheen

"The entire reservation process has been really smooth and straightforward. Our Sales Consultant answered all our questions and supported us throughout. We've felt really reassured and relaxed about everything from day one."



James

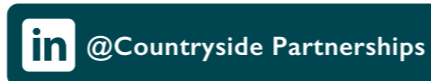
"Countryside made the whole process really easy. Through Countryside's Assisted Move scheme a team of experts behind me that made it possible for me to sell my house in one day – it was amazing!"

HOW TO FIND US



From the A38/A38(M) Birmingham

Leave the M6 at junction 15. Take the A500 in the direction of Stoke-on-Trent. After 2.9 miles turn right onto the A5007 City Road. After 0.1 of a mile take the first exit off the roundabout onto the A52 Leek Road, after 2 miles turn right remaining on the A52 Werrington Road. After 3 miles you will find us on the right.



To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Partnerships reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Please note choices and upgrades are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification. Countryside Partnerships – 5 April 2023. 9345.004.

FOR YOUR SAT NAV: ST9 0JR

Directions are taken from Google Maps and are intended as a guide.

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SITE PLAN



HM Young Offender Institution

KEY

- THE ARUN**
2 Bedroom Home (759sqft)
- THE BOURNE SPECIAL**
3 Bedroom Home (918sqft)
- THE HOLLINWOOD**
3 Bedroom Home (948sqft)
- THE SOUTHWICK**
4 Bedroom Home (1131sqft)
- THE SOUTHWICK SA**
4 Bedroom Home (1131sqft)
- AFFORDABLE HOUSING**
- PRIVATE RENTAL**

THE ARUN

TWO BEDROOM HOME



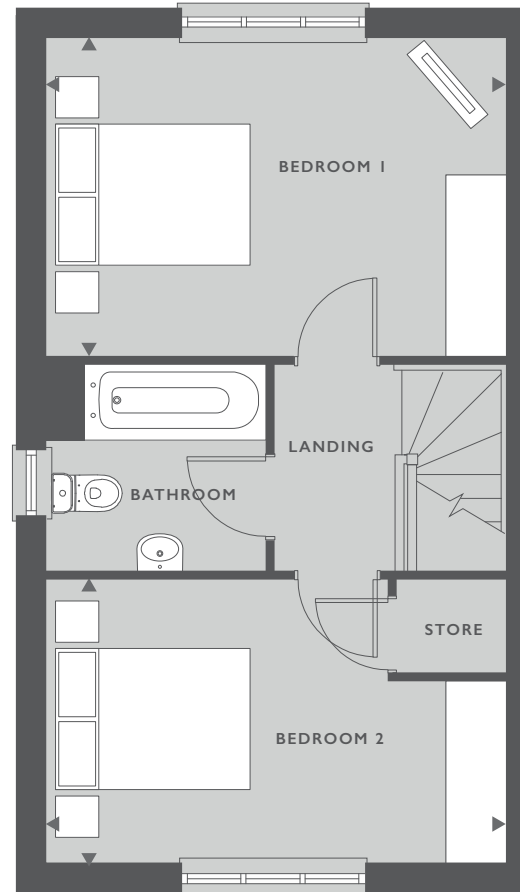
COUNTRYSIDE
Homes

THE ARUN

TWO BEDROOM HOME

759 SQFT

70 M²



FEATURES:

- Open-plan kitchen/dining/living room
- Impressive French doors opening onto the garden
- Convenient store room and downstairs WC
- Spacious master bedroom
- One further well-proportioned bedroom
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN	3.35M X 3.50M	11' X 11'6"
LIVING/DINING ROOM	4.37M X 4.48M	14'5" X 14'9"

FIRST FLOOR

BEDROOM 1	4.37M X 3.07M	14'5" X 10'1"
BEDROOM 2	4.37M X 2.70M	14'5" X 8'11"



Some plots may be subject to additional gable and bay windows.

All plots are freehold. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Partnerships PLC reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Partnerships PLC – 18th January 2021, The Arun, Revision B/A, RB, 8335.002.

