

Maylands Park.



open door
by Halton Housing



Come on in.



Experience modern living in a picturesque setting with the benefits of Shared Ownership.

Nestled in the charming village of Stapeley, Nantwich, Maylands Park is an attractive development offering two, three and four-bedroom homes across four different house types available to purchase on a Shared Ownership basis.

These Shared Ownership homes offer the perfect blend of contemporary design and traditional charm. With airy, open plan spaces, every home is designed and built with care and attention to detail with high specification throughout.

Whether you're a growing family, a young professional, or looking to downsize, our homes at Maylands Park cater to all lifestyles.

Anyone interested in buying a home at Maylands Park must have a local connection to the area. A local connection means that the buyer must:

- a) currently live or has lived within the administrative area of the Council and has done so for 6 out of the last 12 months or 3 out of the last 5 years; or
- b) has immediate family (parent, sibling, child or adoptive parent) who are currently living in the administrative area of the Council, and who has done so for at least 5 years; or
- c) has a permanent contract of employment in the administrative area of the Council; or
- d) is a member of the armed forces or former service personnel (within 5 years of their discharge) or a bereaved spouse or civil partner of a member of the armed forces leaving services family accommodation following the death of their spouse or partner.



Location.



Set in stunning rural surroundings, yet within close proximity to Nantwich town centre, Maylands Park offers the best of both worlds.

Located less than 1.5 miles from the town centre, discover the vibrant charm of Nantwich, offering a rich cultural experience with its historic architecture, local markets, quaint shops and community events, ensuring that there's always something to do.

Those buying a home at Maylands Park can enjoy the tranquility and beauty of the countryside while benefiting from the convenience of nearby shops, cafes, restaurants, and other amenities.

The picturesque landscape provides ample opportunities for outdoor activities, making it an ideal location for hiking, cycling and nature enthusiasts.

Maylands Park is superbly located and benefits from easy access to major transport links and nearby cities such as Stoke-on-Trent, Chester, Manchester and Liverpool. With the motorway seven miles away and Nantwich less than five minutes in the car, it's the perfect place for those needing to commute.

There are a number of outstanding schools within walking distance, making it the ideal location for growing families whilst the safe and friendly

neighbourhood provides a nurturing environment for children to grow and thrive.

A large area of open space is located in the centre of the development which provides outdoor recreational activities, incorporating a village green.





Specification.

The homes at Maylands Park are truly a delight to live in, with four house types providing stylish, spacious, and comfortable spaces that meet the needs of busy family life.

Built with modern, efficient, and effective materials and systems, and with high specification throughout, the homes feature quality fixtures, fittings, and finishes.



According to the Home Builders Federation, on average, energy bills for new build homes are 58% cheaper. The monthly average energy bill for a new build property is £109, whereas the bill for an existing property is £245 – that's a saving of £136* per month or £1,632 per year. Those that buy a new build house specifically see even greater annual savings of £2,195. It's thanks to A-rated boilers, low energy LED lighting, smart thermostats and installing appliances with high efficiency ratings.



Selected plots feature solar panels. Please check with a member of the sales team if the plot you are interested in includes solar panels.

- Symphony fitted kitchen with soft close doors & drawers
- Integrated Zanussi fridge / freezer (70/30)
- Ideal Logic combi boiler with Magna Clean installed
- Cooker, hob, splashback and extractor
- Johnsons tiles
- Flooring to wet areas
- Pelmet lights
- External car charging point
- Garden laid to lawn with patio area
- External light front & rear
- External tap



For illustration purposes. Features and specifications vary according to house type.

2 bedroom

Robin.

An ideal sanctuary for couples or individuals seeking modern living, this charming two-bedroom home spans approximately 69.7 sqm.

Step into the contemporary open-plan lounge at the front of the home, where you're immediately greeted by a sense of space and comfort. This seamlessly leads into the stylishly fitted kitchen diner, featuring a convenient downstairs cloakroom and plenty of understairs storage. The bright and airy kitchen diner, positioned at the rear, is the perfect spot for entertaining, opening out to a beautifully lawned garden and inviting patio area.

Venture upstairs to discover a stylish main bathroom and two spacious bedrooms, each offering ample storage space and an inviting atmosphere. This home is designed to perfectly balance style and functionality, creating an ideal living space for modern lifestyles.

Room	Size	
Ground floor		
Living room	4.20m x 4.80m	13'9" x 15'10"
Kitchen/Dining area	2.54m x 3.33m	8'4" x 10'11"
First floor		
Bedroom 1	4.20m x 3.45m	13'9" x 11'4"
Bedroom 2	4.20m x 3.22m	13'9" x 10'7"

Measurements are estimates.

Floorplan



Plots: 67, 68, 69, 70, 71



3 bedroom

Kite.

This stunning double-fronted home is perfect for family living, featuring three generous bedrooms and covering approximately 88.9 sqm.

The light-filled and spacious lounge creates a welcoming and warm atmosphere, whilst the spacious family kitchen diner offers the perfect setting for entertaining and everyday living. With ample storage throughout and a convenient downstairs cloakroom, this home is designed with practicality in mind. The garden, accessible from the kitchen is complete with a lawn and patio area, perfect for outdoor dining and play.

Upstairs you'll find three well-proportioned bedrooms, providing plenty of space for a growing family. The main bathroom is fitted with a shower, adding a touch of modern comfort. Additional storage space ensures everything has its place, making this home as functional as it is charming.

Room	Size	
Ground floor		
Living room	4.73m x 3.29m	15'7" x 10'10"
Kitchen/Dining area	4.73m x 3.66m	15'7" x 12'0"
First floor		
Bedroom 1	4.73m x 3.81m	15'7" x 12'6"
Bedroom 2	2.65m x 3.66m	8'8" x 12'0"
Bedroom 3	1.99m x 4.12m	6'7" x 13'6"

Measurements are estimates.

