

HORWICH, BOLTON

Viscount Green

An Arts & Crafts inspired development of stunning 1, 2, 3, and 4 bedroom homes, designed for contemporary living.





The development

Introducing Viscount Green – Eccleston Homes' latest selection of 1, 2, 3 and 4 bedroom homes designed in our signature Arts and Crafts inspired style.

Situated a stone's throw from the 10,000-year-old Red Moss wetlands – a Site of Special Scientific Interest – Viscount Green, Horwich is our most sustainable project to date.



A-rated homes

All our homes at Viscount Green have *Predicted Energy Assessments of A-Rated, with building fabric enhancements and specification such as triple glazed windows, solar panels, waste water heat recovery and increased insulation. These features are just some of the ways these latest homes improve energy efficiency and help to lower your day to day running costs. Each stylish home strikes a tried and tested balance between contemporary style and comfort, but we've made sure it won't just be comfortable for you.

Local wildlife will also find Viscount Green an easy place to settle, with a wildlife corridor and informal open space, which is planted to encourage bees, birds and butterflies. Viscount Green is a place everyone and everything can flourish.



Home to a bespoke artwork

As part of the development proposals a unique piece of public artwork has been commissioned, inspired by a race course that once belonged to Horwich Races on the site. Our site surveys uncovered the racecourse on a historic map dating back to 1849, and our research shows it remained very popular from its first race on the 10th of August 1837 until it closed in 1848.

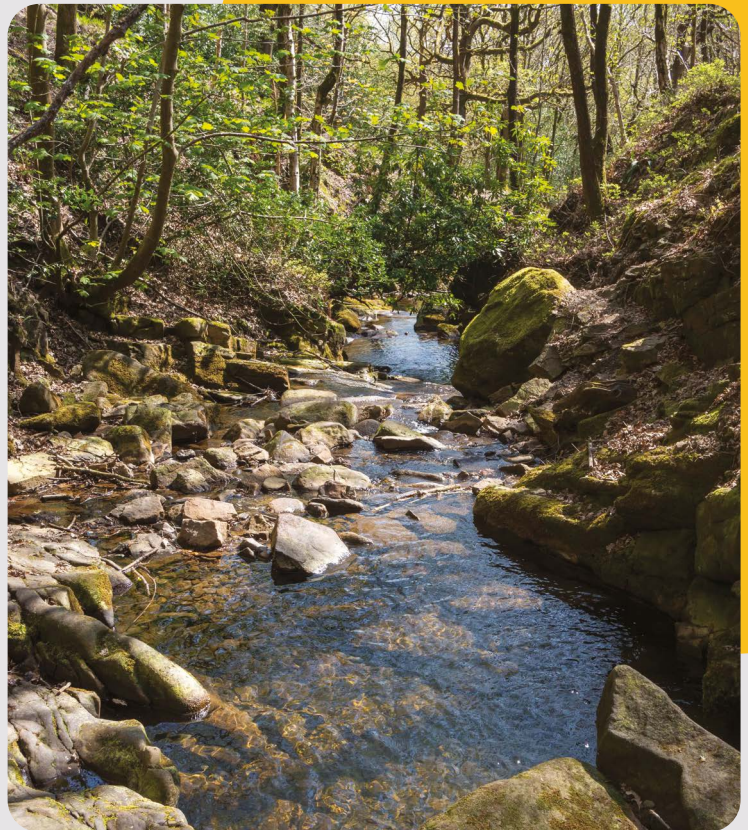
To celebrate this history, we've partnered with animal sculpture specialists Pangeda in Ormskirk, West Lancashire to design and install an equestrian themed sculpture. Pangeda's sculptures are made by a team of artists in Kenya and Zimbabwe using recycled metals, old car parts and appliances and 100% of the sales are returned to the artists to support them and their communities.

Local life

A bustling urban centre north west of Bolton, Horwich itself is just a five minute train journey from the centre, with a wealth of local amenities on the doorstep, including GPs, hairdressers, and a wide choice of supermarkets and independent shops.

For young families there is a choice of well-regarded nurseries, primary schools, and secondary schools, with many rated outstanding. Cafés, pubs and restaurants are also well catered for, many of them walkable.

A particular highlight since 2014 has been The Rivington Brewing Co. As well as a tap room, you'll find farm trips and a year-round events calendar – all with stunning views of the Rivington Reservoir.



Plenty to keep you busy

You can't be bored in Horwich. As well as a local cinema and library, residents of Viscount Green are just five minutes away from Horwich Leisure Centre on Victoria Road, and 11 minutes from Middlebrook, the UK's biggest retail and leisure park. Here you can take your pick from much-loved eatery chains like Wagamama, Chiquito, TGI Fridays, and Nando's – not to mention floor upon floor of retail-therapy.

Just next door is Bolton Arena, which boasts a world-class gym, football pitches, indoor tennis courts, business spaces, and a diverse calendar of events. With local golf courses, horse riding centre, an alpaca sanctuary – and Go Ape on Rivington Reservoir, if you're feeling wild – you won't have a dull minute.



Seriously well connected

When you need to travel further afield, Horwich is extremely well connected, with two local train stations – Blackrod and Horwich Parkway. Horwich Parkway takes the pain out of commuting, getting you to central Bolton in just six minutes and Manchester City Centre in 25. For overseas trips, you can be at Manchester airport – the busiest outside London – in under three quarters of an hour.

Viscount Green is well situated for the 575 Wigan to Bolton bus route which runs regularly and handy motorway access means you're just 35 minutes from Preston, and a little over an hour from Liverpool, the Lake District and the Yorkshire Dales.

Adventure calls

Along with the Red Moss wetland on the doorstep, there's a lot of green space to explore a short distance away. Just 16 mins away, Rivington Pike and reservoirs are a magnet for walkers, cyclists, and keen-eyed wildlife spotters. Barn owls, long-eared owls, kestrels, kingfishers, and meadow pipits are just some of the local residents you might come across.

Walkers can take in some beautiful landmarks on their travels. Tigers Clough waterfall and Bob's Brew weir on the River Douglas are both reachable by flat walks suitable for all ages, or connectable with wilder countryside for the more ambitious. For road and off-road cyclists there are countless routes to explore, with support on-hand from Tall Paul's mobile cycle repairs.

There are also plenty of accessible options like the magical Rivington Terraced Gardens, and some fascinating local history nearby too, such as Liverpool Castle in Lever Park an unfinished replica folly created by Lord Lever. And for little adventurers, Green Lane Playground is just an 8 minute walk from the door.



