

# Hatters Chase.



**open door**  
by Halton Housing





# Come on in.



**Hatters Chase is an attractive development consisting of 33 brand-new two, three and four-bedroom homes, available to purchase on a Shared Ownership basis.**



Situated within the Cheshire suburb of Sandymoor, Runcorn and in keeping with its surroundings, all homes at Hatters Chase are traditional in style with a contemporary twist and are beautifully designed with modern family living in mind.

Hatters Chase offers a selection of eight different house types, providing plenty of choice across a wide range of internal layouts and sizes, ensuring there is something for everyone.

With airy, open plan spaces, every home is designed and built with care and attention to detail, including a high specification throughout.



# Location.

The stunning and popular location of Sandymoor, Runcorn offers the tranquility of country life alongside ideal city connections. Approximately three miles east of Runcorn town centre, four miles southwest of Warrington town centre and two miles north of the M56 motorway, Hatters Chase is a 10-minute drive away from Runcorn Train Station - a mainline station with quick access to Runcorn East station and Liverpool. The nearby Mersey Gateway bridge also provides links to Liverpool, Chester and surrounding areas. For those wanting For those wanting to jet off to a sunnier climate, Liverpool airport is only a 20-minute drive away.



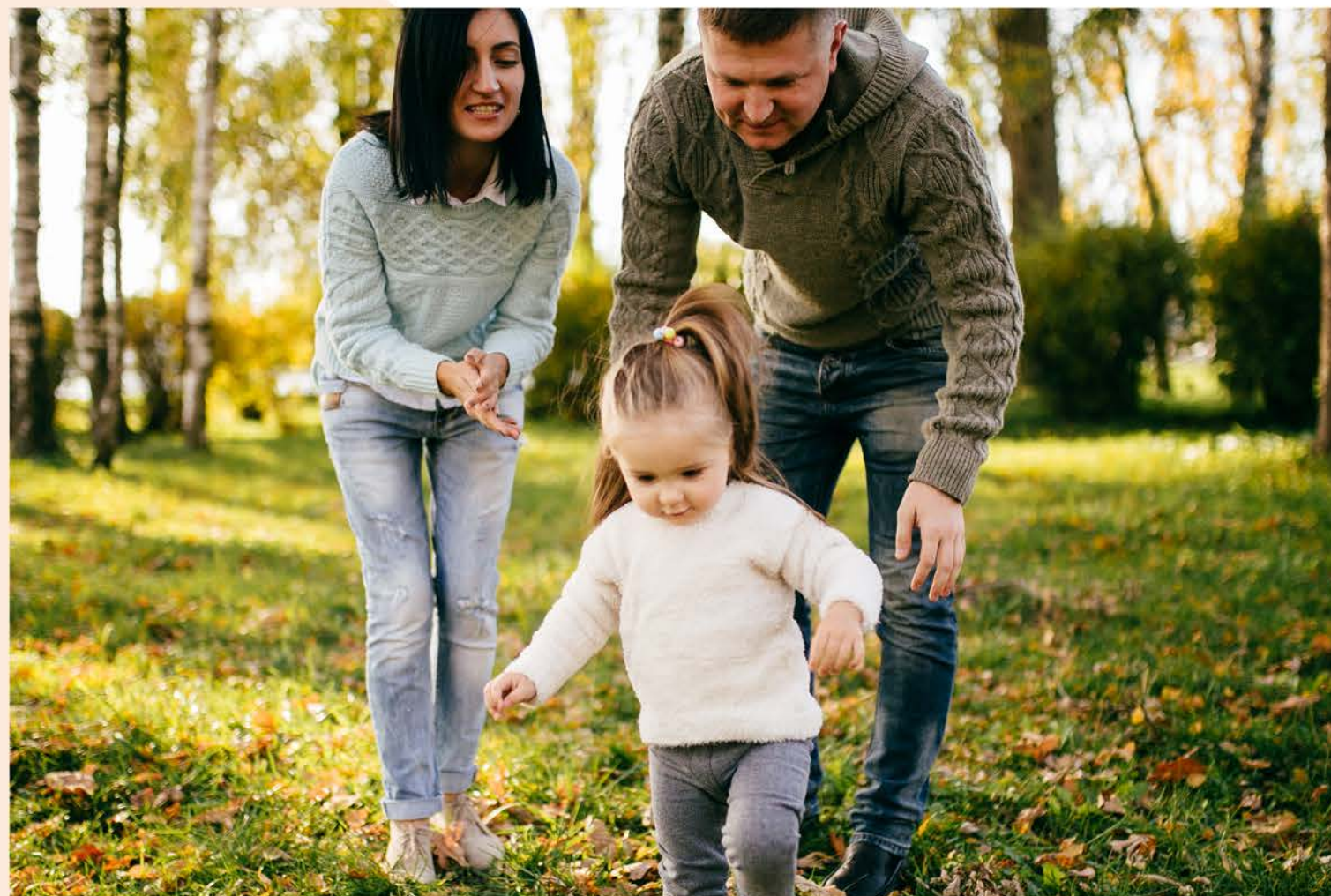
For families moving into a new home in Sandymoor, Runcorn we've got you covered. Little ones are catered for with a good selection of nurseries and pre-schools within easy reach. There are also several schools near Hatters Chase; Windmill Hill Primary School is less than 2 miles away, and Daresbury Primary School is a 10-minute car ride, both have been Ofsted-rated 'Outstanding'. For key stage 4 and 5, The Heath secondary school, Ofsted-rated 'Good' is 15 minutes away in Runcorn, and The Cavendish High Academy, just 12 minutes' drive away is Ofsted-rated 'Outstanding'. For higher education, Saints Peter & Paul Catholic College is 15 minutes over the Mersey Gateway Bridge, and the Warrington & Vale Royal College is 20 minutes away in Warrington centre.

