



 ArchwayHomes

# The Old Hall

FRODSHAM

INTRODUCING

# The Old Hall

## FRODSHAM

Welcome to The Old Hall, Frodsham - an exclusive development of just eight homes, featuring five new-build properties nestled away from the main road and three carefully restored period homes positioned along the high street.

Each home has been thoughtfully designed with modern living in mind. The new-builds offer contemporary layouts, energy-efficient features, and a high-quality specification throughout. The renovated homes celebrate the building's history, retaining original character while introducing modern comforts and stylish finishes.

From heritage detailing to considered modern design, The Old Hall offers a rare blend of historic charm and everyday practicality - right in the heart of one of Cheshire's most desirable towns.

At The Old Hall, all homes are freehold.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.



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WELCOME TO

# Frodsham

Frodsham, a historic market town in Cheshire, offers a compelling blend of countryside charm and modern convenience, making it an attractive place to buy a home. Nestled at the foot of the Sandstone Ridge and surrounded by scenic walks and green spaces, Frodsham has a welcoming community feel while still providing access to a broad range of amenities. The town centre boasts a mix of independent shops, cafes, and traditional pubs, as well as essential services such as supermarkets, medical practices, and sports facilities. Weekly markets and community events give the area a lively, close-knit vibe that appeals to families, retirees, and professionals alike.

From a practical standpoint, Frodsham is well connected. The local railway station offers regular direct services to Liverpool, Chester, and Manchester, making it ideal for commuters. The M56 motorway is also nearby, providing swift access to regional hubs, and both Liverpool and Manchester Airport. Frodsham has several well-regarded primary schools, and is within reach of high-performing secondary schools and colleges in the wider Cheshire West area. The combination of strong transport links, good schools, and access to both urban centres and countryside makes Frodsham a desirable and balanced location for homebuyers seeking quality of life.

## THE HISTORY OF

# The Old Hall

## FRODSHAM

Frodsham is a historic market town in Cheshire with roots stretching back to the Domesday Book of 1086. Originally an important Anglo-Saxon settlement, it grew into a bustling medieval market town thanks to its strategic position near the River Mersey and the Welsh border. Over the centuries, Frodsham became known for its regular market - still held today - as well as its distinctive mix of historic architecture, including timber-framed buildings and sandstone cottages. The town's heritage is still visible in its winding main street, ancient parish church, and remnants of structures like Frodsham Castle.

A key part of this heritage is The Old Hall Hotel, a prominent landmark in the heart of the town. The building dates back to the 17th century, originally constructed as a pair of cottages before being combined and extended in the 19th century. Known at one point as "Ty Gwyn" (The White House), it has served a number of roles throughout its life - including as a residence for local officials and later a coaching inn and hotel. In its garden stands a rare Grade II listed tide stone with a second in the neighbouring field, which once recorded the height of tidal surges from the River Mersey in 1802 and 1862. Though the hotel ceased operations in 2020, it is now being sensitively redeveloped by Archway Homes into two homes, preserving its historical character while giving the site new life. This thoughtful restoration ensures that The Old Hall remains a vital part of Frodsham's evolving story.





# The Old Hall

## FRODSHAM



### The Old Hall

Elegant 4-bedroom listed home blending period features with carefully considered modern renovations.

1



### Ty Gwyn

Characterful 3-bedroom listed home with stylish bar, feature staircase, and spacious kitchen with open plan dining.

2



### The Coach House

Stylish 4-bedroom conversion with modern finishes and open-plan family living with a walled garden.

3



### The Cedar

Contemporary three-bedroom detached home with bi-fold doors and a luxurious master suite.

4

5



### The Copper Beech

Smart 3-bedroom home with kitchen/dining, separate utility room/WC, and master en suite.

6

7

8

All of our homes - whether newly built or thoughtfully renovated - are designed by a dedicated in-house team with decades of experience. Each property is carefully planned with real lives in mind, combining practicality, comfort, and character.

From the considered placement of plug sockets and generous storage to the flow of light through well-proportioned rooms, every detail has a purpose. Our renovations honour the original features that give a home its soul, while introducing modern touches to support contemporary living. Fully enclosed and turfed gardens provide a ready-made outdoor space you can personalise in your own time.

We believe you should feel right at home from the moment you step through the door and we do everything we can to make that happen; that's the Archway difference.

# Development Plan

## KEY

-  THE OLD HALL
-  TY GWYN
-  THE COACH HOUSE
-  THE CEDAR
-  THE COPPER BEECH

-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8



The site plan is indicative and intended for guidance only. It does not form part of any contract or agreement, nor does it show ownership boundaries or easements and is subject to change.

Information correct as of 08/07/2025

# The Old Hall

 4 BEDROOMS  2 BATHROOMS  2,936 FT<sup>2</sup>

This beautifully renovated Grade II listed home pairs heritage elegance with thoughtful modern updates. With generous room sizes and original-style timber-framed windows throughout, it offers a unique blend of character and comfort.

On the ground floor, you'll find spacious reception rooms featuring period details and log-burning fires, creating warm and inviting living spaces. The layout flows naturally, with a standout feature staircase rising through the centre of the home.

Upstairs, a galleried landing sits beneath a striking glazed roof lantern, bathing the space in natural light. The impressive master suite includes a spacious en suite, and a separate dressing room with fitted wardrobes. Three additional bedrooms offer flexibility for family, guests, or home working.

This is a rare character home, renovated with great care and attention to both its history and modern living.



Computer generated image of The Old Hall and Ty Gwyn is for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

# The Old Hall Specification

The Old Hall benefits from the following:

## KITCHEN

Choice of kitchen units and work surfaces \*

Choice of quartz splashback behind hob \*

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

Self-circulating / filtered 5 ring induction hob

Integrated combination microwave oven

Integrated full height fridge with separate integrated full height freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles \*

Wall cupboards to utility

## CLOAKROOMS & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity units to cloaks, bathroom & en suite

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling \*

Chrome towel radiators to bathroom & en suite

## BEDROOMS

Choice of fitted wardrobes in the master bedroom and guest bedroom \*

## DOORS & WINDOWS

White timber panelled-style front door with dead and yale lock

White timber half glazed back door with multi-point locking system

Black door handle & letterbox

White panelled internal doors with satin nickel knobs

White with glazed panel finish to selected doors

White timber sealed double glazed windows

White aluminium bi-fold doors

## ELECTRICAL

Brushed chrome sockets and switches where specified

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

## HEATING

Gas Central heating system with dual zone - combi boiler located in utility room

Log burning fires - see plan for locations

## GENERAL

Off-white painted walls & ceilings

Off-white painted staircase with oak handrail with carpet stair runner and brushed chrome stair rods.