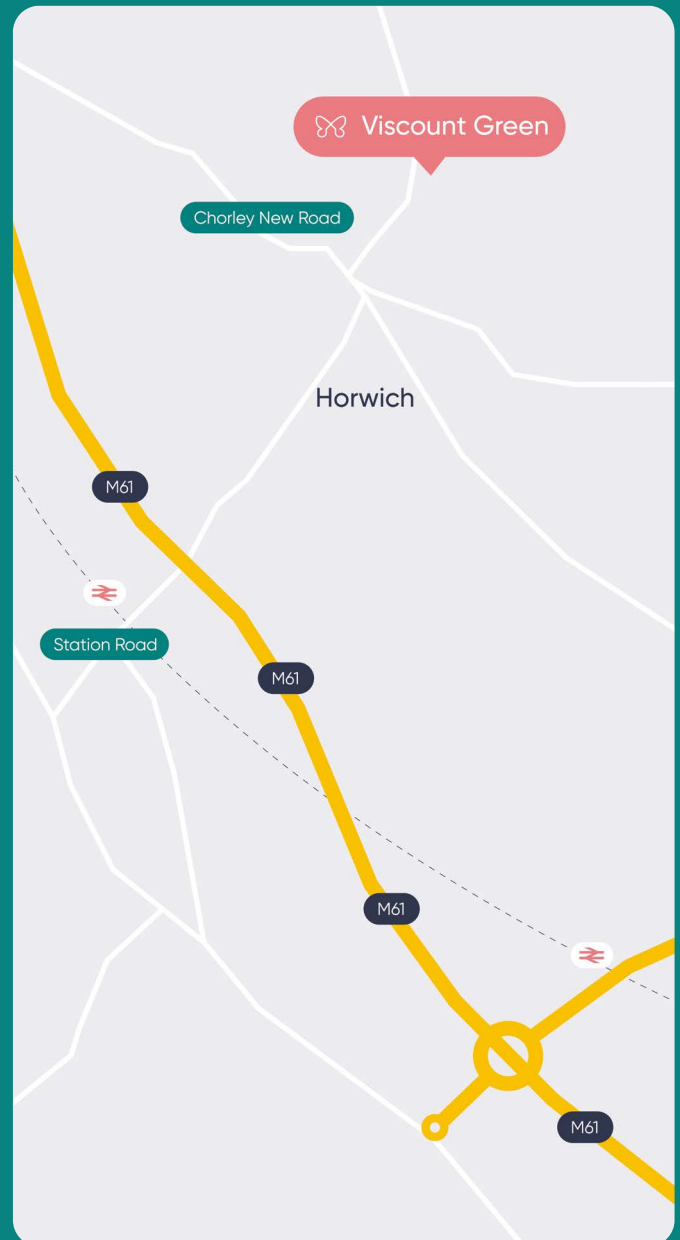
How to find us

Lever Park Ave, Horwich, BL6 7LQ

what3words///visual.lighter.endearing

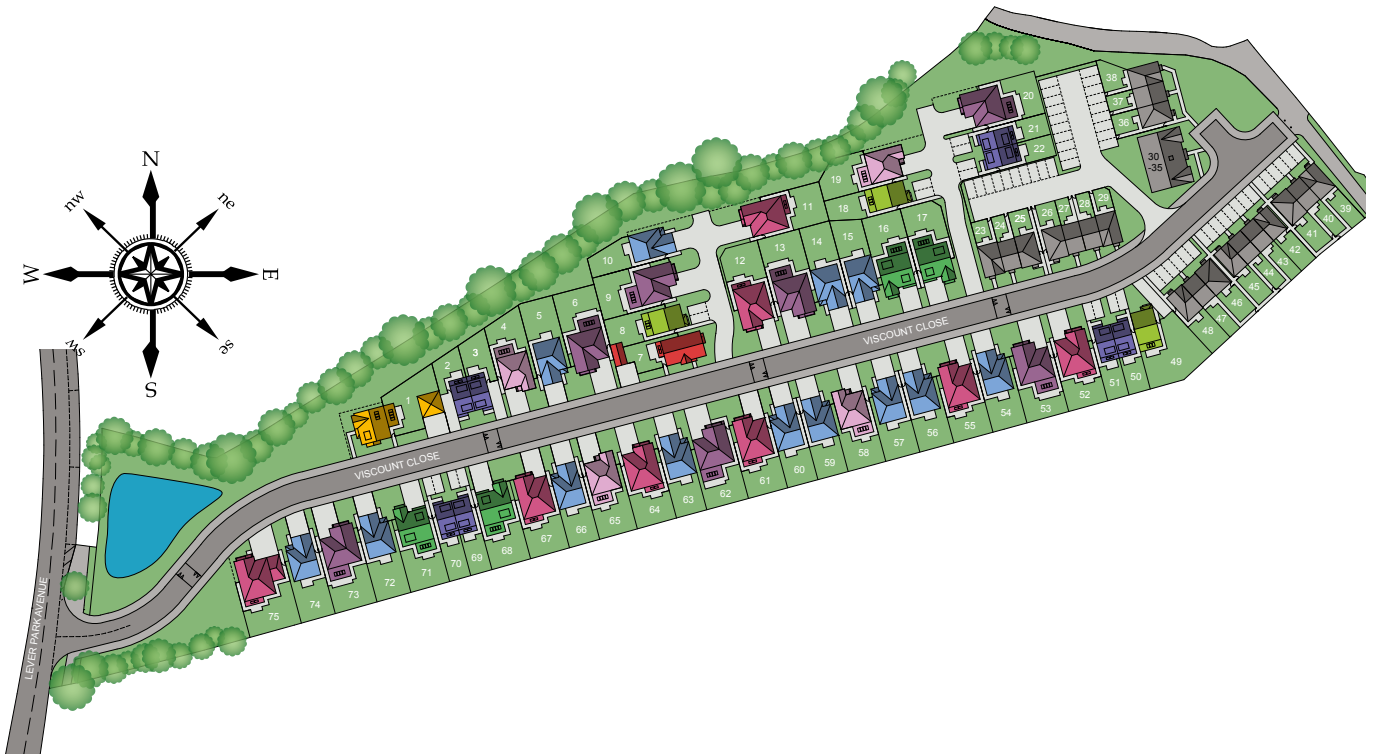
From J6, M61

- Use the left 2 lanes to take the A6027 exit to Chorley.
- Keep left at the fork and merge onto De Havilland Way/A6027.
- At the roundabout, take the 2nd exit onto Chorley Rd/A6.
- Turn right onto Station Rd/B5238.
- Turn left onto Chorley New Rd/A673.
- At Crown Roundabout, take the 1st exit onto Scholes Bank/A673.
- Turn right onto Lever Park Ave.
- Viscount Green will be on the right.



Book your
appointment now:

01204 939426
salesviscountgreen@ecclestonhomes.co.uk
ecclestonhomes.co.uk



The Wilmslow 1832 sq.ft
4 bedroom 2.5 storey detached home



The Cheadle 1702 sq.ft
4 bedroom 2.5 storey detached home



The Formby 1567 sq.ft
4 bedroom detached home



The Willaston 1479 sq.ft
4 bedroom detached home



The Plumley 1373 sq.ft
4 bedroom detached home



The Hartford 1281 sq.ft
4 bedroom detached home



The Whalley 1152 sq.ft
4 bedroom detached home



The Bollington 1005 sq.ft
3 bedroom detached home

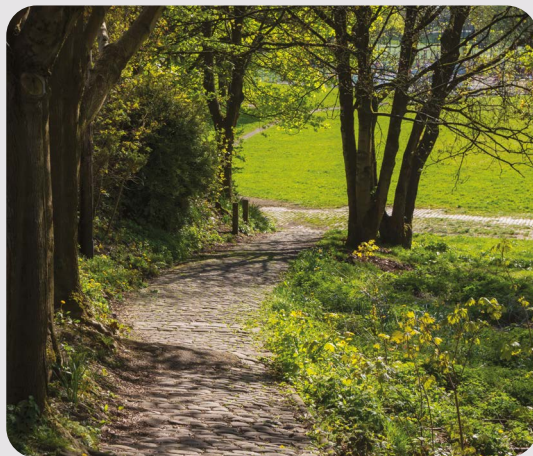


The Croft 963 sq.ft
3 bedroom 2.5 storey semi-detached home



Affordable
Homes

Cool places, open spaces



A-Rated energy efficiency has never looked cooler

We've worked hard to increase energy efficiency through improvements to both the fabric and specification items in the property. Our homes also have improved thermal performance and a *Predicted Energy Assessment of A-Rated (PEA). They're better for the world and better for you too. Think warmer houses but lower bills.



