

# Bollin Grange

Macclesfield



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# A taste of local life

Scan me  
for directions



## Bollin Grange

Macclesfield,  
Cheshire SK11 0JZ

### From Manchester

- Take New York St to Albion Street / A5103
- Continue on A5103
- Take A34, Manchester Airport Eastern Link Road / A555
- Then A523 to Gaw End Ln in Lyme Green, Sutton
- Turn right onto Gaw End Lane

### From Stoke on Trent

- Follow Church Street
- Follow A500 and A34 to West Street in Congleton
- Follow A54 to A523 in Bosley
- Turn left onto A523
- Turn left onto Gaw End Lane

**Bollin Grange**  
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Cover photograph of Macclesfield. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

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# Welcome to Bollin Grange

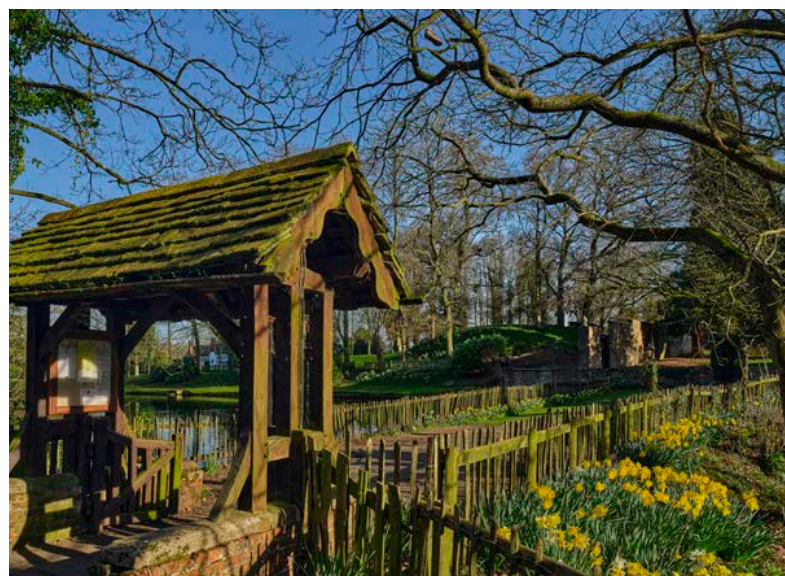
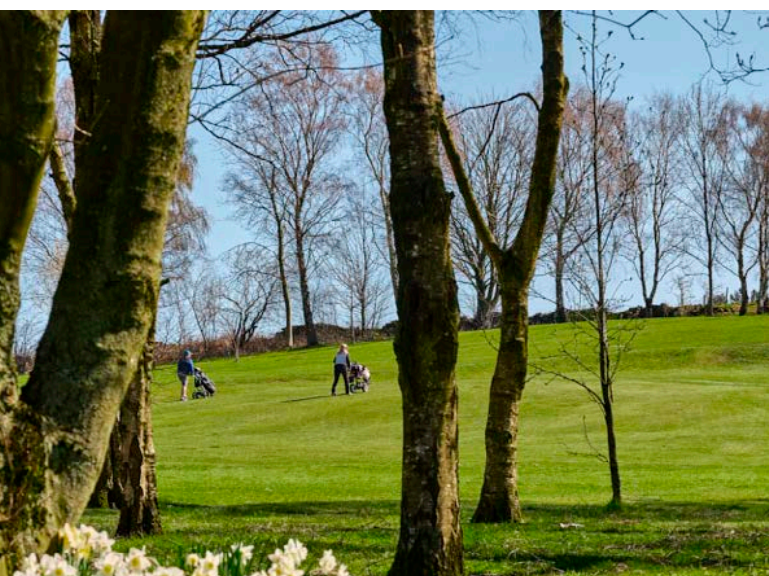
Bollin Grange is an exciting new development in beautiful Cheshire, just four miles from the historic market town of Macclesfield, famed for its silk heritage and only 24 miles from the vibrant city of Manchester.

The scenic Danes Moss Nature Reserve and peaceful Sutton Reservoir are both within easy reach and in nearby Macclesfield you'll find the monthly Treacle Market, packed with artisan stalls. Sitting on the pretty River Bollin, the town bustles with the Grosvenor Shopping Centre, cafes, restaurants, riverside walks and has a wealth of sport, leisure, entertainment venues and festivals.

For peace and quiet, head to Macclesfield Forest, ideal for walking, cycling or horse-riding, or discover the wonders of the universe at the Jodrell Bank Observatory. Take a stroll along the 26-mile, Macclesfield Canal towpath, or take a leisurely trip on the water.