Nearby Runcorn has fantastic facilities, including The Brindley Theatre and the Halton Lea shopping centre with over 50 shops and restaurants. Stockton Heath is just 5 miles away, with a great selection of cafés, independent shops, bars, and restaurants.

Local attractions include Daresbury, the birthplace of 'Alice's Adventures in Wonderland' author Lewis Carroll; and the historic Norton Priory, an 18th century country house and the remains of an Abbey which dates to the 12th Century. A 10-minute drive along the Daresbury express way is the beautiful Walton Hall Gardens which includes a children's zoo with adopted alpacas, goats and sheep to entertain the children, or you could play

mini golf or adventure across the high ropes among the trees. Walton Hall Gardens have enough activities for all the family to enjoy all year round!

If you're looking to explore on foot, a Co-op store and vets practice is a short stroll away along a scenic footpath, as well as Sandymoor Wood, a Woodland Trust nature reserve, a beautiful place for a morning walk. If you fancy a quick bite to eat, the 1860 Bistro at nearby Hazlehurst apartments serves a great selection of hot and cold food throughout the day.





# Specification.

The homes at Hatters Chase are truly a delight to live in, with eight 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, ensuring they stand the test of time.



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 existing property is £245 – that's a saving of £140\* per month or £1,685 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.

These homes feature Solar panels which will help you save money on your electricity bill. Please speak to our Sales team for more information.



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



# Key features.

- Symphony fitted kitchen with soft close doors and drawers
- Indesit 4 ring gas hob with electric oven, extractor fan & splashback
- Ideal Logic combi boiler
- Spotlights in kitchen and bathrooms
- Integrated Indesit 50/50 fridge freezer
- Luxury bathroom sanitaryware, with full height Porcelanosa tiles
- Flooring to wet areas
- Garden laid to lawn, fully fenced with a flagged patio area
- Driveway parking
- Solar PV roof panels

\*Specification is subject to change and may vary dependant on plot, house, and tenure type.





2 bedroom

# The Ascot.

The Ascot is ideal for modern living. This two-bedroom end/mid mews house measures approx. 720sq.ft / 66.98sq.m.

A contemporary lounge is positioned at the front of the home, inclusive of under stairs storage, leading through to a convenient cloakroom.

The bright and airy open plan kitchen diner is the ideal space for entertaining. The kitchen is at the rear of this property, with French doors leading to the lawned garden and patio area.

On the first floor, you'll find a main family bathroom and two generously sized double bedrooms. With the master bedroom featuring an en-suite bathroom. This home includes storage space throughout.

Room	Size	
<b>Ground floor</b>		
Living room	4.08m x 3.70m	13'5" x 12'2"
Kitchen/Dining area	4.08m x 3.15m	13'5" x 10'4"
<b>First floor</b>		
Bedroom 1	3.17m x 3.01m	10'5" x 9'11"
Bedroom 2	4.08m x 2.70m	13'5" x 8'10"

Measurements are estimates.

## Floorplan



Plots: 202, 203, 204





3 bedroom

# The Trilby.

The Trilby is a delightful three-bedroom semi-detached home, measuring approximately 878sq.ft / 81.57sq.m.

A bright hallway leads you to a modern kitchen/diner, located at the front of the home, along with a cloakroom.

To the rear, the spacious lounge spans the full width of the property, includes plenty of storage space and features a convenient cupboard - big enough to stow away all your daily clutter. French doors lead you out to a freshly lawned garden and patio area.