Our homes include:

- ✓ Triple glazed windows
- ✓ **Solar panels
- ✓ Waste water heat recovery
- ✓ Hive smart heating thermostats
- ✓ Two zone central heating
- ✓ High thermal insulation concrete block
- ✓ High performance cavity wall insulation
- ✓ Combination boilers to: Croft, Bollington, Whalley, Hartford, Plumley, Willaston
- ✓ Energy efficient appliances

*Predicted Energy Assessment is based on Part L Building Regulations June 2022.
**Please see Sales Consultant for plot specific details of solar panels.

KITCHENS

- A choice of kitchen units and worktops (choice subject to build stage)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splashback to hob
- Bosch integrated fridge / freezer
- Co-ordinating worktop upstand
- Stainless steel one and half bowl sink and top lever tap to kitchen (choice subject to build stage)
- Stainless steel single bowl sink and tap to utility room (where applicable)
- Plumbing for washing machine
- Plumbing for dishwasher
- Cutlery tray
- Soft closers to all units and drawers

BATHROOMS & ENSUITES

- White contemporary sanitaryware
- Towel radiators to bathrooms and ensuites
- Chrome taps by Vado
- Electric shaver point to bathrooms and ensuites
- Choice of vanity units to bathrooms and ensuites (choice subject to build stage)
- Choice of ceramic wall tiles by 'Johnson Tiles' (choice subject to build stage)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where applicable). Choice of two co-ordinating 'Johnson Tiles' wall tiles in main bathrooms and ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite
- Vado shower over the bath to main bathroom with shower screen
- Soft close toilet seats

GENERAL

- 10-year warranty (NHBC)
- Hive Active Heating Smart Compatible Thermostat (requires HiveHub, broadband and WiFi)
- Gas central heating two zone system throughout
- Gas combination boilers to: Edenfield, Tarleton, Plumley and Whitegate
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- UPVC triple-glazed windows
- UPVC French patio doors
- Acoustic trickle vents to windows
- Black rainwater pipes and gutters
- *Solar panels
- Waste water heat recovery

ELECTRICAL

- Access to Superfast Broadband (Infrastructure by Openreach. Subscription to Broadband services required)
- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting Sky direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to main bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to main bedroom
- Downlights to kitchen
- Downlights to bathrooms and ensuites
- Double socket and light to garage
- EV chargers
- USB sockets to living room, kitchen and bedroom one (where applicable)

SAFETY & SECURITY

- Alarm system
- Mains-powered smoke detectors and mains-powered heat detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors
- Guard rails to first floor windows where appropriate

DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

EXTERNAL

- Front porch light
- Landscaping to front gardens to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up-and-over garage doors

OPTIONS

- A wide range of optional extras are available. Please see Sales Consultant for prices and full range (all subject to build stage)

*Please see Sales Consultant for plot specific details of solar panels.
**Sales specification does not apply to the affordable homes.

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 **Eccleston**
HOMES

The Croft

3 BEDROOM, 2.5 STOREY SEMI-DETACHED HOME

Three bedroom 2.5 storey semi-detached home. Contemporary kitchen, dining and living area with access to the rear garden through French doors. Two bedrooms and family bathroom on first floor. Main bedroom with ensuite on second floor. Downstairs WC. Parking.

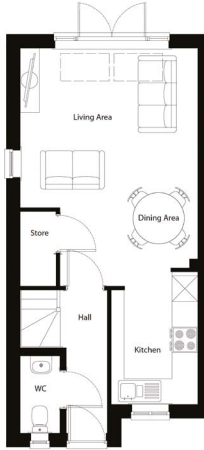
 3 Bed  2 Bath  963 sq.ft.



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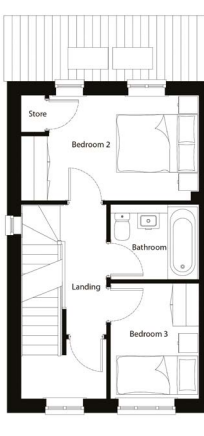
The Croft

3 BEDROOM 2.5 STOREY
SEMI-DETACHED HOME | 963 SQ.FT.



GROUND FLOOR

| | |
|---------------|---|
| Living/Dining | 5.14m (max) x 4.17m (max) 16'10" (max) x 13'8" (max) |
| Kitchen | 3.1m x 2.03m 10'2" x 6'8" |
| WC | 1.81m x 0.92m 5'11" x 3'0" |





FIRST FLOOR

| | |
|-----------|---|
| Bedroom 2 | 4.17m (max) x 2.46m 13'8" (max) x 8'1" |
| Bedroom 3 | 2.7m x 2.04m 8'10" x 6'8" |
| Bathroom | 2.04m x 1.75m 6'8" x 5'9" |



SECOND FLOOR

| | |
|-----------|--|
| Bedroom 1 | 3.99m x 3.12m 13'1" x 10'2" |
| Ensuite | 2.21m (max) x 2.05m (max) 7'3" (max) x 6'9" (max) |

-  Skylight windows
-  Point of ceiling height change

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The Bollington

3 BEDROOM DETACHED HOME

Three bedroom detached home, contemporary kitchen/dining room/family room with French doors to rear garden. Separate living room and downstairs WC. Main bedroom with ensuite. Two bedrooms and family bathroom. Parking.

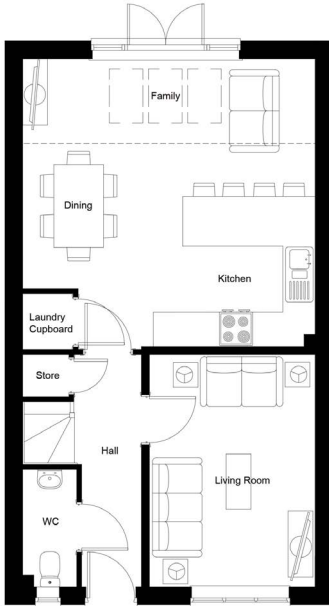
 3 Bed  2 Bath  1005 sq.ft.