Off-white painted architrave and skirting

Choice of ceramic floor tiles to library, hallway, dining \*

Choice of carpets throughout except where tiled \*

Existing cellar with original access point - see plan

Listed building

## EXTERNAL FEATURES

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Adjoined single garage positioned behind rear garden with white timber hinged doors

Block paved shared vehicle access

Listed wall as per development plan

## GREEN FEATURES

Energy efficient lighting throughout

Electric vehicle charging point

Hedgehog holes in fencing

\* subject to stage of build at time of reservation

# The Old Hall

4 BEDROOMS 2 BATHROOMS 2,936 FT<sup>2</sup>

## GROUND FLOOR

|             |                                                |
|-------------|------------------------------------------------|
| LIVING ROOM | 5960mm (max) x 4490mm<br>19' 7" (max) x 14' 9" |
| SNUG        | 4195mm x 2825mm<br>13' 9" x 9' 3"              |
| LIBRARY     | 4720mm (max) x 4490mm<br>15' 6" (max) x 14' 9" |
| DINING ROOM | 4045mm x 3550mm<br>13' 3" x 11' 8"             |
| KITCHEN     | 4365mm x 4090mm<br>14' 4" x 13' 5"             |
| UTILITY     | 2490mm x 2220mm<br>8' 2" x 7' 3"               |
| CELLAR      | 6220mm x 3710mm<br>20' 5" x 12' 2"             |
| GARAGE      | 6000mm x 3290mm<br>19' 8" x 10' 10"            |



### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

# The Old Hall

4 BEDROOMS 2 BATHROOMS 2,936 FT<sup>2</sup>



## FIRST FLOOR

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| MASTER BEDROOM  | 4560mm x 4030mm<br>15' 0" x 13' 3"                             |
| MASTER DRESSING | 4270mm x 3055mm (inc. 'robes)<br>14' 0" x 10' 0" (inc. 'robes) |
| MASTER EN SUITE | 4500mm x 1780mm<br>14' 9" x 5' 10"                             |
| GUEST BEDROOM   | 4740mm (max) x 4600mm<br>15' 7" (max) x 15' 1"                 |
| BEDROOM 3       | 4430mm (max) x 4080mm<br>14' 6" (max) x 13' 5"                 |
| BEDROOM 4       | 3340mm (max) x 2220mm<br>10' 11" (max) x 7' 3"                 |
| BATHROOM        | 3400mm x 2175mm<br>11' 2" x 7' 2"                              |

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

# Ty Gwyn

 3 BEDROOMS  2 BATHROOMS  1,997 FT<sup>2</sup>

This beautifully renovated three-bedroom property blends historical charm with modern refinement. Considered design touches such as the slate roof and timber-framed windows enhance and celebrate its rich past.

The ground floor includes a generous living room with a log-burning fire, a stylish kitchen with a characterful original chimney breast, and an open-plan hallway where the refurbished bar from its hotel days adds a unique talking point. A newly installed staircase creates a striking focal point in the centre of the home.

Upstairs, the master bedroom includes an en suite and a thoughtfully designed dressing area, with two further bedrooms offering comfort and flexibility. Outside, a partially walled rear garden provides a secluded retreat.



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# Ty Gwyn Specification

Ty Gwyn benefits from the following:

## KITCHEN

Choice of kitchen units and work surfaces \*

Choice of quartz splashback behind hob \*

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

5 ring gas hob

Self-circulating cooker hood with filter

Integrated combination microwave oven

Integrated full height fridge with separate integrated full height freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles \*

Wall cupboards to utility

## CLOAKROOMS & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity units to cloaks, bathroom & en suite

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling \*

Chrome towel radiators to bathroom & en suite

## BEDROOMS

Choice of fitted wardrobes in the master bedroom and guest bedroom \*

## DOORS & WINDOWS

White timber panelled-style front door with multi-point locking system

White timber half glazed back door with multi-point locking system

Black door handle & letterbox

White panelled internal doors with satin nickel knobs

White timber sealed double glazed windows

White aluminium bi-fold doors

## ELECTRICAL

Brushed chrome sockets and switches where specified

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

## HEATING

Gas central heating system with dual zone - combi boiler located in utility room

Log burning fires - see plan for locations

## GENERAL

Off-white painted walls & ceilings

Off-white painted staircase with oak handrail with carpet stair runner and brushed chrome stair rods.

Off-white painted architrave and skirting

Choice of ceramic floor tiles to hallway \*

Choice of carpets throughout except where tiled \*

Existing cellar with original access point - see plan

Refurbished bar including wine cooler, sink and shelving

Listed building

## EXTERNAL FEATURES

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Adjoined single garage positioned behind rear garden with white timber hinged doors