So, if you're looking for a quality new home within reach of Manchester, your search ends here.

Bollin Grange is just off the A523, which leads to Macclesfield, and links to the A34 and on to the M56 for Manchester Airport, 17 miles and the M60 and Manchester. Trains from Macclesfield railway station, 2 miles away, run to Manchester, taking about 30 minutes and to London, in just under 2 hours.





# The perfect position

## Education for everyone

There is a selection of nurseries and pre-school facilities in Macclesfield including Bright Horizons Prestbury Day Nursery and Preschool, and Footprints Day Nursery.

For senior schools there's The Macclesfield Academy, Park Lane School, and The King's School. Each school caters for a range of ages and abilities.

Jodrell Bank Discovery Centre  
10 miles | 22 mins drive



Macclesfield Forest  
4.5 miles | 15 mins drive



Tegg's Nose Country Park  
4 miles | 11 mins drive



Blaze Farm  
6 miles | 13 mins drive



Macclesfield Rugby Union Club  
4.5 miles | 15 mins drive



Macclesfield Silk Museum  
2.5 miles | 6 mins drive



Shrigley Hall Hotel, Spa & Golf  
8 miles | 19 mins drive



St Michael's Church  
2.5 miles | 8 mins drive



Bollin Grange



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£2.9 million** in local schemes to support the community surrounding your new home in Macclesfield.

“Linden homes has invested more than **£2.9 million** towards community schemes”

These schemes include:

Secondary education



NHS contribution



Highway maintenance



Special needs education



Indoor and outdoor sports and leisure



Protecting open spaces



Primary schools



Recreation activities





# Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

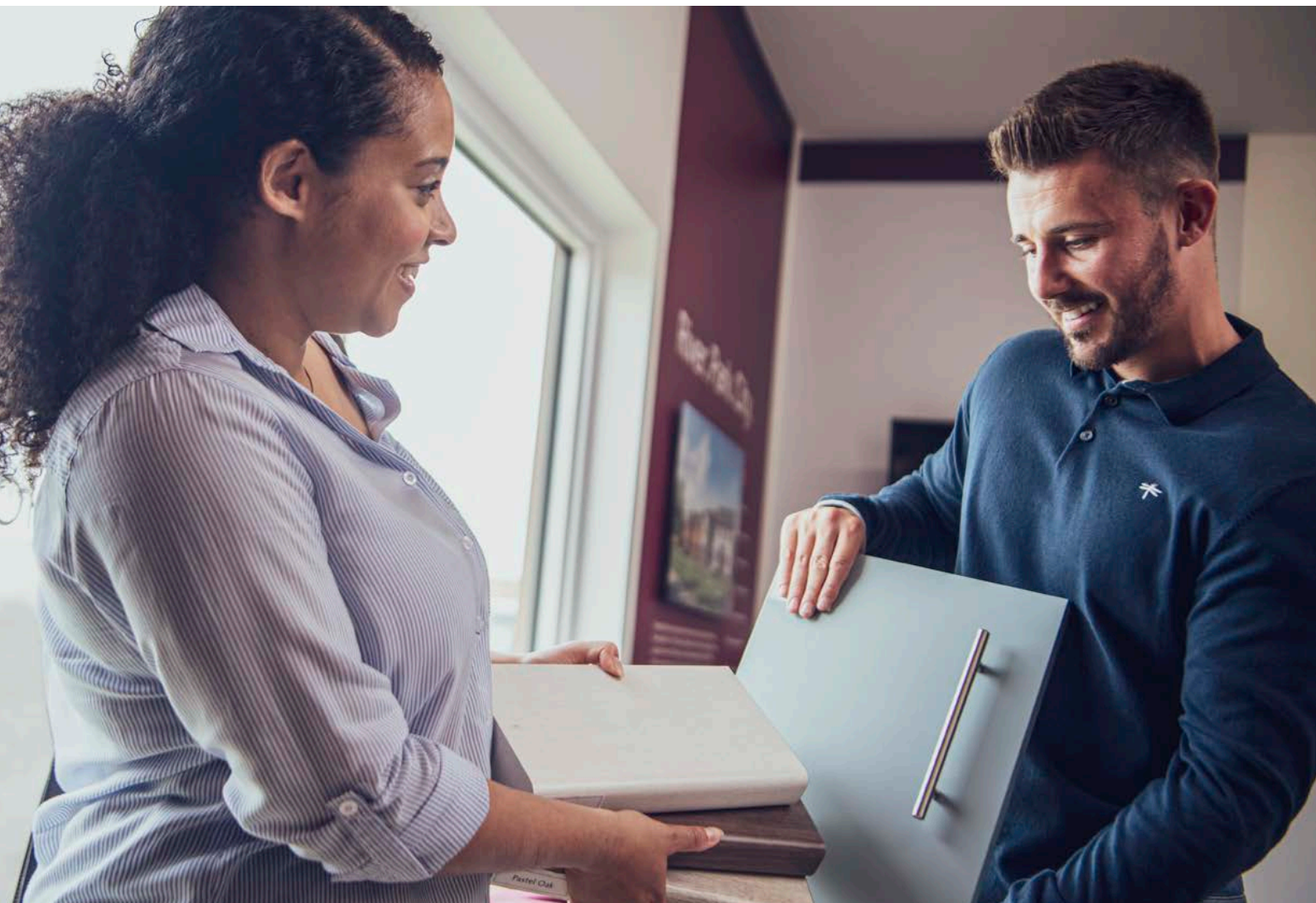
From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.