THE BOURNE SPECIAL

THREE BEDROOM HOME



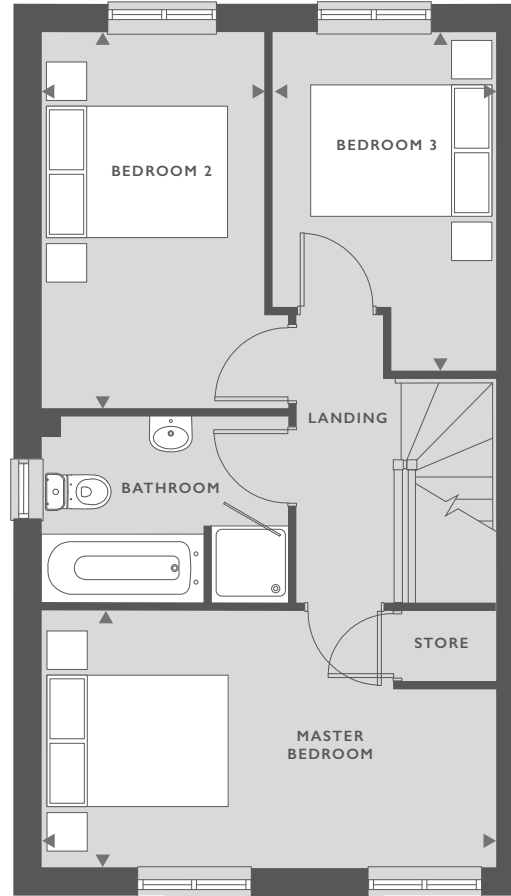
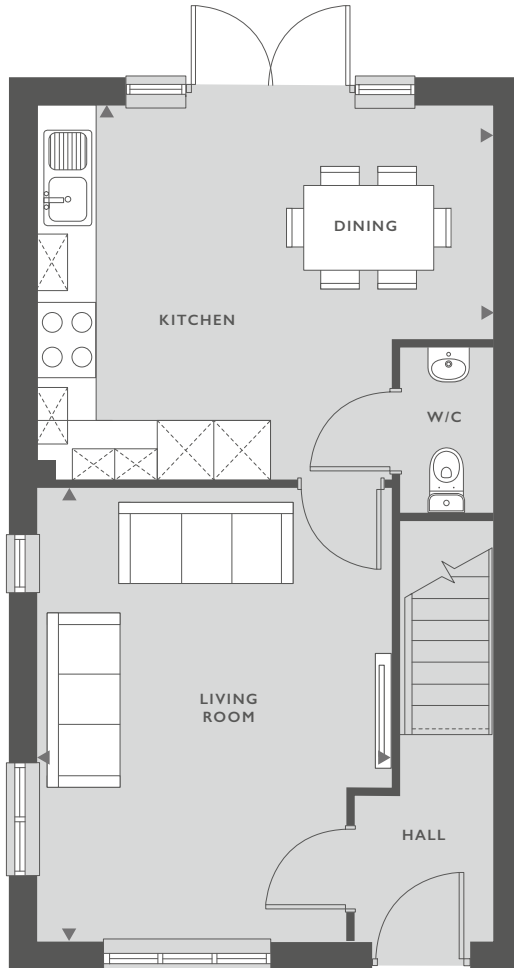
COUNTRYSIDE
Homes

THE BOURNE SPECIAL

THREE BEDROOM HOME

918 SQFT

85 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate large living room
- Convenient downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	4.79M X 3.90M	15'9" X 12'10"
LIVING ROOM	3.73M X 4.79M	12'3" X 15'9"

FIRST FLOOR

MASTER BEDROOM	4.79M X 2.70M	15'9" X 8'11"
BEDROOM 2	2.36M X 3.98M	7'9" X 13'1"
BEDROOM 3	2.35M X 3.57M	7'9" X 11'9"