Block paved shared vehicle access

Listed wall as per development plan

## GREEN FEATURES

Energy efficient lighting throughout

Electric vehicle charging point

Hedgehog holes in fencing

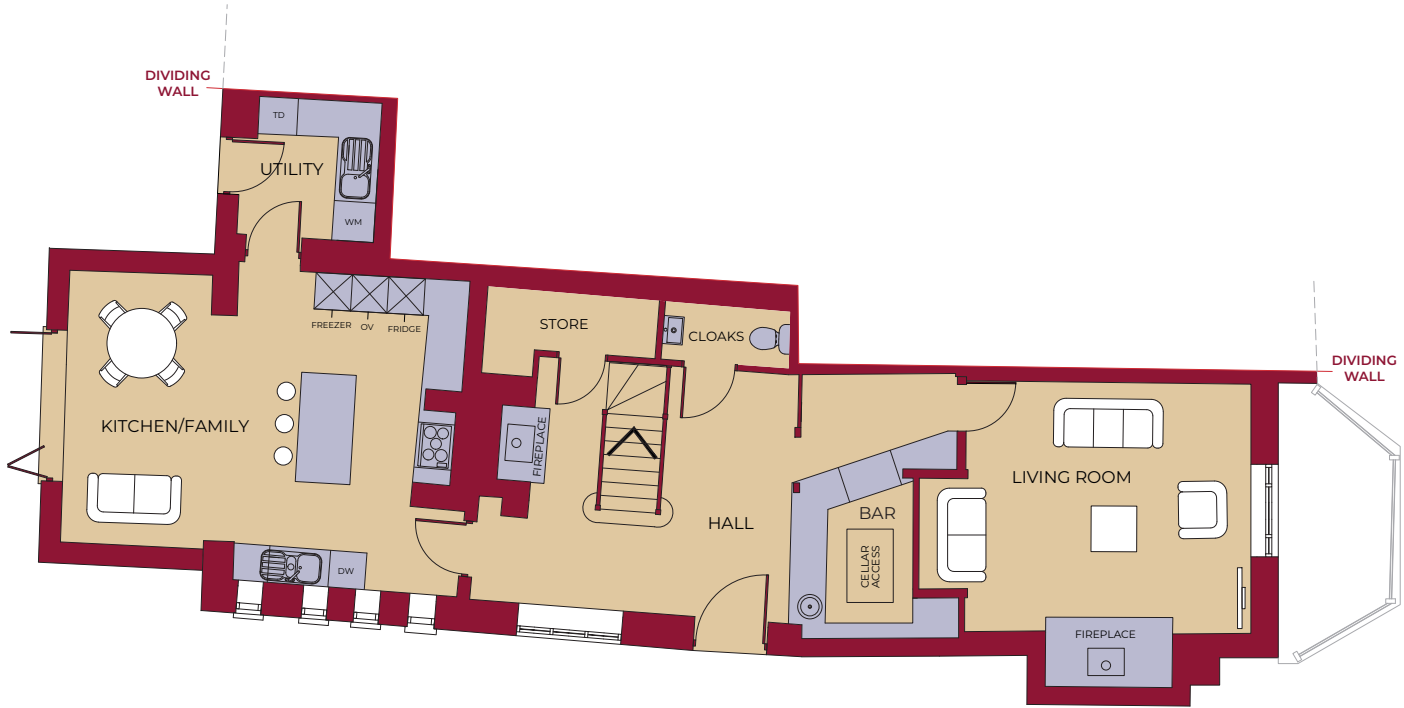
\* subject to stage of build at time of reservation

# Ty Gwyn

3 BEDROOMS 2 BATHROOMS 1,997 FT<sup>2</sup>

## GROUND FLOOR

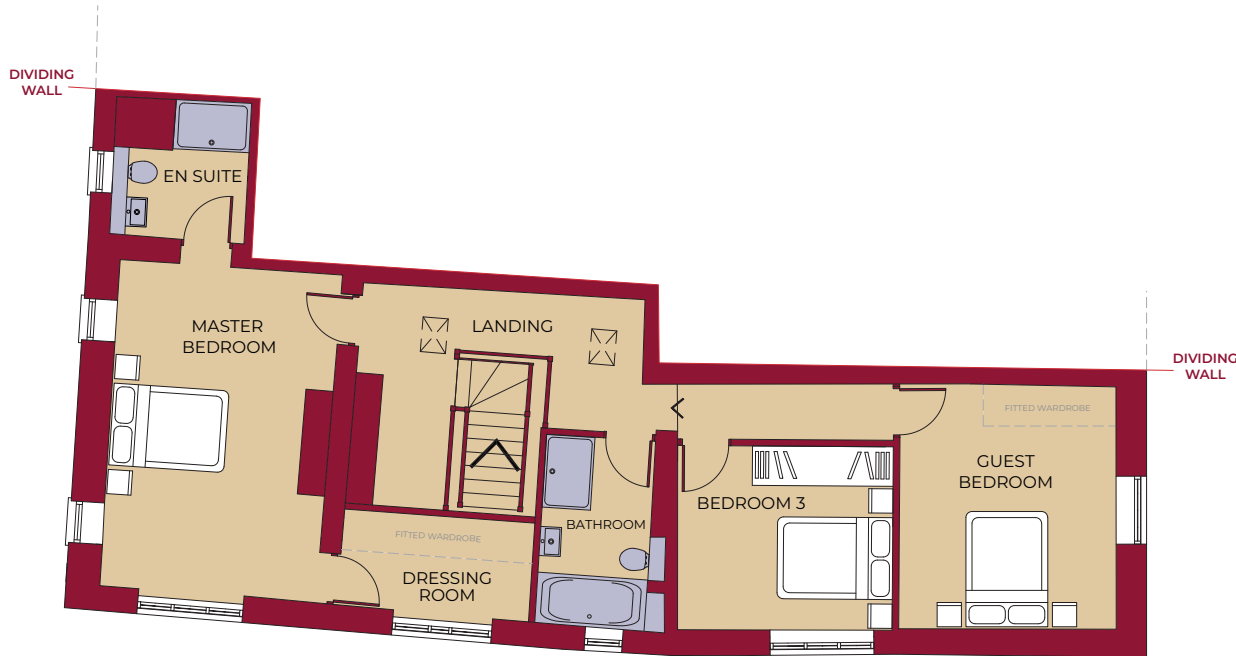
|                  |                                                           |
|------------------|-----------------------------------------------------------|
| LIVING ROOM      | 5405mm (max) x 4035mm<br>17' 9" (max) x 13' 3"            |
| KITCHEN / FAMILY | 6435mm (max) x 5120mm<br>21' 1" (max) x 16' 10"           |
| UTILITY          | 2260mm x 2220mm<br>7' 5" x 7' 3"                          |
| BAR              | 4060mm (max) x 1920mm (max)<br>13' 4" (max) x 6' 4" (max) |
| CELLAR           | 3210mm x 3400mm (max)<br>10' 6" x 11' 2" (max)            |
| GARAGE           | 6000mm x 3180mm<br>19' 8" x 10' 5"                        |



| KEY                                                                                   |     |                     |                          |
|---------------------------------------------------------------------------------------|-----|---------------------|--------------------------|
|  | Hob | OV Oven             | DW Dishwasher            |
|                                                                                       |     | FF Fridge / Freezer | WM Washing Machine Space |
|                                                                                       |     |                     | TD Tumble Dryer Space    |
|                                                                                       |     |                     | St Store                 |