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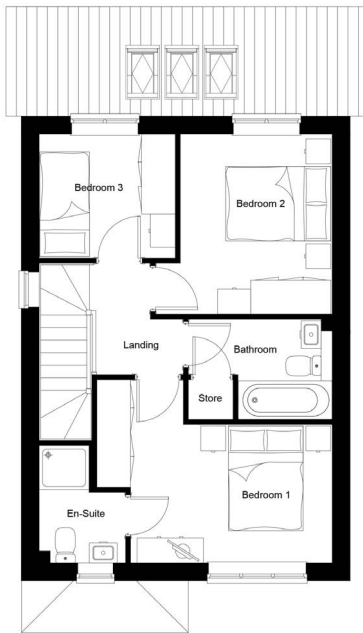
The Bollington

3 BEDROOM DETACHED HOME | 1005 SQ.FT.





GROUND FLOOR

| | |
|-----------------------|--|
| Living Room | 4.2m x 3.0m 13'8" x 9'8" |
| Kitchen/Dining/Family | 5.3m x 5.2m (max) 17'4" x 17'1" (max) |
| WC | 2.1m x 0.97m 6'8" x 3'2" |



FIRST FLOOR

| | |
|-----------|--|
| Bedroom 1 | 4.2m (max) x 3.3m (max) 13'8" (max) x 10'8" (max) |
| Ensuite | 2.12m (max) x 1.56m (max) 6'9" (max) x 5'1" (max) |
| Bedroom 2 | 3.26m x 2.75m 10'7" x 9'0" |
| Bedroom 3 | 2.46m x 2.2m 8'1" x 7'2" |
| Bathroom | 2.6m (max) x 1.82m 8'5" (max) x 5'9" |




-  Skylight windows
-  Point of ceiling height change

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The Whalley

4 BEDROOM DETACHED HOME

Four bedroom detached home, modern kitchen, dining room with access to the rear garden through French doors, relaxing living room, useful utility store, downstairs WC, four spacious bedrooms, ensuite to main bedroom, family bathroom, integral single garage and exterior Arts & Crafts features.

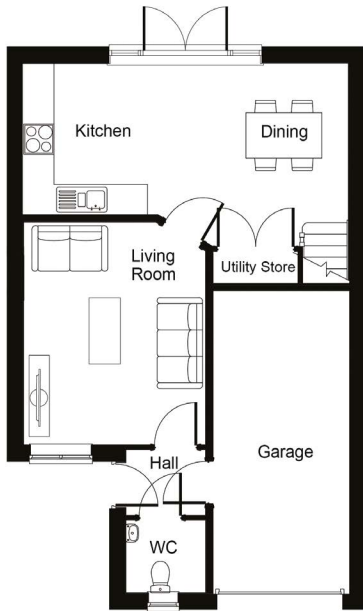
 4 Bed  2 Bath  1152 sq.ft.



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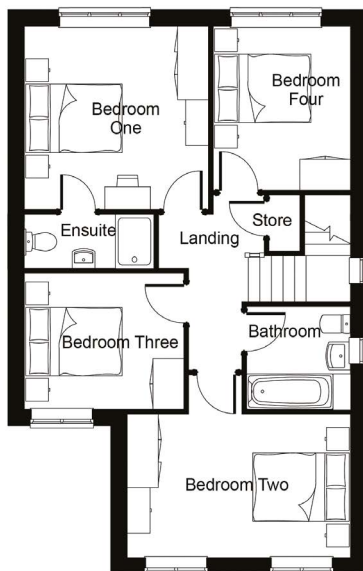
The Whalley

4 BEDROOM DETACHED HOME | 1152 SQ.FT.



GROUND FLOOR

| | |
|----------------|--|
| Living Room | 4.41m (max) x 3.59m (max) 14'5" (max) x 11'9" (max) |
| Kitchen/Dining | 6.42m (max) x 3.62m (max) 21'(max) x 11'10" (max) |
| WC | 1.57m x 1.44m 5'1" x 4'8" |
| Garage | 6m (max) x 2.70m 19'8" (max) x 8'10" |



FIRST FLOOR

| | |
|-----------|---|
| Bedroom 1 | 3.62m x 3.61m 11'10" x 11'10" |
| Ensuite 1 | 2.55m (max) x 1.18m 8'4" (max) x 3'10" |
| Bedroom 2 | 4.39m x 2.83m 14'4" x 9'3" |
| Bedroom 3 | 3.14m x 2.57m 10'3" x 8'5" |
| Bedroom 4 | 3.21m x 2.71m 10'6" x 8'10" |
| Bathroom | 2.05m x 2.02m 6'9" x 6'7" |

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The Hartford

4 BEDROOM DETACHED HOME

Four bedroom detached home, contemporary living, kitchen area with French doors leading to the rear garden, feature roof light windows, stylish breakfast bar, separate dining room/retreat, useful utility room, four spacious bedrooms, ensuite to main bedroom, family bathroom, downstairs WC, integral garage, exterior Arts & Crafts styling.



4 Bed



2 Bath



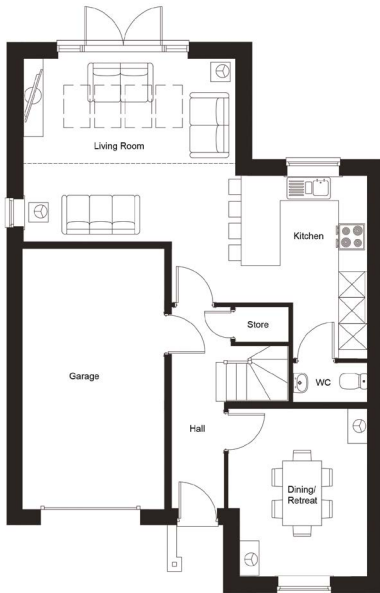
1281 sq.ft.



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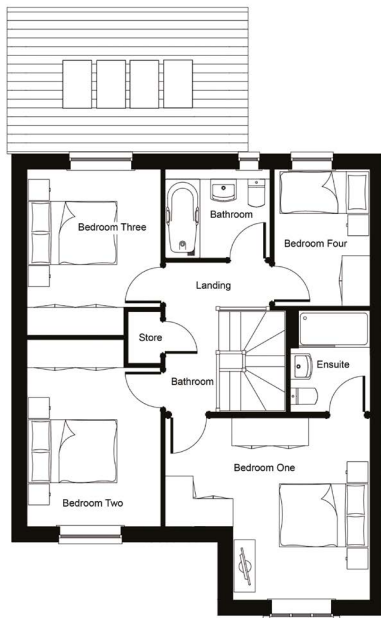
The Hartford

4 BEDROOM DETACHED HOME | 1281 SQ.FT.





GROUND FLOOR

| | |
|---------------------|---|
| Living Room | 4.71m x 4.31m 15'5" x 14'1" |
| Dining Room/Retreat | 3.86m x 3.20m (max) 12'7" x 10'6" (max) |
| Kitchen | 4.22m x 3.04m (max) 13'10" x 9'11" (max) |
| WC | 1.71m x 0.91m 5'7" x 2'11" |
| Garage | 5.50m x 2.70m 18'0" x 8'10" |



FIRST FLOOR

| | |
|-----------|--|
| Bedroom 1 | 4.39m (max) x 3.91m (max) 14'4" (max) x 12'9" (max) |
| Ensuite 1 | 2.17m x 1.68m 7'1" x 5'6" |
| Bedroom 2 | 4.01m (max) x 2.87m (max) 13'1" (max) x 9'5" (max) |
| Bedroom 3 | 3.56m (max) x 2.87m (max) 11'8" (max) x 9'5" (max) |
| Bedroom 4 | 2.94m x 2.05m 9'8" x 6'9" |
| Bathroom | 2.25m x 1.91m (max) 7'4" x 6'3" (max) |

-  Skylight windows
-  Point of ceiling height change

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The Plumley

4 BEDROOM DETACHED HOME

Four bedroom detached family home, open plan kitchen, dining & family room with feature skylight windows and French doors leading to a rear garden. Separate bay fronted living room. Downstairs WC. Four spacious bedrooms, with ensuite to main bedroom. Large family bathroom.