The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move	<b>Smooth Move</b> is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Key Worker	Helping essential <b>key workers</b> get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces <b>TRINITY</b>	Helping members of the <b>Armed Forces</b> to own a home with assistance from Linden Homes, the government and the Ministry of Defence.
Deposit Unlock 	With <b>Deposit Unlock</b> , whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.



# Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.







## Development plan

### Bollin Grange

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This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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# Bollin Grange Macclesfield



## 5 bedroom home

- The Fletcher

## 4 bedroom home

- The Grainger
- The Mylne
- The Pembroke

## 3 bedroom home

- The Becket
- The Elmslie

## Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v** visitor space
- ps** pumping station
- bs** bin store





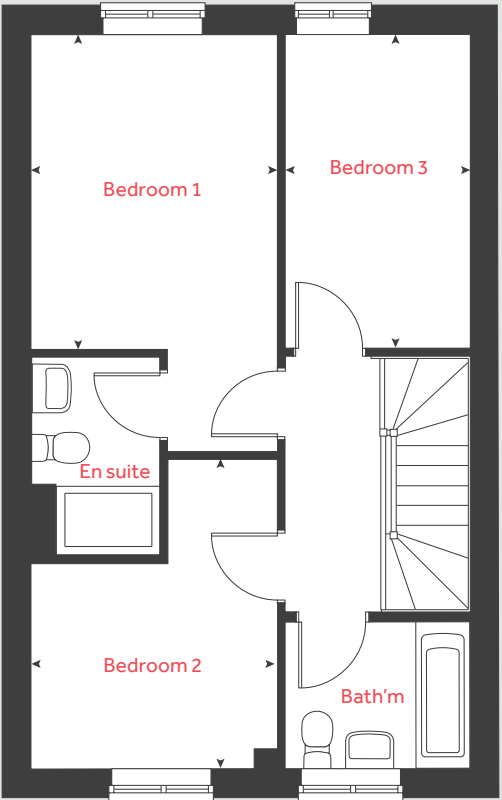
# The Elmslie

3 bedroom home

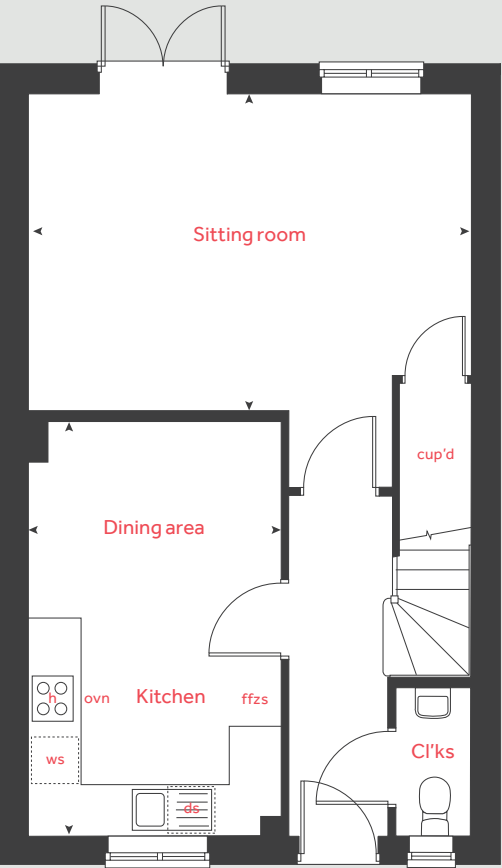
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First floor



Ground floor



# The Elmslie

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.91	15' 8" x 9' 6"
Sitting room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.86	12' 0" x 9' 4"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Elmslie semi-detached | L933 |**  
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.  
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# The Elmslie