# Ty Gwyn

3 BEDROOMS 2 BATHROOMS 1,997 FT<sup>2</sup>



## FIRST FLOOR

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| MASTER BEDROOM  | 5425mm x 3590mm<br>17' 10" x 11' 9"                           |
| MASTER DRESSING | 3105mm x 1675mm (inc. 'robes)<br>10' 2" x 5' 6" (inc. 'robes) |
| MASTER EN SUITE | 2260mm x 2220mm<br>7' 5" x 7' 3"                              |
| GUEST BEDROOM   | 4070mm x 3565mm<br>13' 4" x 11' 8"                            |
| BEDROOM 3       | 3510mm x 3035mm<br>11' 6" x 9' 11"                            |
| BATHROOM        | 3180mm x 1775mm<br>10' 5" x 5' 10"                            |

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

# The Coach House

 4 BEDROOMS  2 BATHROOMS  1,620 FT<sup>2</sup>

Believed to have once served as the coach house to the original period dwelling - and later adapted for hotel use - this fully renovated four-bedroom detached home blends historic charm with modern family living.

The exterior features crisp rendered walls and contemporary timber-framed windows that complement the building's character. Inside, the thoughtfully designed kitchen and family room opens directly onto a walled rear garden, offering an airy, social hub at the heart of the home. A separate, cosy living room provides a more intimate space to unwind.

Upstairs, the impressive master bedroom includes fitted wardrobes and a sleek en suite, while three further bedrooms offer flexibility for family life, guests, or a home office.

The Coach House is a unique and carefully considered conversion with 3 designated parking spaces.



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# The Coach House Specification

The Coach House benefits from the following:

## KITCHEN

Choice of kitchen units and work surfaces \*

Choice of quartz splashback behind hob \*

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

5-ring gas hob

Self-circulating cooker hood with filter

Integrated single oven

Integrated combination microwave oven

Integrated full height fridge with separate integrated full height freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles \*

## CLOAKROOM & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity unit to cloaks

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling \*

Chrome towel radiators to bathroom & en suite

## BEDROOMS

Choice of fitted wardrobes in the master bedroom \*

## DOORS & WINDOWS

Timber cottage-style front door with multi-point locking system

Black door handle & letterbox

Oak veneer internal doors

White timber sealed double glazed windows

White aluminium bi-fold doors

## ELECTRICAL

Brushed chrome sockets and switches

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

Lighting and power supply to loft

## HEATING & HOT WATER

Gas central heating system with dual zone - combi boiler located in kitchen

## GENERAL

Off-white painted walls & ceilings

White painted staircase with oak handrail

White painted architrave and skirting

Choice of carpets throughout except where tiled \*

## EXTERNAL

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Shed

Listed wall as per development plan

Block paved shared vehicle access

## GREEN FEATURES

Energy efficient lighting throughout

Electric vehicle charging points

Bat and bird boxes

Hedgehog holes in fencing

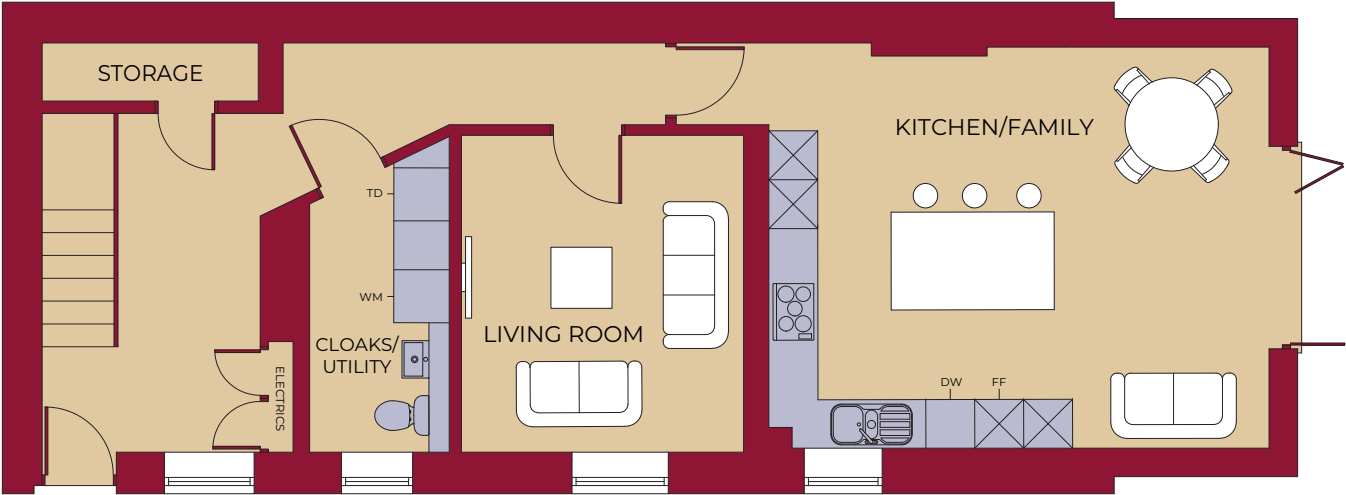
\* subject to stage of build at time of reservation

# The Coach House

 4 BEDROOMS  2 BATHROOMS  1,620 FT<sup>2</sup>

## GROUND FLOOR

|                  |                                               |
|------------------|-----------------------------------------------|
| LIVING ROOM      | 3835mm x 3410mm<br>12' 7" x 11' 2"            |
| KITCHEN / FAMILY | 6090mm x 4870mm<br>20' 0" x 16' 0"            |
| UTILITY / CLOAKS | 3845mm (max) x 1660mm<br>12' 7" (max) x 5' 5" |



### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

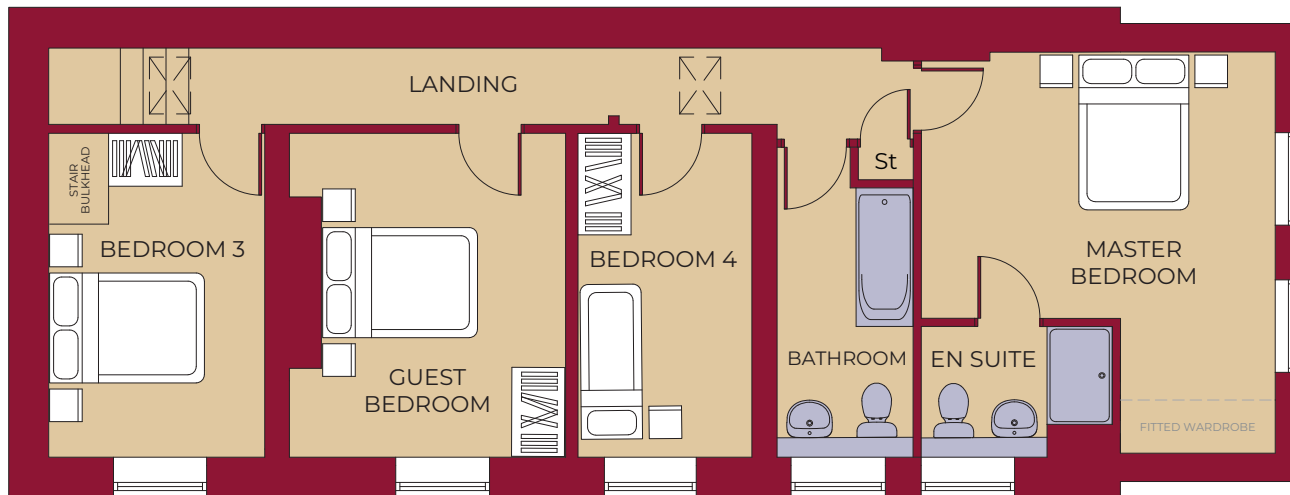
TD Tumble Dryer Space

St Store

# The Coach House

 4 BEDROOMS  2 BATHROOMS  1,620 FT<sup>2</sup>

## FIRST FLOOR



|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| MASTER BEDROOM  | 4870mm (max)(inc. 'robes) x 4315mm<br>16' 0" (max)(inc. 'robes) x 14' 2" |
| MASTER EN SUITE | 2355mm x 1575mm<br>7' 9" x 5' 2"                                         |
| GUEST BEDROOM   | 3925mm x 3350mm<br>12' 11" x 11' 0"                                      |
| BEDROOM 3       | 3925mm x 2600mm<br>12' 11" x 8' 6"                                       |
| BEDROOM 4       | 3925mm x 2080mm<br>12' 11" x 6' 10"                                      |
| BATHROOM        | 3925mm (max) x 1630mm<br>12' 11" (max) x 5' 4"                           |

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store



## Our New Build Specification

At Archway Homes, we believe your home should be ready to move into from day one, which is why all our homes include flooring throughout, integrated kitchen appliances, a digital TV aerial and SkyQ dish, and landscaped gardens. At The Old Hall, our new build specification offers a host of quality and desirable features including oak veneer internal doors, high-quality sanitary ware, and chrome sockets and switches. In line with the Archway Homes Green Agenda, all new build properties have solar panels and energy efficient lighting throughout.

All homes on The Old Hall are freehold.

# New Build Specification

All of our new build homes benefit from the following:

## KITCHEN

Choice of kitchen units and work surfaces \*

Choice of quartz splashback behind hob \*

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

4-ring gas hob

Vented cooker hood (Cedar only)

Self-circulating cooker hood with filter (Copper Beech only)

Integrated single oven (Cedar only)

Integrated combination microwave oven (Cedar only)

Built-under single oven (Copper Beech only)

Integrated fridge/freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles \*

Wall cupboards to Utility if applicable (Copper Beech only)

## CLOAKROOM & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity unit to cloaks

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling \*

Chrome towel radiators to bathroom & en suite

## BEDROOMS

Choice of fitted wardrobes in the master bedroom \*

## DOORS & WINDOWS

Timber cottage-style front door with multi-point locking system

Black door handle & letterbox

Oak veneer internal doors

White timber sealed double glazed windows

White aluminium bi-fold doors

## ELECTRICAL

Brushed chrome sockets and switches

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

Lighting and power supply to loft

## HEATING & HOT WATER

Combi boiler

## GENERAL

Off-white painted walls & ceilings

White painted staircase with oak handrail

White painted architrave and skirting

Choice of carpets throughout except where tiled \*

## EXTERNAL

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Shed (excluding plot 4)

Existing outbuilding with power & internal light (plot 4 only)

Existing pond (plot 5 only)

Listed tidal stone (plot 5 only)

Listed wall as per development plan

Block paved shared vehicle access

## GREEN FEATURES

Solar panels to all homes

Energy efficient lighting throughout

Electric vehicle charging points

Bat/bird boxes located across the development

Hedgehog holes in fencing

\* subject to stage of build at time of reservation

# The Cedar

 3 BEDROOMS  2 BATHROOMS  1,121 FT<sup>2</sup>

The Cedar is a beautifully designed three-bedroom detached home, offering spacious, modern living with thoughtful details throughout and two dedicated parking spaces.

On the ground floor, you'll find a bright and inviting lounge, a study, and a generous kitchen/family room featuring bi-fold doors that open onto the rear garden - perfect for entertaining or relaxing. A separate utility room with space for both a washer and dryer, and a convenient cloakroom, complete the downstairs layout.

Upstairs, the standout master bedroom includes a walk-through dressing area and a stylish en suite. Two further double bedrooms and a generous family bathroom with a separate bath and shower provides ample space for family or guests.