Floorplan



Plots: 90



3 bedroom

Sanderling.

This fantastic property is perfect for growing families or working professionals and spans approximately 86.3 sqm.

As you enter, the lounge welcomes you with its excellent space for entertaining guests. The lounge flows into a well-equipped modern kitchen at the rear of the property, complete with a separate storage cupboard and a convenient downstairs cloakroom. From the kitchen, step out into an appealing lawned garden with a patio area, ideal for relaxing or hosting outdoor gatherings.

On the first floor, you'll find three generously sized bedrooms, each providing ample storage space. The stylish contemporary family bathroom adds a touch of luxury to this already wonderful home.

Room	Size	
Ground floor		
Living room	4.59m x 4.41m	15'1" x 14'6"
Kitchen/Dining area	2.98m x 4.85m	9'10" x 15'11"
First floor		
Bedroom 1	4.59m x 3.58m	15'1" x 11'9"
Bedroom 2	2.17m x 2.99m	7'2" x 9'10"
Bedroom 3	2.33m x 4.11m	7'8" x 13'6"

Measurements are estimates.

Floorplan



Plots: 19, 20, 21, 22, 91, 107, 108, 167, 168, 175, 176, 177



4 bedroom

Osprey.

Discover this impressive four-bedroom semi-detached home, spanning approximately 102.5 sqm.

As you step through the bright entrance, you're welcomed into a spacious and contemporary lounge, perfect for relaxation or entertaining guests. The rear of the house boasts a sleek, modern kitchen diner that blends style and functionality, complete with a downstairs cloakroom and ample storage space. The kitchen diner opens up to a lovely lawned garden with a patio area, ideal for dining outdoors.

Upstairs, you'll find four beautifully presented bedrooms and a modern family bathroom tastefully designed. With plenty of space, you have the flexibility to create a delightful playroom for the little ones, or a dedicated office space, perfect for working from home.

Room	Size	
Ground floor		
Living room	5.31m x 4.87m	17'5" x 16'0"
Kitchen/Dining area	3.70m x 4.66m	12'2" x 15'4"
First floor		
Bedroom 1	3.12m x 3.94m	10'3" x 12'11"
Bedroom 2	2.12m x 3.59m	7'0" x 11'10"
Bedroom 3	3.26m x 3.59m	10'9" x 11'10"
Bedroom 4	2.10m x 3.95m	6'11" x 13'0"

Measurements are estimates.

Floorplan



Plots: 40, 41.



Site Plan.



About Shared Ownership

Shared Ownership is a way to buy your own home if you can't afford to buy outright. It's a great way to get onto the housing ladder and costs are usually lower than other home ownership options. Based on what you can afford, when you buy a Shared Ownership home through Open Door by Halton Housing, you buy a share in a home and pay a reduced rent on the share that you don't own. Halton Housing owns the share that you rent.

Buying a percentage of your home means a lower deposit and smaller mortgage is needed. Shares range from as low as 10% up to 75% initially, with the option for you to buy more once you've moved in, usually up to 100%.

You're able to buy a Shared Ownership home if:

- You are at least 18 years old
- Your annual household income is less than £80,000
- You are unable to afford a home suitable for your housing needs on the open market
- Either you're a first-time buyer, you don't own your own home, or you already own a home and would like to move
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges
- Your chosen Shared Ownership home is affordable and sustainable for you.

1% Staircasing

For shared owners who have bought a home at Maylands Park, you'll be able to staircase 1% each year with no admin fees or RICS (Royal Institute of Chartered Surveyors) Valuation needed. This will make it easier for you to staircase without needing additional lending or mortgage fees.

You can staircase 1% each year in this way for up to 15 years from the date of purchase.

Repairs allowance

There is a 10 year 'initial repair period' starting from the lease start date which applies while you own less than a 100% share in the home. In the initial repair period, you'll be able to claim costs up to £500 a year from your landlord to help with essential repairs or replacement (if faulty) of:

- Installations in the home for the supply of water, gas and electricity (including basins, sinks, baths and sanitary devices but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity such as ovens or washing machines), pipes and drainage
- Installations in the home for space heating and water heating

If you do not claim the full repairs allowance in one year, a maximum of one year's allowance will roll over to the following year.

About us

Open Door by Halton Housing is the home ownership arm of Halton Housing; we build and sell quality homes for shared ownership, rent to buy and outright sale.

Halton Housing is an award-winning housing association, with over 7,000 homes across Runcorn and Widnes in Cheshire and now expanding geographically across the North West. We're known for our innovative approach – strengthening our reputation as a landlord of choice in the borough and beyond.

Our purpose is to improve people's lives. Specialising in affordable home ownership, the Open Door by Halton Housing team love nothing more than finding a property that's just right for you. We work closely with you to find out what your needs and aspirations are and which options will work best for you.

Our team bring together years of knowledge and experience from working in the property industry. We're an honest, trustworthy and approachable team. Our Sales Negotiators are highly experienced, so please get in touch if there is anything we can do to help you with your search for your new home.

Open Door by Halton Housing maintains a policy of continuous improvement. As a result, all information including internal layouts, images, build materials and specification is included as a guide only and is correct at the time of going to press. The company reserves the right to alter any of the information included at any time as it sees fit and without notice. This does not constitute or form any part of a contract or sale. Please contact the sales team for the most up to date information on homes available at this development.

open door

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Open Door by Halton Housing is a trading name of Halton Housing. Halton Housing is a charitable housing association registered under the Co-operative and Community Benefit Societies Act 2014. (community benefit society number: 7744).