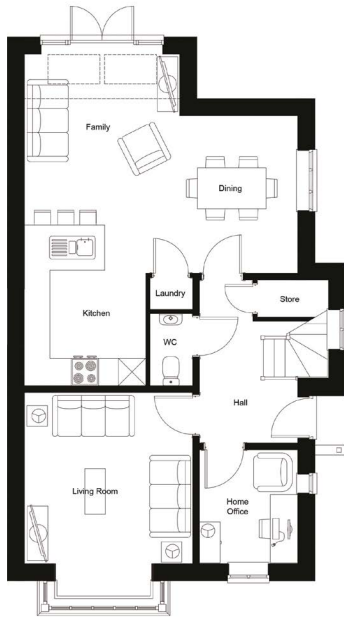
 4 Bed  2 Bath  1373 sq.ft.



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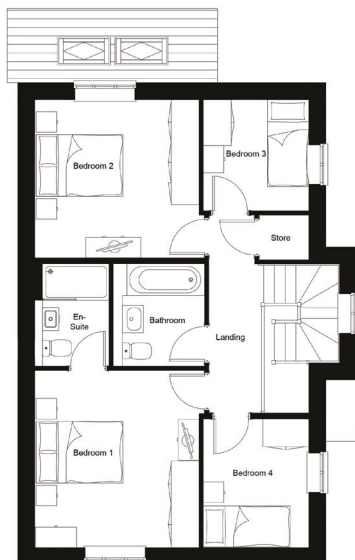
The Plumley

4 BEDROOM DETACHED HOME | 1373 SQ.FT.





GROUND FLOOR

| | |
|-------------|--|
| Living Room | 3.74m x 3.67m (plus bay) 12'3" x 12'0" (plus bay) |
| Dining Room | 3.5m x 2.58m 11'5" x 8'5" |
| Family | 3.74m x 3.4m 12'3" x 11'1" |
| Kitchen | 2.64m x 2.45m 8'7" x 8'0" |
| Home Office | 2.5m x 2.1m 8'2" x 6'10" |



FIRST FLOOR

| | |
|-----------|---|
| Bedroom 1 | 3.86m x 3.57m 12'7" x 11'8" |
| Ensuite 1 | 2.25m (max) x 1.6m (max) 7'4" (max) x 5'3" (max) |
| Bedroom 2 | 3.57m x 3.46m 11'8" x 11'4" |
| Bedroom 3 | 2.4m x 2.3m 7'10" x 7'6" |
| Bedroom 4 | 2.8m x 2.3m 9'2" x 7'6" |
| Bathroom | 2.25m x 1.99m (max) 7'4" x 6'5" (max) |

-  Skylight windows
-  Point of ceiling height change

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The Willaston

4 BEDROOM DETACHED HOME

Four bedroom detached home, large family/dining, kitchen area with French doors to the rear garden, stylish breakfast area, useful utility room, separate bay fronted living room, downstairs WC, four spacious bedrooms, ensuite to main bedroom, family bathroom and integral garage.

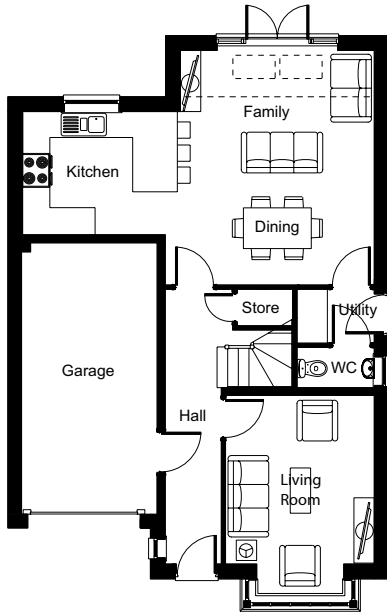
 4 Bed  2 Bath  1479 sq.ft.



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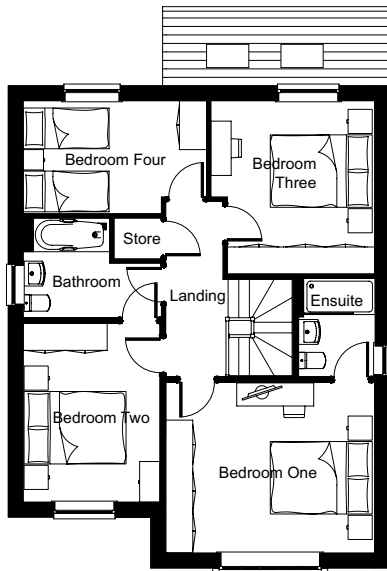
The Willaston

4 BEDROOM DETACHED HOME | 1479 SQ.FT.



GROUND FLOOR

| | |
|------------------------|--|
| Living Room | 3.72m x 3.29m (plus bay) 12' 2" x 10' 9" (plus bay) |
| Family/ Dining Room | 5.19m x 4.62m 17'0" x 15'1" |
| Kitchen | 3.15m x 2.72m 10'4" x 8'11" |
| Utility Room | 1.71m x 1.19m 5'7" x 3'10" |
| WC | 1.71m x 0.91m 5'7" x 2'11" |
| Garage | 6.0m x 3.0m 19'8" x 9'10" |



FIRST FLOOR

| | |
|-----------|---|
| Bedroom 1 | 4.62m x 3.80m 15'1" x 12'5" |
| Ensuite 1 | 2.17m x 1.68m 7'1" x 5'6" |
| Bedroom 2 | 3.95m x 3.02m 12'11" x 9'10" |
| Bedroom 3 | 3.80m x 3.62m (max) 12'5" x 11'10" (max) |
| Bedroom 4 | 4.05m x 2.50m (max) 13'3" x 8'2" (max) |
| Bathroom | 3.05m (max) x 2.19m 10'0" (max) x 7'2" |

- Skylight windows
- Point of ceiling height change

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The Formby

4 BEDROOM DETACHED HOME

Four bedroom detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors, feature roof light windows, stylish breakfast area, separate bay fronted living room, useful utility room, downstairs WC, four spacious bedrooms, ensuites to both the main and second bedroom, family bathroom, ample storage, integral garage.