3 bedroom home

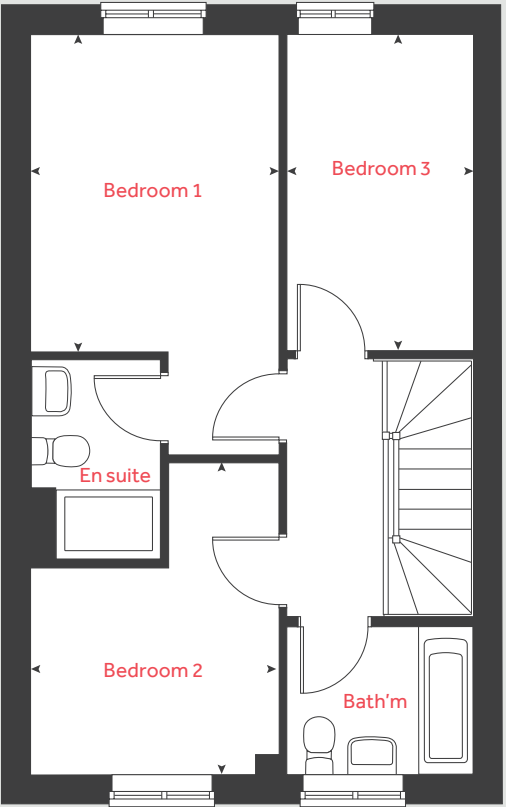
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# The Elmslie

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.91	15' 8" x 9' 6"
Sitting room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.86	12' 0" x 9' 4"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	12' 0" x 7' 1"

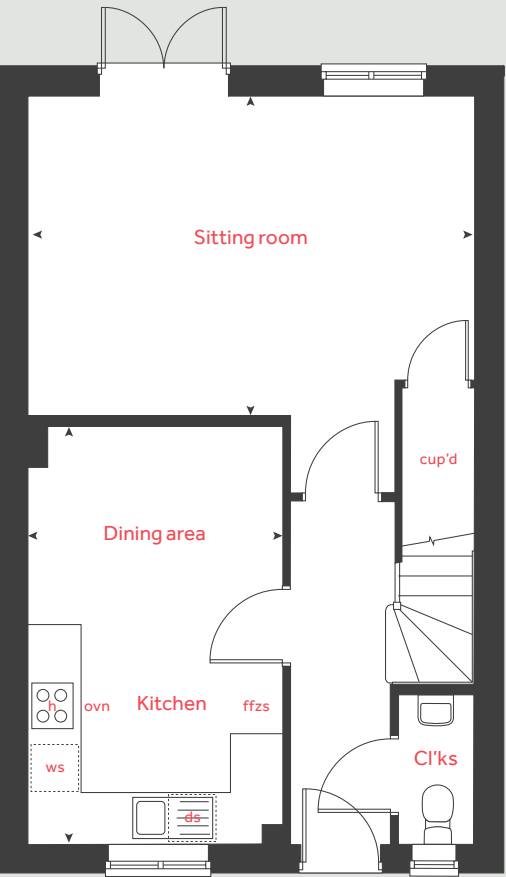
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Elmslie detached | L933 |**  
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Ground floor



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# The Becket

3 bedroom home

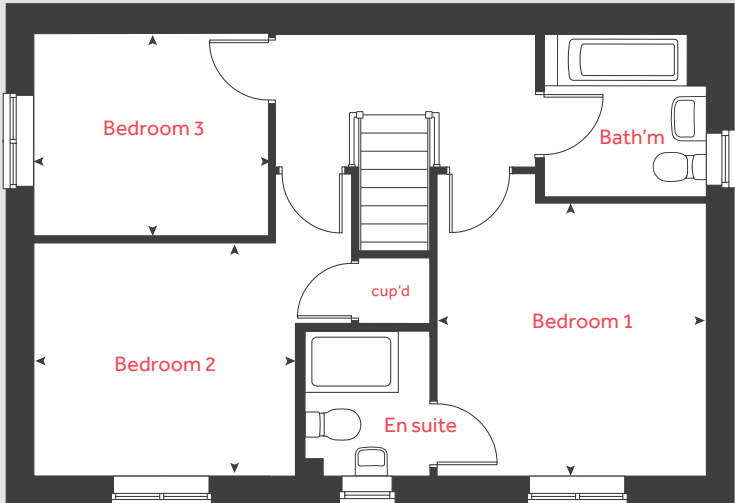
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# The Becket