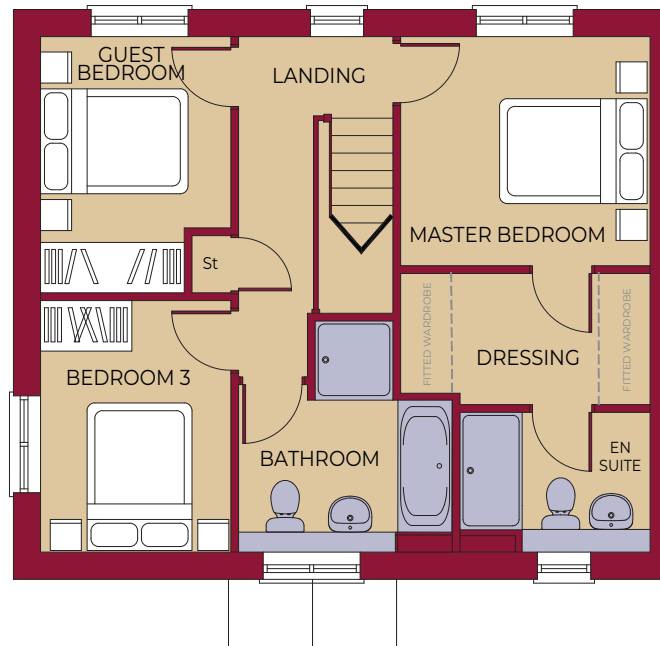
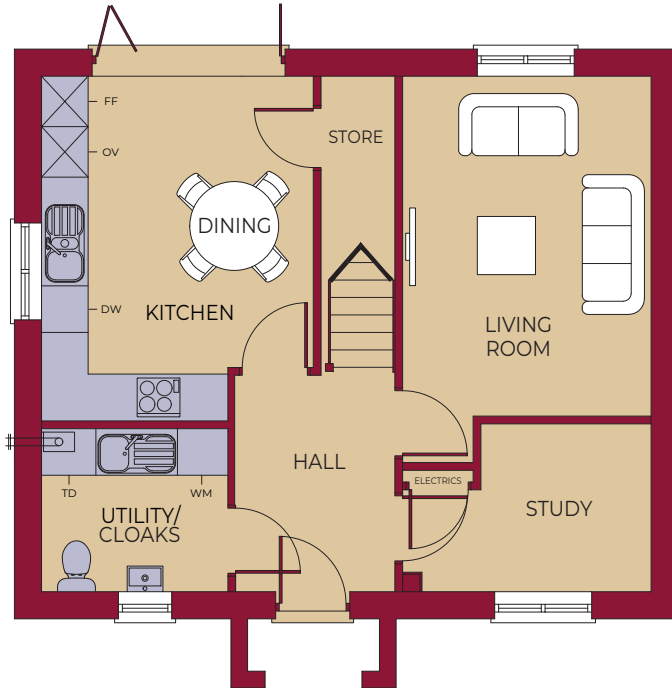
The Cedar is an ideal home for comfortable, flexible living.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

# The Cedar

3 BEDROOMS 2 BATHROOMS 1,121 FT²



## GROUND FLOOR

|                  |                                               |
|------------------|-----------------------------------------------|
| LIVING ROOM      | 4350mm x 3150mm<br>14' 3" x 10' 4"            |
| KITCHEN / DINING | 4410mm x 3475mm<br>14' 6" x 11' 5"            |
| UTILITY / CLOAKS | 2375mm x 2075mm<br>7' 10" x 6' 10"            |
| STUDY            | 3160mm (max) x 2135mm<br>10' 4" (max) x 7' 0" |

## FIRST FLOOR

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| MASTER BEDROOM  | 3260mm x 2925mm<br>10' 8" x 9' 7"                                       |
| MASTER DRESSING | 3260mm (max)(inc. 'robes) x 1690mm<br>10' 8" (max)(inc. 'robes) x 5' 7" |
| MASTER EN SUITE | 2420mm x 1775mm (max)<br>7' 11" x 5' 10" (max)                          |
| GUEST BEDROOM   | 3275mm (max) x 2420mm<br>10' 9" (max) x 7' 11"                          |
| BEDROOM 3       | 3210mm x 2420mm<br>10' 6" x 7' 11"                                      |
| BATHROOM        | 2950mm (max) x 2750mm<br>9' 8" (max) x 9' 0"                            |

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

# The Copper Beech

 3 BEDROOMS  2 BATHROOMS  997 FT<sup>2</sup>

The Copper Beech is a thoughtfully designed three-bedroom home, combining comfort and practicality with modern touches throughout.

The ground floor features a contemporary kitchen with dining area, a good-sized living room ideal for everyday living, and a combined cloakroom and utility room for added convenience.

Upstairs, the master bedroom offers a peaceful retreat with an en suite, accompanied by two further bedrooms and a stylish family bathroom. Outside, the home benefits from allocated parking spaces and a garden complete with shed - ideal for storage.

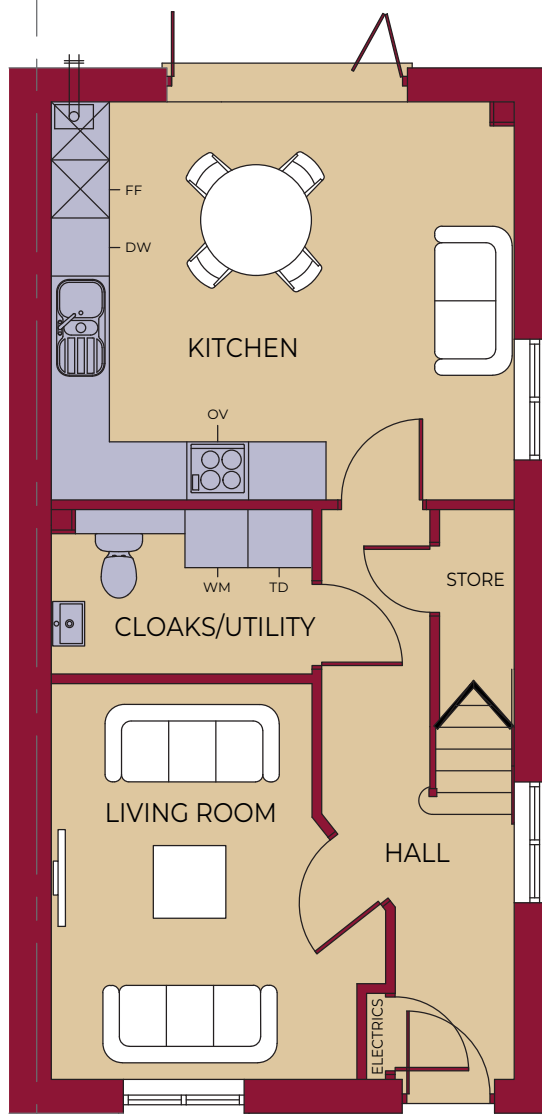
The Copper Beech is a well-balanced, versatile home suited to a range of lifestyles.