On the first floor there are three beautifully presented bedrooms and a contemporary family bathroom. The master bedroom features a stylish en-suite. There is enough room to create a playroom, or an ideal space for working from home.

Room	Size	
<b>Ground floor</b>		
Living room	4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining area	4.78m x 2.80m	15'8" x 9'2"
<b>First floor</b>		
Bedroom 1	2.78m x 2.72m	9'1" x 8'11"
Bedroom 2	2.90m x 2.78m	9'6" x 9'1"
Bedroom 3	3.20m x 2.12m	10'6" x 6'11"

Measurements are estimates.

Floorplan



**Plots:** 185, 205, 206, 207, 208, 220, 221, 222, 223, 224, 225





3 bedroom

# The Panama.

The Panama is a fantastic three-bedroom semi-detached property and measures approximately 906sq.ft. / 84.26sq.m.

From the entrance hallway you will find a well-equipped modern kitchen at the front of the property, along with a separate entrance hallway, under stairs storage and cloakroom.

The lounge is the heart of this home with a beautifully presented open plan lounge/diner ideal for family gatherings, and an excellent space for entertaining guests. The lounge leads out through French doors to a lawned garden with a patio area.

On the first floor, there are three generously sized bedrooms which feature an en-suite to the master bedroom. This property has plenty of storage space and a stylish contemporary family bathroom.

Room	Size	
<b>Ground floor</b>		
Living room	5.70m x 3.95m	18'8" x 12'11"
Kitchen/Dining area	3.29m x 2.95m	10'9" x 9'8"
<b>First floor</b>		
Bedroom 1	3.45m x 3.07m	11'4" x 10'1"
Bedroom 2	3.21m x 2.60m	10'6" x 8'6"
Bedroom 3	3.03m x 2.01m	9'11" x 6'7"

Measurements are estimates.

## Floorplan



Plots: 217, 218





3 bedroom

# The Beret.

The Beret is a modern double fronted, three bedroom semi-detached/detached home covering 985sq.ft./ 91.51 sq.m.

A central hallway leads to a bright and airy double fronted aspect lounge in one direction, and a sizeable family kitchen/diner in the other, perfect for family living. This property features a sought-after utility room. French doors from the kitchen/diner lead out to a lawned and fenced garden. There's a cloakroom, along with plenty of storage space.

To the first floor, there are three spacious bedrooms; two doubles and a single, along with a well-equipped modern family bathroom, and en-suite shower to the master bedroom.

Room	Size	
<b>Ground floor</b>		
Living room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining area	5.59m x 2.70m	18'4" x 8'10"
<b>First floor</b>		
Bedroom 1	3.36m x 3.19m	11'0" x 10'5"
Bedroom 2	3.15m x 2.75m	10'4" x 9'0"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"

Measurements are estimates.

Floorplan



Plots: 184,193, 195.





4 bedroom

# The Balmoral.

The Balmoral is an attractive four-bedroom detached home with approximately 1133sq.ft/ 105.26sq.m of space. This property also features an internal garage.

The home boasts a sizable kitchen/diner and utility room to the rear which includes access to the garden. French doors from the kitchen/diner leads you through to a lawned garden with patio area. You will find a bright and spacious lounge to the front of the home along with entrance hallway, under stairs storage and cloakroom.

To the first floor there are four generously sized bedrooms and contemporary family bathroom, with an en-suite to the master bedroom.

Room	Size	
<b>Ground floor</b>		
Living room	4.74m x 3.48m	15'7" x 11'5"
Kitchen/Dining area	5.72m x 2.97m	18'9" x 9'8"
<b>First floor</b>		
Bedroom 1	4.07m x 3.00m	13'4" x 9'10"
Bedroom 2	3.47m x 3.00m	11'5" x 9'10"
Bedroom 3	3.436m x 2.25m	14'4" x 7'5"
Bedroom 4	3.18m x 2.50m	10'5" x 8'2"

Measurements are estimates.

## Floorplan



Plots: 183, 186.





4 bedroom

# The Dixie.

The Dixie is a stylish four-bedroom detached home, measuring approx. 1151sq.ft / 107.02sq.m.

The contemporary lounge is situated at the front of the home providing plenty of space to relax. A cloakroom is located off the entrance hallway, along with under stairs storage. The open plan kitchen/ diner is the perfect space for family time. French doors to the garden mean you can dine al fresco in the comfort of your own home.

To the first floor, you'll find four well-appointed bedrooms, three doubles and a single and a well-equipped modern family bathroom, with the master bedroom leading onto an en-suite shower room.

Room	Size	
Ground floor		
Living room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining area	6.04m x 4.37m	19'9" x 14'4"
First floor		
Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.57m	10'6" x 8'5"
Bedroom 3	3.39m x 2.20m	11'1" x 7'3"
Bedroom 4	4 3.10m x 2.10m	10'2" x 6'11"

Measurements are estimates.