4 Bed



3 Bath



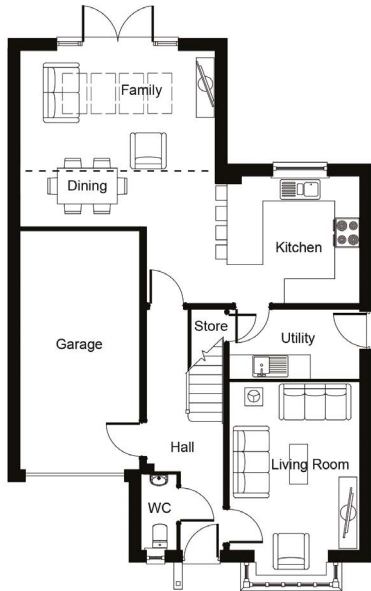
1567 sq ft



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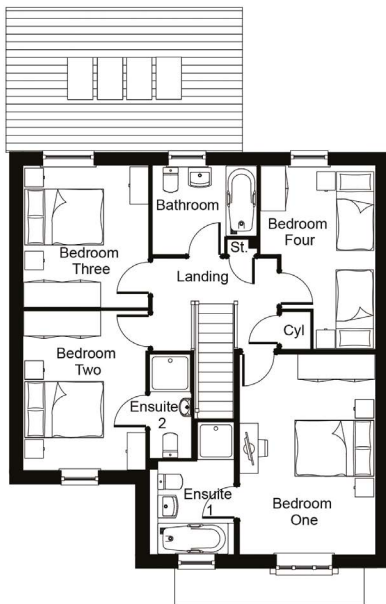
The Formby

4 BEDROOM DETACHED HOME | 1567 SQ.FT.





GROUND FLOOR

| | |
|------------------------|--|
| Living Room | 4.19m (plus bay) x 3.24m 13'8" (plus bay) x 10'7" |
| Family/ Dining Room | 4.85m x 4.32m 15'10" x 14'2" |
| Kitchen | 5.31m x 3.17m 17'5" x 10'4" |
| Utility Room | 3.24m x 1.74m 10'7" x 5'8" |
| WC | 1.87m x 0.88m 6'1" x 2'10" |
| Garage | 6.00m x 3.00m 19'8" x 9'10" |



FIRST FLOOR

| | |
|-----------|---|
| Bedroom 1 | 4.79m x 3.25m 15'8" x 10'7" |
| Ensuite 1 | 2.22m x 2.04m (max) 7'3" x 6'8" (max) |
| Bedroom 2 | 3.83m x 2.95m 12'6" x 9'8" |
| Ensuite 2 | 2.49m x 0.99m 8'2" x 3'3" |
| Bedroom 3 | 3.40m x 3.03m 11'1" x 9'11" |
| Bedroom 4 | 4.40m (max) x 2.77m (max) 14'5" (max) x 9'1" (max) |
| Bathroom | 2.52m x 2.13m (max) 8'3" x 6'11" (max) |

-  Skylight windows
-  Point of ceiling height change

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The Cheadle

4 BEDROOM 2.5 STOREY DETACHED HOME

Four bedroom 2.5 storey detached home, large contemporary kitchen, dining/family room with access to the rear garden through French doors, feature roof light windows, stylish breakfast area, separate TV/media room, useful utility room, downstairs WC, four spacious bedrooms, ensuites to both the main and second bedroom, family bathroom, ample storage, integral garage.



4 Bed



3 Bath



1702 sq.ft.



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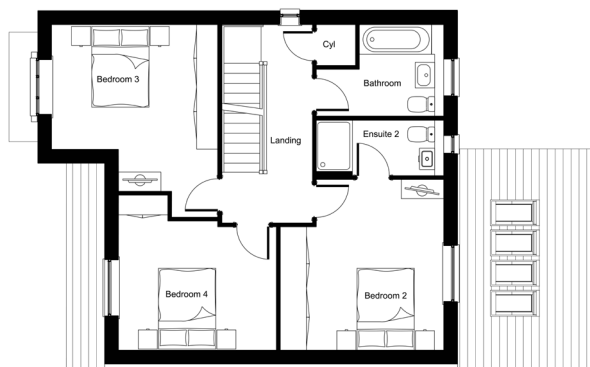
The Cheadle

4 BEDROOM 2.5 STOREY
DETACHED HOME | 1702 SQ.FT.



GROUND FLOOR

| | |
|--------------------|--|
| TV/Media Room | 3.86m (plus bay) x 3.19m (max) 12'8" (plus bay) x 10'5" (max) |
| Family/Dining Room | 4.78m x 4.31m 15'8" x 14'2" |
| Kitchen | 3.35m x 2.93m 11'0" x 9'7" |
| Utility Room | 2.19m (max) x 1.70m 7'2" (max) x 5'7" |
| WC | 1.40m x 1.12m 4'7" x 3'8" |
| Garage | 6.00m x 3.01m 19'8" x 9'10" |



FIRST FLOOR

| | |
|-----------|--|
| Bedroom 2 | 4.01m (max) x 3.84m (max) 13'2" (max) x 12'7" (max) |
| Ensuite 2 | 2.99m x 1.29m 9'10" x 4'3" |
| Bedroom 3 | 4.53m (max) x 3.91m (max) 14'10" (max) x 12'10" (max) |
| Bedroom 4 | 3.71m (max) x 3.03m 12'2" (max) x 9'11" |
| Bathroom | 2.15m x 1.98m 7'1" x 6'6" |



SECOND FLOOR

| | |
|-----------|---|
| Bedroom 1 | 4.31m x 4.26m 14'2" x 14'0" |
| Ensuite 1 | 3.26m (max) x 2.16m (max) 10'8" (max) x 7'1" (max) |

- Skylight windows
- Point of ceiling height change

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The Wilmslow

4 BEDROOM 2.5 STOREY DETACHED HOME

Four bedroom 2.5 storey detached home, kitchen, breakfast, family area featuring French doors leading out to the rear garden, feature roof light windows, stylish breakfast bar, separate bay-fronted living room, separate dining room, utility room, downstairs WC and store, four luxurious bedrooms, ensuite and dressing room to bedroom one and two, family bathroom, driveway and detached garage.



4 Bed



3 Bath



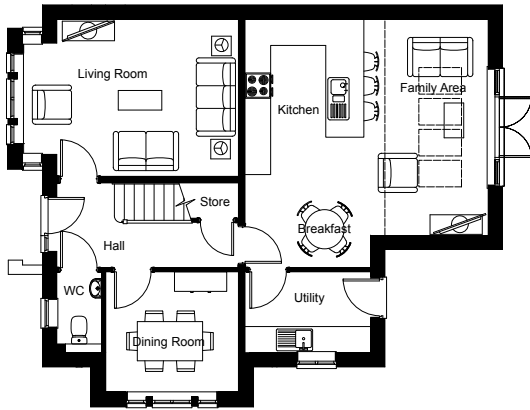
1832 sq.ft.



Images show typical Eccleston Homes show home interiors and do not claim to represent any particular house type.