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THE HOLLINWOOD

THREE BEDROOM HOME



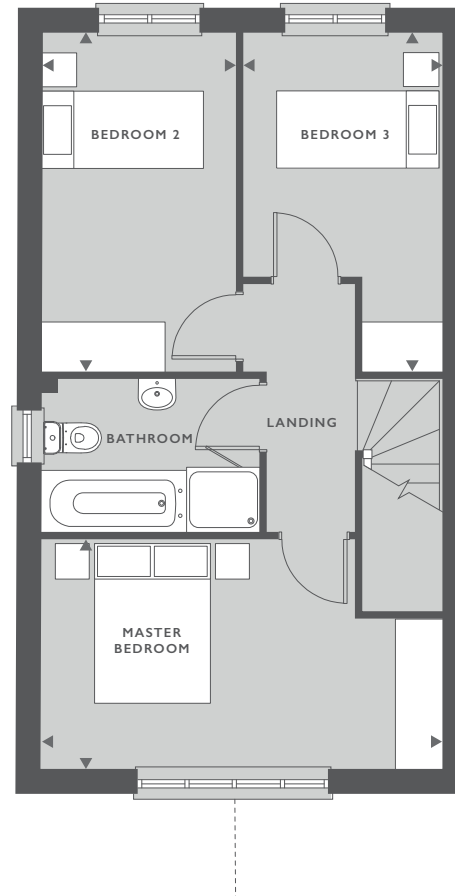
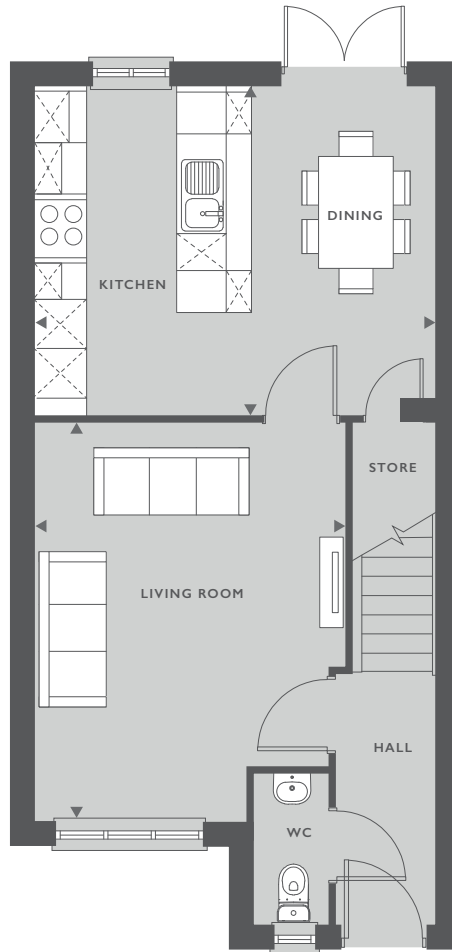
COUNTRYSIDE
Homes

THE HOLLINWOOD

THREE BEDROOM HOME

948 SQFT

88.07 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient store room and downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	4.79M X 3.92M	15'9" X 12'10"
LIVING ROOM	3.73M X 4.78M	12'2" X 15'8"

FIRST FLOOR

MASTER BEDROOM	4.82M X 2.78M	15'9" X 9'1"
BEDROOM 2	2.32M X 3.99M	7'7" X 13'1"
BEDROOM 3	2.37M X 4.04M	7'9" X 13'3"