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# The Copper Beech

3 BEDROOMS 2 BATHROOMS 997 FT²



## GROUND FLOOR

|                  |                                                |
|------------------|------------------------------------------------|
| LIVING ROOM      | 4060mm x 3140mm (max)<br>13' 4" x 10' 4" (max) |
| KITCHEN / DINING | 4730mm x 4085mm<br>15' 6" x 13' 5"             |
| UTILITY / CLOAKS | 2670mm x 1700mm<br>8' 9" x 5' 7"               |

## FIRST FLOOR

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| MASTER BEDROOM  | 4040mm (max)(inc. 'robes) x 3130mm<br>13' 3" (max)(inc. 'robes) x 10' 3" |
| MASTER EN SUITE | 2700mm (max) x 1495mm<br>8' 10" (max) x 4' 11"                           |
| GUEST BEDROOM   | 3055mm x 2485mm<br>10' 0" x 8' 2"                                        |
| BEDROOM 3       | 2140mm x 2035mm<br>7' 0" x 6' 8"                                         |
| BATHROOM        | 2725mm x 1935mm<br>8' 11" x 6' 4"                                        |

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store



# Our Green Agenda

## A-RATED ENERGY EFFICIENCY

All new-build homes on our developments include:

- Solar Panels - converting the free energy of the sun into electricity for you to use around your home therefore reducing your electricity bills.
- A-rated Energy Performance Certificates - the higher the rating, the lower the energy bills for you. All our new homes will be A-rated to keep your costs down.

## WORKING FOR WILDLIFE

- Bat & bird boxes across the homes on the development (ask our sales advisor for plot specific locations).
- All gardens have hedgehog holes in the fencing and we use stock proof fencing, where appropriate, to encourage hedgehogs and other wildlife.
- The plants and trees in your gardens and open spaces have been specifically selected to promote biodiversity and encourage bees.

## REDUCING YOUR CARBON FOOTPRINT

We all like it when things run smoothly... and cost less:

- Electric Vehicle Charging Points – either now or in the future running an electric vehicle will not only save you money but reduce carbon emissions.
- Your central heating system has dual zone controls and timing features so you can ensure it suits your lifestyle and doesn't waste energy.
- 100% of the bulbs in your home are energy efficient and we use LED spotlights in kitchens and bathrooms, which last longer and use less energy.
- In new-build homes, hi-therm lintels are used over the windows and external doors, and we install 150mm cavity wall insulation and extra loft insulation to minimise heat escaping.



# FAQs

## DO WE NEED AN APPOINTMENT TO VISIT THE DEVELOPMENT OR SHOW HOME?

Yes you do. Our sales centres are unmanned, so we request that you make an appointment via our office on 0800 612 3404.

## ARE YOUR HOMES FREEHOLD OR LEASEHOLD?

All Archway homes are freehold.

## IS THERE A MANAGEMENT CHARGE?

On The Old Hall, there will be a management charge to cover costs associated with the road and below-ground pumping station. Homeowners will have responsibility to maintain shared areas e.g. pathways and boundary treatments where applicable.

## I HAVE A HOUSE TO SELL, WHEN CAN I BUY A NEW ONE?

You can reserve an Archway home when you are either, not dependant on the sale of your home to finance your new one, or if your existing home has a sale progressing.

## HOW MUCH IS THE RESERVATION FEE?

The reservation fee is £1,000, this reserves the property for you for the duration of the reservation period.

## IS THE RESERVATION FEE REFUNDABLE?

Once we have taken your reservation, you have a 14-day cooling off period, in which your reservation fee is fully refundable. After the 14 days you will be entitled to a partial refund as per the terms of the reservation agreement.

## HOW LONG IS THE RESERVATION PERIOD?

Our standard reservation period is 6 weeks which is why we need to make sure that you are in a position to proceed before you reserve.

## WILL I NEED TO MOVE INTO RENTED ACCOMMODATION?

Depending on your personal circumstances and the timing of when you reserve your new home, you may need to find alternative accommodation in between the sale of your existing home and the completion of your new home.

## CAN I PERSONALISE MY HOME?

Whilst we do not offer a bespoke service, purchasers have the option to choose their kitchen, flooring, wall tiling and master bedroom wardrobes depending on the stage of build. There are also a small number of customer upgrades available, consult with the sales advisor for further information.

## HOW LONG WILL IT TAKE TO BUILD MY HOME?

The time it takes to build a home will vary slightly dependant on size and any adverse weather or issues, however an average build time would be approximately 6-9 months.

## CAN I VISIT MY HOME DURING CONSTRUCTION?

Whilst we understand that you will be excited with your new home purchase and keen to see inside, due to health and safety considerations we cannot allow visits until we invite you to a home demonstration before you move in. We will however send you regular updates and photos during construction.

## DOES MY HOME COME WITH A WARRANTY?

All new-build Archway homes come with a ten year NHBC warranty. All refurbished properties will be given an Architect Certificate and building control certification for works completed. All homes will receive two years customer care provided by Archway Homes, details of which will be provided.

## WHAT IS NOT COVERED UNDER WARRANTY?

General home maintenance such as changing lightbulbs, painting/decorating, shrinkage relating to the natural drying out process, and garden maintenance. Damage caused by the homeowner. Damage caused by severe weather. Full details will be provided.