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Sitting room	5.59 x 3.33	18' 4" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

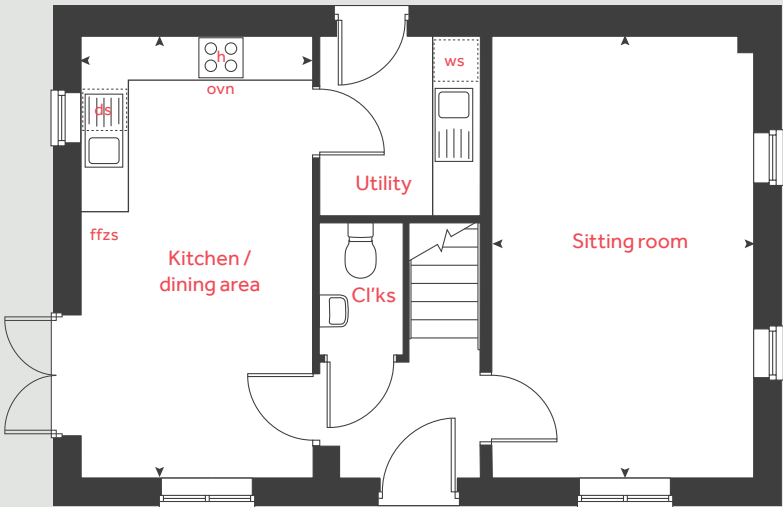
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Becket | L1024 |**  
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Ground floor







# The Mylne

4 bedroom home

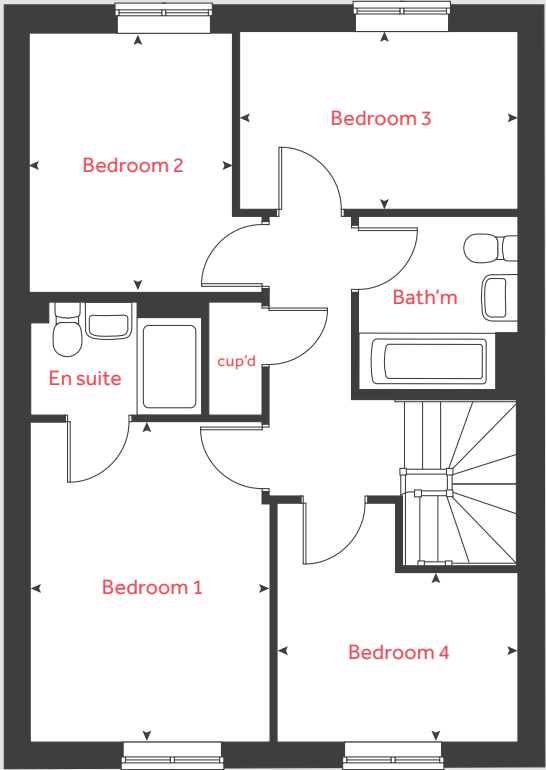
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# The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Sitting room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.97 x 2.98	13' 0" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 3	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.09 x 2.08	9' 10" x 6' 10"

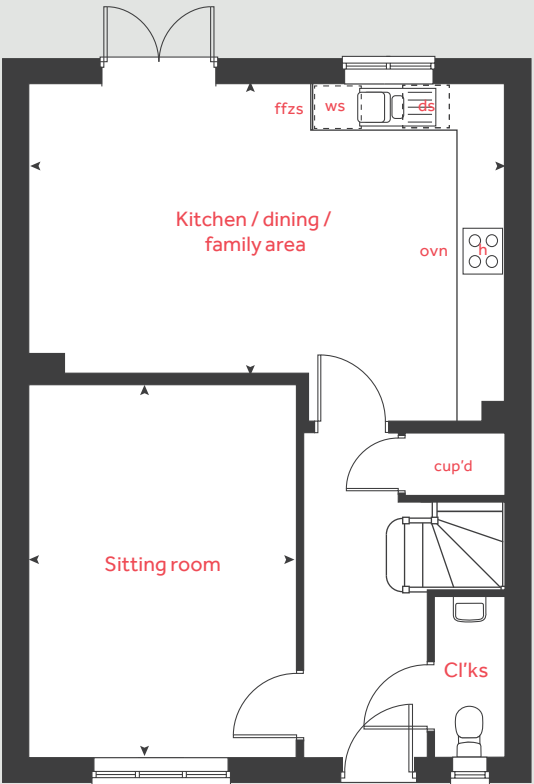
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Mylne | L1136 |**  
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Ground floor