■ SVP

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THE SOUTHWICK

FOUR BEDROOM HOME



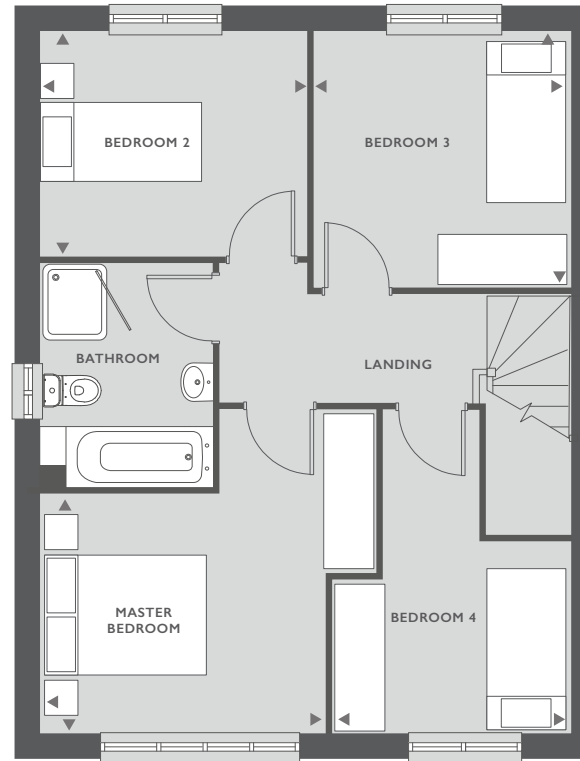
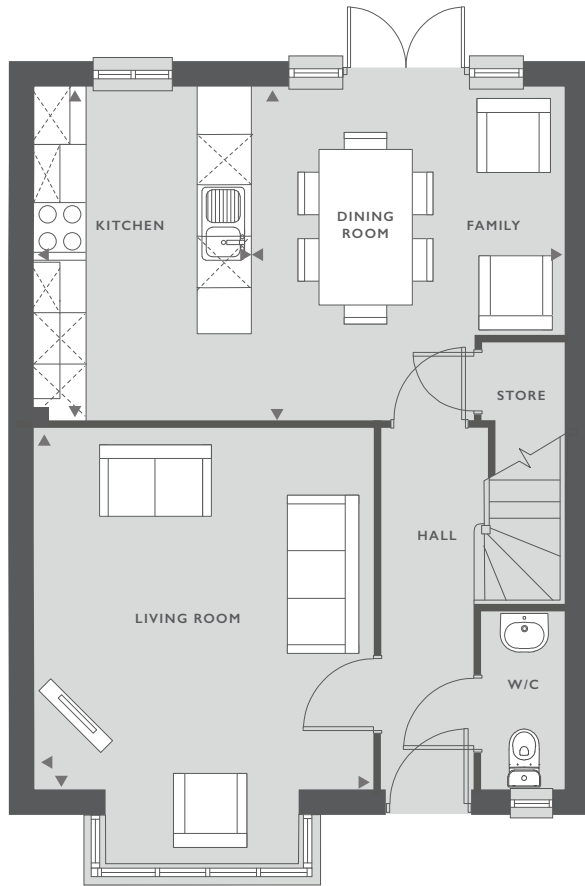
COUNTRYSIDE
Homes

THE SOUTHWICK

FOUR BEDROOM HOME

1131 SQFT

105 M²



FEATURES:

- Open-plan kitchen/dining room with additional family room
- Impressive French doors opening onto the garden
- Separate living room complemented by bay window
- Convenient store room and downstairs WC
- Spacious master bedroom
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.60M X 3.89M	8'7" X 12'9"
DINING ROOM	3.60M X 3.89M	11'10" X 12'9"
LIVING ROOM	3.96M X 4.22M	13' X 13'10"

FIRST FLOOR

MASTER BEDROOM	3.32M X 2.81M	10'11" X 9'3"
BEDROOM 2	3.11M X 2.62M	10'3" X 8'7"
BEDROOM 3	3.01M X 3.01M	9'11" X 9'11"
BEDROOM 4	2.79M X 2.25M	9'2" X 7'5"