## ARE ARCHWAY HOMES REGISTERED WITH THE NHQB?

Yes. The New Homes Quality Code replaces the consumer code. This gives you as a purchaser additional piece of mind and protection. The code helps homebuyers understand the level of service and information you should receive from us, and gives you a point of redress in the event that something goes wrong. More information can be found at [nhqb.org.uk](http://nhqb.org.uk)

# Customer Journey

Buying an Archway home is unlike dealing with a large corporate company, when you buy from us you are buying from a small, dedicated team of individuals who have been brought together to build you the new home of your dreams and that journey starts the minute you first contact us.

## VIEWINGS AND RESERVATION

All of our viewings are by appointment, this ensures we have enough time to understand your needs and help you make the right choice. Our sales advisor will explain everything about the homes including any financial liabilities and potential running costs. Not all our sites have show homes, but we have photography and video tours of previously built homes, and can point you in the direction of previous developments, so you can get a feel for what an Archway home might look like. We understand that buying off-plan is sometimes a leap of faith, so we will take the time with you to make sure we answer all of your questions before you make the decision to buy.

At the point of reservation, we will go through a very detailed process of full disclosure of all the important information about the plot, the site, the specification of your preferred home, and what extras are available to purchase. We believe that transparency is key to ensuring you make the right decision.

## COMMUNICATION

Archway Homes have signed up with Spaciable, which is a 'pre-sales to aftercare' portal, allowing us to communicate with you via the portal as we progress together along the journey. Spaciable allows us to send you regular updates and photos of your build and also upload documents and certificates as they become available. We will also keep you regularly informed of likely moving dates, so you can start to pack and get ready for moving day.

## DEMONSTRATION

Once the property has been signed off by the NHBC and/or Building Control, we will invite you to a home demonstration where our sales advisor will take you through the home room by room and explain how everything works. This is an ideal time to ask those important technical questions and get a feel for your new home.

## EXCHANGE OF CONTRACTS

Six weeks after reservation, we hope that we will have exchanged contracts. This means that the house is legally secured and you are fully committed to buy as we are equally committed to sell. Your solicitor will advise of your legal liabilities at this stage, but this is the real milestone in buying any home.

## HANDOVER

We have arrived at the big day! Once our solicitor confirms that all the monies are paid, we will arrange to meet you and hand over the keys, we will do final meter readings, and provide various certificates. The good news is most of the certificates will be uploaded onto the Spaciable portal for you to access at any time.

## CUSTOMER CARE

We understand that moving day will be a busy day followed by days of unpacking and arranging your new home, so we will leave you in peace. At the end of the second week of occupation, we will ask for your initial 14 day snagging list for you to identify any issues you have come across. Our dedicated customer care team will look after any identified snags or defects for the first two years following completion. After the first two years, you can be reassured that your new-build home is insured against structural defects by the NHBC for a further eight years. The NHBC warranty does not apply to refurbished homes. Instead, Building Control certification will be provided for works completed.

# The New Homes Quality Board

Archway Homes are registered with the New Homes Quality Board (NHQB) and operate under the NHQB code of practice. The New Homes Quality Board Code of Practice is the rule book that all Home Builders have to follow and adhere to with their marketing, selling and aftersales care.

The NHQB code of practice sets out 10 Guiding Principles:

## **FAIRNESS**

Treat customers fairly throughout the buying and after-sales process.

## **SAFETY**

Carry out and complete work in line with the regulations and requirements that apply to a new home.

## **QUALITY**

Complete all work to a high standard in line with all regulations that apply and make sure that completion does not take place until the new home is complete.

## **SERVICE**

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques.

## **RESPONSIVENESS**

Have in place a reliable an after-sales service and effective complaints procedure to make sure responses to customer queries are promptly resolved.

## **TRANSPARENCY**

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future.



## **INDEPENDENCE**

Make sure that customers know they should appoint independent legal advisers and that they have the right to an independent pre-completion inspection before completion takes place.

## **INCLUSIVITY**

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers.

## **SECURITY**

Ensure there are reasonable financial arrangements in place to meet all our obligations under the code, including repaying deposits if they are due and any financial awards made by the New Homes Ombudsman.

## **COMPLIANCE**

Meet the requirements of the code and the New Homes Ombudsman Service.

## ABOUT

# Archway Homes

Based near Chester and established in 2010, Archway Homes is a family run business founded on a passion for building high quality homes. The Archway team are a hand-picked group of professionals brought together to continue the established philosophy of building beautiful houses in desirable locations. The team focus on all elements of design and construction and take enormous pride in providing homes that delight modern day home buyers but retain traditional features which will stand the test of time.

We believe there are certain keys to success: -

- Our development locations, whether rural or urban, are chosen with great care using the criteria 'Would we like to live here?'.
- We only build smaller niche developments so creating exclusive environments where our customers can enjoy a sense of community.
- Our design team is constantly working to improve and enhance the layouts of our homes, incorporating an increasing number of features that make them energy efficient, in line with our A-rating promise.
- Our specification is regularly adjusted so that we offer a high-quality product with many 'extras' included as standard. Our goal is that our customers have a home ready to move into and enjoy from day one.
- Our ethos is quality, not quantity, so we ensure our site staff and subcontractors have the time to focus, throughout the build programme, on the standard of each individual home.
- This also enables our sales advisor the time for a more individual relationship with our customers, to enhance their customer journey.

Attention to detail, high specification and quality are intrinsic in all that we do and by concentrating on these the Archway brand has become well respected and sought after.

## CONTACT US

# 0800 612 3404

[info@archwayhomes.co.uk](mailto:info@archwayhomes.co.uk) | [archwayhomes.co.uk](http://archwayhomes.co.uk)

 [/ArchwayHomesLtd](https://www.facebook.com/ArchwayHomesLtd)

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



Archway Homes is a member of the House Builders Federation (HBF).

We follow the New Homes Quality Code (NHQC) which was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers.

All of our homes are covered by a 10 year National House Building Council (NHBC) warranty.