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# The Grainger

4 bedroom home

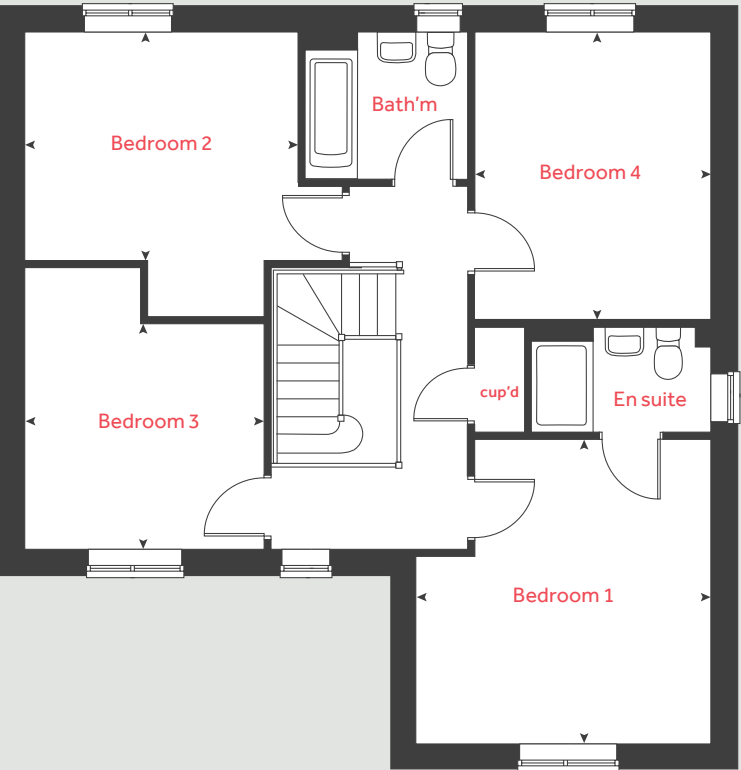
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# The Grainger

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.92 x 3.68	19' 5" x 12' 1"
Sitting room	4.39 x 3.90	14' 5" x 12' 10"

First floor	metres	feet / inches
Bedroom 1	4.01 x 3.90	13' 2" x 12' 10"
Bedroom 2	3.58 x 3.08	11' 9" x 10' 2"
Bedroom 3	3.13 x 2.96	10' 3" x 9' 9"
Bedroom 4	3.79 x 3.11	12' 5" x 10' 3"

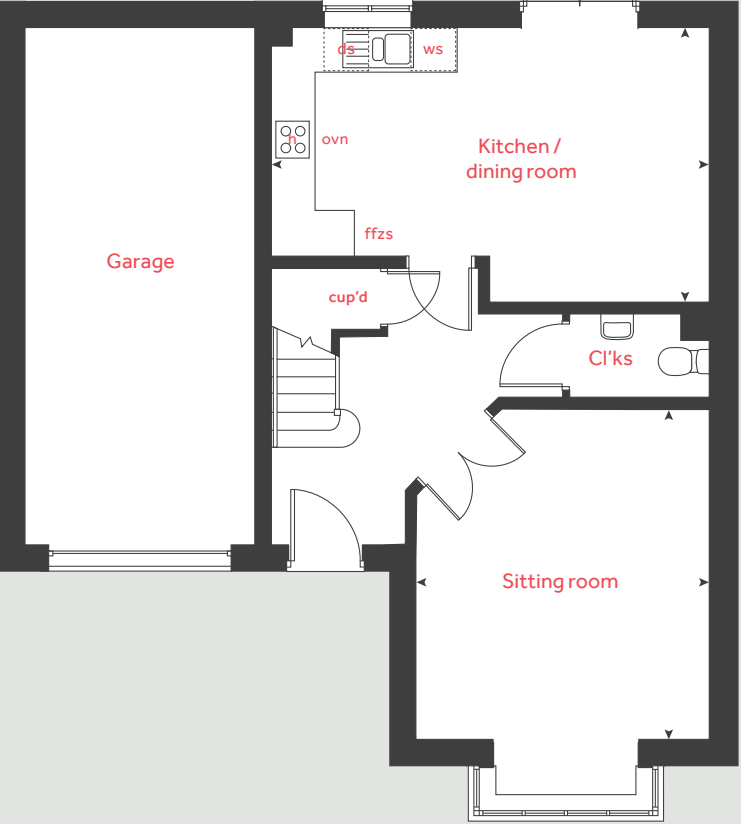
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