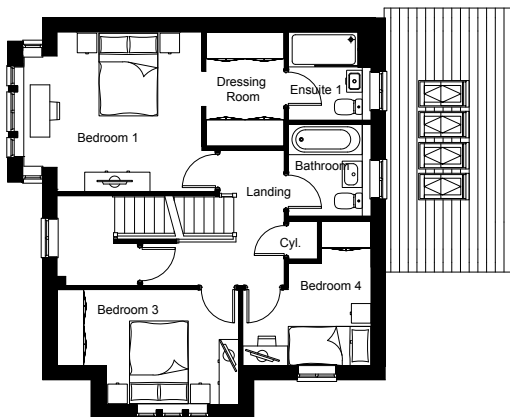
The Wilmslow

4 BEDROOM 2.5 STOREY
DETACHED HOME | 1832 SQ.FT.



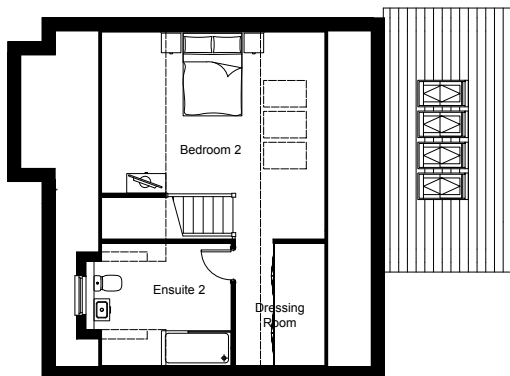
GROUND FLOOR

| | |
|---------------------------|--|
| Living Room | 4.17m (plus bay) x 3.61m 13'8" (plus bay) x 11'10" |
| Dining Room | 3.06m x 2.73m 10' x 8'11" |
| Kitchen/Breakfast /Family | 5.71m (max) x 5.59m (max) 18'9" (max) x 18'4" (max) |
| Utility Room | 2.89m x 1.86m 9'6" x 6'1" |
| WC | 1.86m (max) x 1.03m 6'1" (max) x 3'5" |



FIRST FLOOR

| | |
|---------------|--|
| Bedroom 1 | 3.66m x 3.32m (plus bay) 12'0" x 10'10" (plus bay) |
| Dressing Room | 2.62m x 1.80m 8'7" x 5'10" |
| Ensuite 1 | 2.02m (max) x 1.90m (max) 6'7" (max) x 6'2" (max) |
| Bedroom 3 | 4.18m (max) x 2.64m (max) 13'9" (max) x 8'7" (max) |
| Bedroom 4 | 3.31m (max) x 2.95m (max) 10'10" (max) x 9'8" (max) |
| Bathroom | 2.11m x 1.90m (max) 6'11" x 6'2" (max) |



SECOND FLOOR

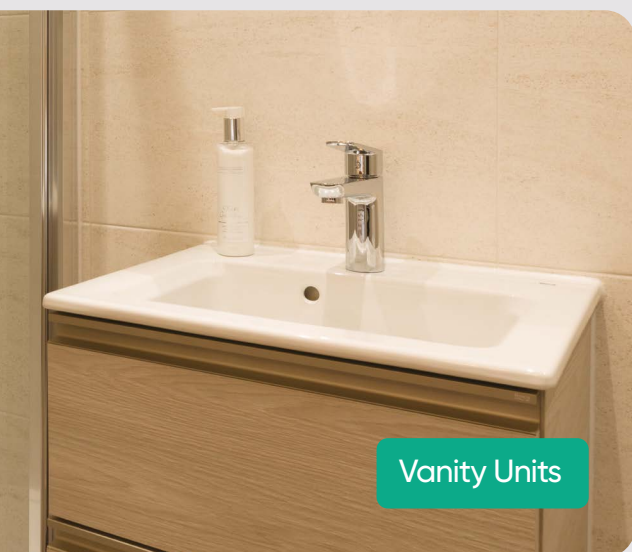
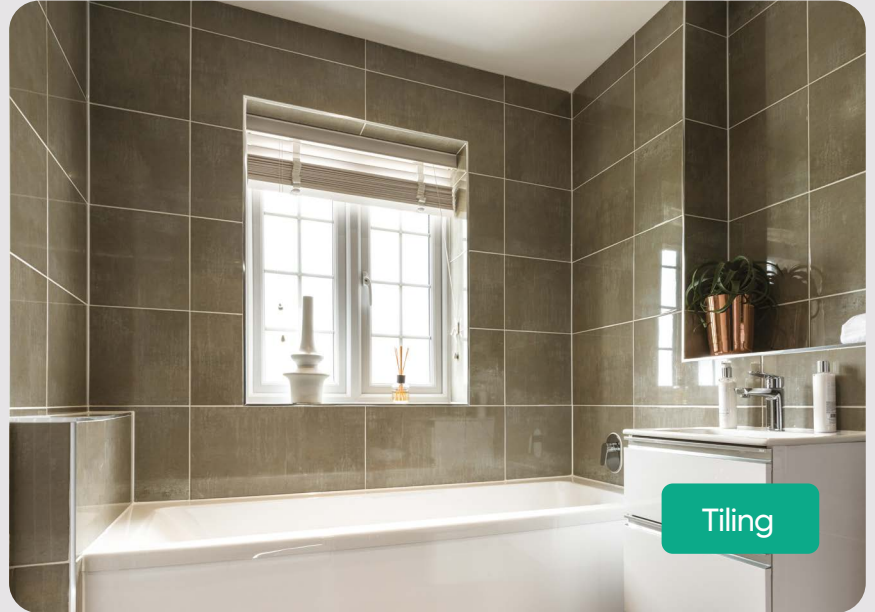
| | |
|-----------|--------------------------------|
| Bedroom 2 | 4.40m x 3.70m 14'5" x 12'1" |
| Ensuite 2 | 3.16m x 2.81m 10'4" x 9'2" |

- Skylight windows
- Point of ceiling height change

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Everyone likes to have Choices. Everyone loves to have Options.

We offer you both. At Eccleston Homes we understand that everyone sees their new home differently.



It has to be right. It has to be beautiful.
But above all, it has to be you.

That's why our Choices help you put your own personal stamp on it.

Whatever you select is included in the price, you simply personalise your new home to suit your style and the way you like to live.

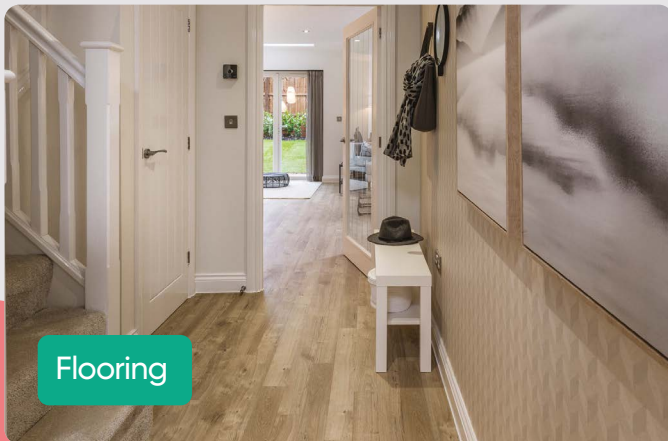
Take personalisation to the next level with our Eccleston Options range, bringing you the latest design inspiration. From fabulous flooring and lighting to on-trend worktops and high-tech appliance upgrades. Simply choose what inspires you, and we'll have it all fitted and ready for when you move in.