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THE SOUTHWICK SA

FOUR BEDROOM HOME



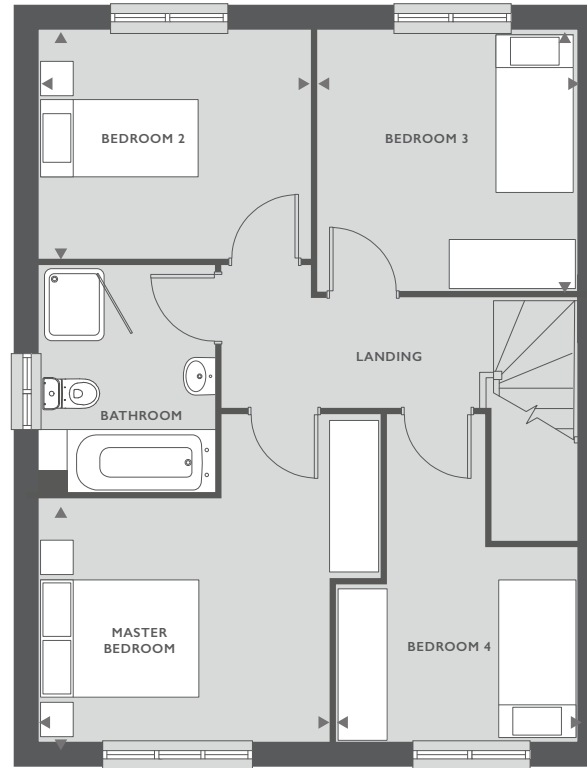
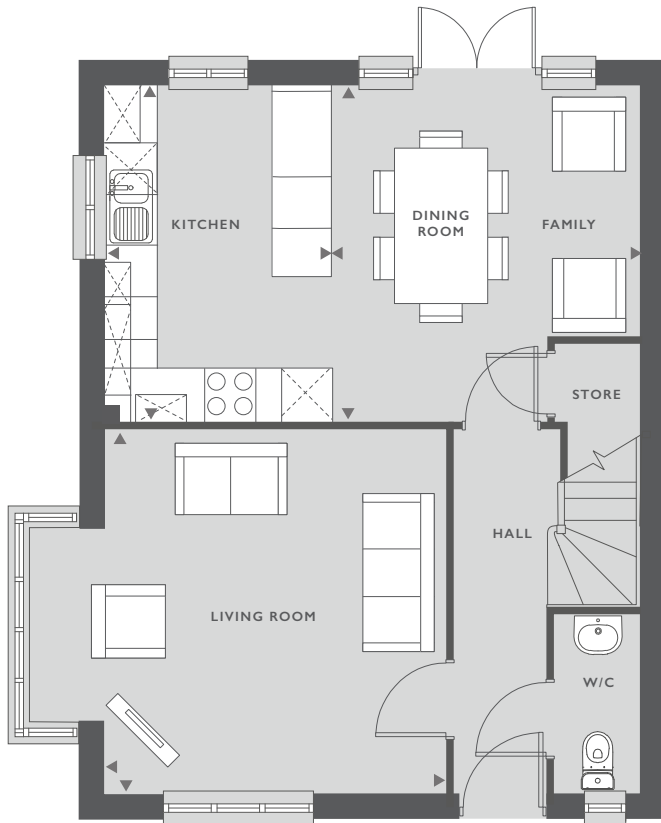
COUNTRYSIDE
Homes

THE SOUTHWICK SA

FOUR BEDROOM HOME

1131 SQFT

105 M²



FEATURES:

- Open-plan kitchen/dining room with additional family room
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GROUND FLOOR

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FIRST FLOOR

MASTER BEDROOM	3.32M X 2.81M	10'11" X 9'3"
BEDROOM 2	3.11M X 2.62M	10'3" X 8'7"
BEDROOM 3	3.01M X 3.01M	9'11" X 9'11"
BEDROOM 4	2.79M X 2.25M	9'2" X 7'5"



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OUR SPECIFICATION...



Image is indicative only and may include items of non-standard specification



COUNTRYSIDE
Homes

WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel single sink with single lever mixer tap
- Single under worktop oven with 4 ring gas hob and stainless steel splashback
- Integrated silver oven hood in 2 & 3 bedroom homes, stainless steel chimney hood in 4 bedroom homes

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Clear bath glass screen when full height shower is present
- Washbasin with single lever mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle

INSIDE YOUR HOME

- Combination boiler
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO2 detector
- Contemporary rounded skirting boards and architraves
- Internal woodwork painted brilliant white gloss
- White matt emulsion to internal walls and ceiling
- White internal doors with satin chrome finish door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms
- White pendant lamps throughout
- White single/double switched sockets to all rooms except cloakrooms, bathrooms and en-suites
- Telephone point provided in living room, plus the family room of 4 bedroom homes
- Data hub housed in service cupboard (or similar position)

OUTSIDE YOUR HOME

- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Rotavated front and rear garden
- Turf to front garden

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

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†Choices and upgrades are only available subject to construction stage of the property.

*Selected features are included where housetype size allows.

#On selected plots the shower over bath is handheld.



COUNTRYSIDE
Homes



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Railway Drive
Wolverhampton
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Group Head Office
Countryside Partnerships
Countryside House
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CM13 3AT
T: 01277 260000

Ash Bank Road, Werrington,
Stoke-on-Trent
For your Sat Nav: ST9 0JR

Tel: 01782 649 055

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