## Floorplan



Plots: 182, 194, 200, 201, 209, 210, 227





4 bedroom

# The Gatsby.

The Gatsby is a stunning double fronted, four-bedroom detached home covering 1214sq.ft / 112.82sq.m.

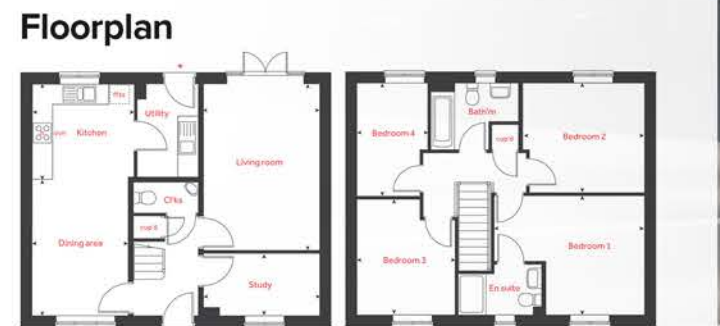
This property boasts ample space for growing families. The kitchen is the heart of this home with a beautifully presented open plan dining area, ideal for hosting family occasions, and an excellent space for entertaining guests. The kitchen/diner features a generously sized utility room.

Working from home wouldn't be an issue in this home, as there is a study room located at the front of the home and a cloakroom. The living space is at the rear and features French doors leading to a lawned garden with a patio area.

To the first floor, there's a stylish family bathroom, three spacious double bedrooms and a single fourth bedroom. The master bedroom includes an en-suite shower room, with plenty of storage space throughout this home.

Room	Size	
<b>Ground floor</b>		
Living room	4.81m x 3.40m	15'9" x 11'2"
Kitchen	2.98m x 2.77m	9'9" x 9'1"
Dining area	3.95m x 2.81m	13'0" x 9'3"
Study	3.40m x 1.82m	11'2" x 6'0"
<b>First floor</b>		
Bedroom 1	4.39m x 3.48m	14'5" x 11'5"
Bedroom 2	3.56m x 3.15m	11'8" x 10'4"
Bedroom 3	3.37m x 2.87m	11'1" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'9"

Measurements are estimates.



Plots: 180, 181, 219





4 bedroom

# The Fedora.

The Fedora is a remarkable four-bedroom detached home, measuring approx 1324sq.ft / 123.09sq.m. It is the largest property on the development.

This is an impressive home, offering everything a busy family needs, and more. The entrance hallway leads to a bright, airy lounge featuring a large bay window to the front. The stylish kitchen with a dining and family area is at the rear of this property and is truly the heart of this home, with french doors leading you out onto the garden and patio area. Downstairs you'll also find a cloakroom plus the integrated garage.

Upstairs are four spacious double bedrooms with an en-suite shower room adjoining the master bedroom, along with a stylish modern family bathroom. This home boasts plenty of storage space throughout.

Room	Size	
<b>Ground floor</b>		
Living room	4.39m x 3.90m	14'4" x 12'9"
Kitchen/Dining/family area	5.81m x 3.62m	19'0" x 11'10"
<b>First floor</b>		
Bedroom 1	4.03m x 3.90m	13'3" x 12'10"
Bedroom 2	3.70m x 3.58m	12'1" x 11'9"
Bedroom 3	3.15m x 3.05m	10'4" x 10'0"
Bedroom 4	4 3.79m x 3.13m	12'5" x 10'3"

Measurements are estimates.

### Floorplan



Plots: 196, 226





# Site Plan.

**Ascot** - 2 Bedrooms  
End mews & mid mews

202, 203, 204

**Beret** - 3 Bedrooms  
Semi-detached & detached

184, 193, 195

**Panama** - 3 Bedrooms  
Semi-detached

217, 218

**Trilby** - 3 Bedrooms  
Semi-detached

185, 205, 206, 207, 208, 220,  
221, 222, 223, 224, 225

**Dixie** - 4 Bedrooms  
Detached

182, 194, 200, 201, 209, 210,  
227

**Gatsby** - 4 Bedrooms  
Detached

180, 181, 219

**Balmoral** - 4 Bedrooms  
Detached

183, 186

**Fedora** - 4 Bedrooms  
Detached

196, 226

 Halton  
Housing owned  
Affordable Rent

 Sales  
Office





## 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 Hatters Chase, you'll be able to staircase 1% each year with no administration fees or Royal Institute of Chartered Surveyor (RICS) 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 you're after 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 bunch. Our Sales Negotiators are highly experienced and here to understand what your needs are, 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).