Bi-Fold Doors



Vertical Radiators



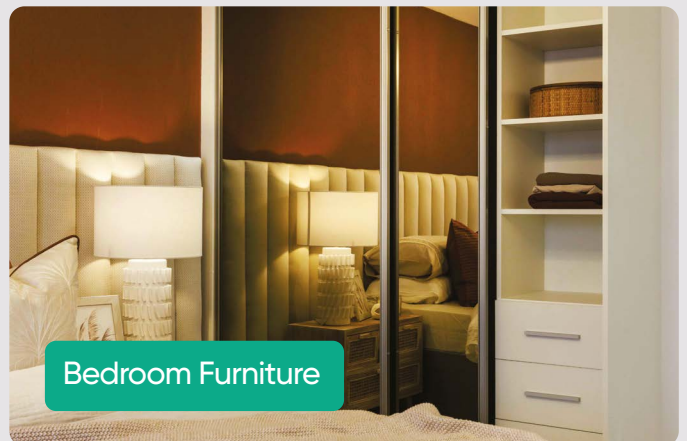
Flooring



Upgrade Units & Work Surfaces



Curtains & Blinds



Bedroom Furniture

*Choices & Options are development specific. Selections are available subject to construction stage. Please ask your sales consultant for details and a price list. Terms & Conditions apply.

Home of happy

From our development-based sales and construction colleagues, to our small head office team, we love what we do and hope this comes across in our quality homes and personal, helpful customer service.

From your very first visit, to receiving your keys and beyond, we are committed to delivering a friendly, simple and informative journey, and your new home built to our highest standards.

If you enjoyed your customer journey with us today, we'd love your feedback. Your review makes a huge impact on our independent business.



Testimonials



"We have had a brilliant experience and we are really happy with our house!"

- Scott



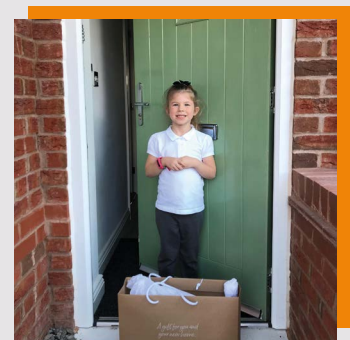
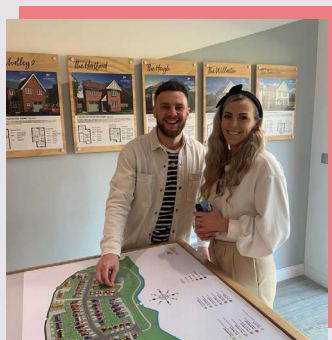
"From start to finish our buying experience with Eccleston Homes was trouble free."

- Christine



"Had top class service from Eccleston."

- Karen



Search for us at uk.trustpilot.com





Reserving your Eccleston home

You've found your dream Eccleston home! So what happens next? We sell our new homes in order of the route that we build them and plots are released for sale at various times to follow this route and ahead of them being built.

Homes are sold on a first come, first served basis and purchasers are required to exchange contracts within 6 weeks (42 days) with the appropriate 10% deposit. This usually means that you will need to be either a first time buyer, have your current property sold subject to contract, be a none dependant purchaser, or a cash purchaser.

1. Mortgage in Principle

In order to reserve your new home, you'll need a Mortgage in Principle, or Decision in Principle (DIP) from your mortgage provider. Based on basic info such as your income and outgoings, your lender will provide you with a certificate or statement that confirms 'in principle' the amount of money they will lend you.

If you need help sorting a Mortgage in Principle we have access to independent new homes mortgage specialists who are able to provide you with free advice on the range of new homes mortgages available. Please ask your Sales Consultant for further details.

2. Proof of identity

As you're undertaking a financial transaction with us, we'll need to see a copy of your passport (for non-UK citizens also a copy of a valid visa) plus proof of your address – this could be from a recent utility bill or driving license. Your Sales Consultant can provide you with a list of all acceptable forms of proof of address.

3. Reservation fee

We ask for a £1000 reservation fee to secure your new home. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

4. Reservation meeting

To secure your new Eccleston home, we will set up a reservation meeting. It gives us the opportunity to take you through your reservation paperwork, share the technical drawings and run through the finer details about your new home and the buying process. And of course, the most exciting bit, you can sign your formal reservation confirmation documents meaning your dream Eccleston home is off the market! Please allow at least an hour for this meeting, this gives you time to ask any questions you may have too.

Talk to your Sales Consultant for more info.

If you have any questions about the reservation process please talk to your Sales Consultant.

Availability and terms and conditions apply.

Ensuring happy customers

To make sure every part of your move goes smoothly, our Customer Care Plan outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.

We will...

- ✓ Provide you with information on the Consumer Code for home builders.
- ✓ Provide you with information on the NHBC warranty.
- ✓ Make sure you know who to contact at each stage of the purchase.
- ✓ Deal effectively with all your questions.
- ✓ Provide you with all the relevant choices and options that may affect your decision.
- ✓ Provide you with health and safety advice to reduce the risk of danger to you and your family on site while your property is being built and when in your new home.
- ✓ Ensure all our marketing and advertising is clear and accurate.
- ✓ Ensure our contract-of-sale terms and conditions are clear and fair.
- ✓ Inform you of your cancellation rights.
- ✓ Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit.



- ✓ Explain how your deposit is protected.
- ✓ Give you reliable information about the timing of construction, legal completion and handover of your new home.

Once a completion date is set we will:

- ✓ Ensure that the transfer of ownership takes place as scheduled.
- ✓ Demonstrate the functions and features of your new home at a pre-arranged time.
- ✓ For a two-year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.
- ✓ Our customer commitments do not affect your statutory rights.

How to care for your home

We understand that buying a new home is one of the biggest purchase decisions you'll ever make, which is why all Eccleston Homes come with a full 10 year NHBC (National House Builders Council) structural warranty.

Protected by the 10 year New Home Warranty, your new home is completely covered for any necessary structural repairs from the date of completion, with an independent surveyor team making the final checks on the new home before issuing what is called a 'Build Mark Cover Note' once they are happy that the property is ready to move into. So, while it is unlikely that you will ever have any problems, you can be assured that help is at hand.

Policy details

The policy is valid for 10 years and includes two key periods; the first two years of the policy called the '2 year Builder Warranty Period', and next 8 years known as the 'Structural Insurance Period'.

Builder Warranty Period

During this first 2 year period Eccleston Homes are responsible for rectifying any defects, you should report any faults to us directly, and in writing, so that we can try to resolve any issues as quickly as possible.

NHBC 8 Year Structural Insurance Period

For the balance of the warranty, should you need to make a claim on your policy during this period, you will need to contact the claims team at the NHBC, they will assess your claim and where necessary help you in organising any repair work.



Customer Care Commitment

When you buy your Eccleston Home you can be confident that your new home has benefited from a wealth of building knowledge and experience. And, as members of the NHBC, the UK's leading home warranty and insurance provider, you'll benefit from their expertise too.

Consumer Code

The Consumer Code for Home Builders is an industry led scheme which gives protection and rights to purchasers of new homes. As members you can be assured that you're going to be treated fairly and be fully informed about your purchase at every stage of the home-buying process – whether it's pre-contract, at exchange of contract or during occupation.

Buildmark

When you purchase an Eccleston home you are covered by our two-year warranty, so should you find that your home has any defects that aren't due to general wear and tear or maintenance issues in this time, we promise to get it sorted for you. After the first two years you're covered by Buildmark, the NHBC's insurance scheme, for a maximum of 10 years after you move into your new home.