**The Grainger | L1325 |**  
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Ground floor







# The Pembroke

4 bedroom home

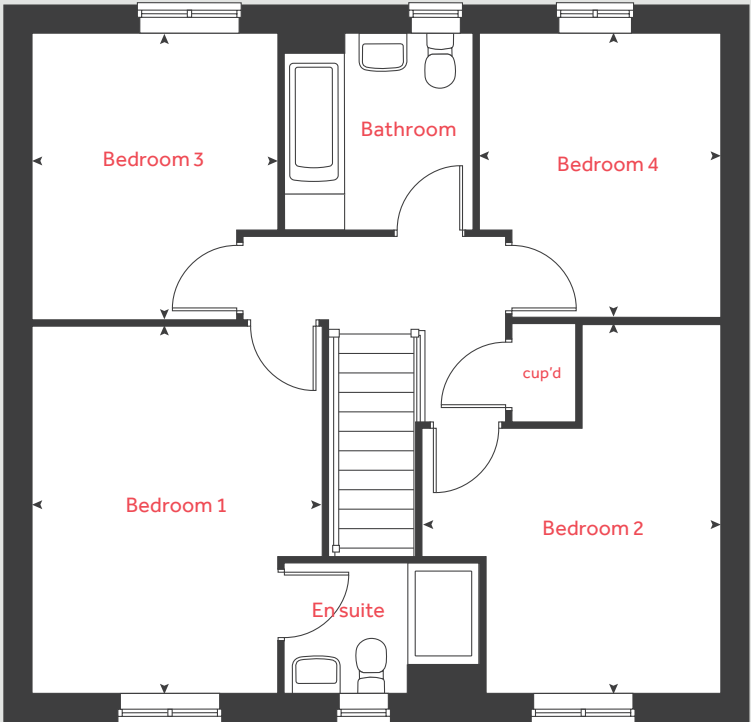
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# The Pembroke

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / family / dining area	8.07 x 3.36	26' 6" x 11' 0"
Sitting room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

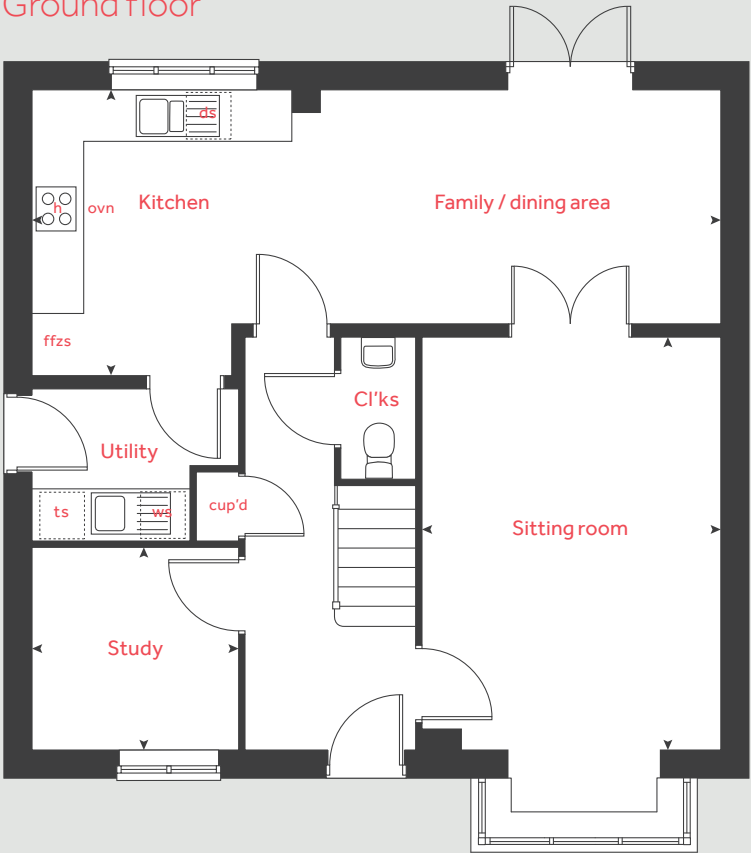
First floor	metres	feet / inches
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 2.73	14' 2" x 9' 0"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Pembroke | L1355 |**  
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Ground floor



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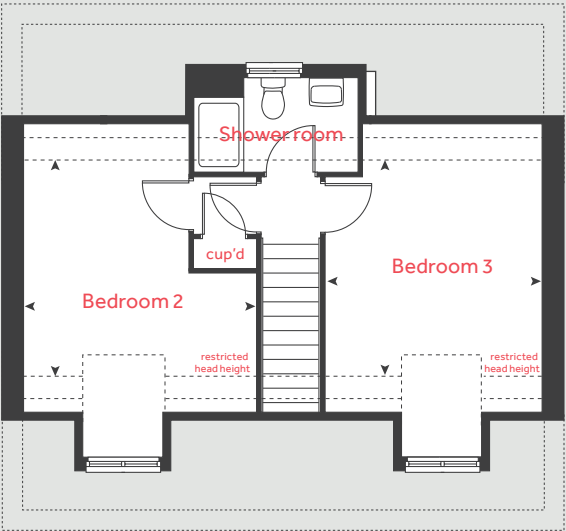
# The Fletcher

5 bedroom home

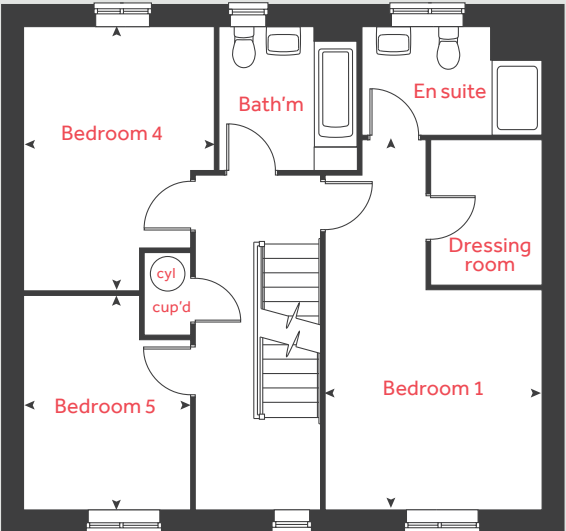
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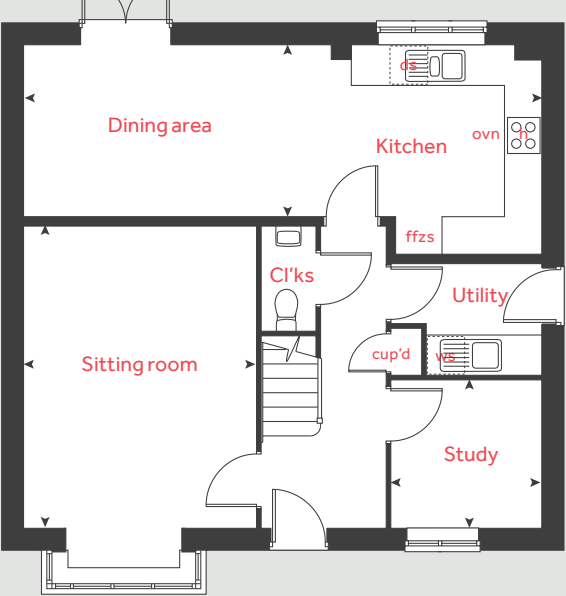
## Second floor



## First floor



## Ground floor



# The Fletcher

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.29 x 2.74	27' 2" x 9' 0"
Sitting room	4.83 x 3.72	15' 10" x 12' 2"
Study	2.41 x 2.37	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	3.52 x 3.45	11' 5" x 11' 3"
Bedroom 4	4.21 x 3.03	13' 8" x 9' 9"
Bedroom 5	3.42 x 2.67	11' 2" x 8' 8"

Second floor	metres	feet / inches
Bedroom 2	3.96 x 3.66	12' 10" x 12' 0"
Bedroom 3	3.96 x 3.45	12' 10" x 11' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Fletcher | L1816 |**  
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## Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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# Bollin Grange

## Macclesfield

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



### Kitchen

	3 bedroom The Elmslie The Becket	4 bedroom The Mylne The Grainger The Pembroke	5 bedroom The Fletcher
Symphony Konzept range kitchen with laminate worktop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White pendant light holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge / freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in utility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard close coupled WC to cloakroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard low profile shower tray with glass enclosure in en suite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Handheld hair wash attachment in bathroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White batten light holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Bedrooms

Dressing area to bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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☒ Fitted as standard - included in the property  
\* Subject to stage of construction

### Doors and Windows

Front door with multi-point security locking system and security chain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PVCu double glazing to windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double glazed PVCu French doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Internal doors to be ladder door style pre-primed with brass satin finish handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### General

White painted walls and smooth white ceilings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV point to lounge and family room (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Master telephone socket to lounge and study where applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contemporary lantern to front door and wiring only to the rear door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mains wired smoke detectors with battery back-up	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Power and lighting to garage (where in curtilage of the plot)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Enclosed fenced rear garden, and garden gate (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NHBC Buildmark cover	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First two years' customer service support from Linden Homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>