



LOXLEY HOMES



THE MOORINGS

'The Difference is in the Detail'

Family-owned and managed since 1974.

Who We Are



We are a family-owned and managed residential and commercial developer with 50 years' experience in luxury home building and urban regeneration.

We pride ourselves on ensuring that each development we release is designed and constructed with its location and purpose in mind, influencing its aesthetic and functionality. Designing and building in this way makes each Loxley Homes development distinctly unique. Our extensive portfolio demonstrates the quality and craftsmanship of our projects as well as our commitment to building excellence over the last 5 decades.

Our niche is that we go above and beyond your typical house builder. Before handing over the keys to your new luxury home, your home's journey began with the procurement of land and planning permission in one of the most unique and desirable locations, overcoming all challenges to construction. We pride ourselves on our ability to design homes that are intuitive, smart, and simply a class above the many repetitive and generic homes on the market today. We deliver to homes finished to a high specification, inimitable and full of character. Our dedication to realising homes that are unequalled in design and functionality is a core facet of our mission.

Where possible, we work closely with you in the later phases of construction to finish properties to your taste, with a choice of kitchen units, work surfaces and tiling, ensuring you start your new lives in a home you love.

Our commitment to urban regeneration sees us purchase unused and often dilapidated spaces and work with clients to convert them into thriving hubs of activity that serve the local community. From speakeasy bars, offices and co-working spaces, our regeneration schemes bring opportunities and entertainment to residents, professionals and visitors alike.

Whether residential or commercial, all projects we undertake are made using the finest quality materials that complement and emphasise their location. Knowing the importance of the locations where we build, we are an environmentally sensitive developer and use eco-friendly processes and materials to uphold our green values.

These are the hallmarks of Loxley Homes developments.

Our History



Ashton New Road, Clayton – Circa 1961. Walter's Greengrocery can be seen in the background.

Born in Clayton, Manchester, Walter was the eldest of four brothers and played a keen role in the local community. As a youth, his work would start early in the morning, delivering newspapers hot off the press throughout east Manchester. In his adolescence, it was commonplace to find Walter, at 5am no less, at Smithfield Market full of entrepreneurial spirit, seeking out the freshest produce to stock the shelves of his mother's greengrocery and fishmongers before rushing off to attend school.

During the early 1970s, Walter foresaw the decline of the high street. Witnessing supermarkets for the very first time, with in-house butchers, grocers and chemists, left him feeling precarious over the implications of the sustainability of the small high street shops in general and his own greengrocery/fishmongers in particular and acted as the catalyst for his move into home building. He created J. A. Barton Ltd with lifelong friend Jimmy Barton in 1972 before the pair amicably went their separate ways, paving the way for Walter's new home building company.

Walter founded Loxley Homes in 1974 and, together with sons Peter and Stephen who joined in 1984 and 1985 respectively, successfully established our reputation as a developer committed to building unique dwellings in fantastic locations. Our mission remains unchanged today, with directors Peter and Stephen Dobie taking over the mantle from Walter and innovatively responding to modern day challenges of home building.

Loxley Homes celebrates its 50th year in business and in this time, we have gathered a wealth of expertise that sets us apart from others in the industry. We have designed and built approaching 1000 homes since our doors opened and our building acumen is predicated on decades of the relentless pursuit of excellence. Through our endeavours, we have become a widely known and reputable developer, with excellent relationships with local authorities and residents alike, always sensitive to the needs of our environment, communities and clients.

Since Loxley Homes' inception, our company has grown to include residential regeneration, retail shops, cutting edge office spaces, industrial units and urban regeneration projects alongside its bespoke residential homes' schemes. As a solutions-focused developer, Loxley Homes has stayed abreast of developments and challenges in the industry and uses modern, eco-friendly processes and materials to cement their place as a leading residential and commercial developer.

We continually look for ways to improve and refine what we do and look positively to the future, confident in our ability to add to our proud family building heritage.



Welcome to the Moorings



Loxley Homes are thrilled to release for sale The Moorings, an exclusive waterside development in Audenshaw. Overlooking the Ashton Canal, The Moorings borders Canal and River Trust land adjacent to this historic canal.

Comprising of five contemporary four-bedroom detached family homes, The Moorings offer homeowners the opportunity to lay their roots in one of the most attractive and desirable locations in Manchester.

Unlike other homes on the market, The Moorings has enviable features that separate it from the many generic new builds available and respond to the needs of you and your family. Designed to offer solutions to the needs of modern day living, The Moorings include home offices for those who work from home or are engaged in learning and study. Space-maximising walk-in wardrobes supplement the master bedroom (exclusive to Hamilton plots).

The beating heart of the home, the kitchen, extends far beyond its function of simply a place to cook and eat. Complete with a modern quartz island unit, the kitchen adjoins an open plan living area, opening out with large bi fold doors to a south facing terrace and waterside vista, offering a space to dine with family and host get-togethers with ample seating for all. Plenty of light cascades down through the glazed roof lanterns.

For the eco-minded, each home is designed to be as energy efficient as possible, considerably reducing the cost of utility bills and ensuring a smaller carbon footprint, providing solar panels, ultra insulated airtight properties and fibre to the premises. The Moorings are further embellished by exclusive south-facing waterside terraces, a perfect spot for relaxation.

However, what is of most importance is the way The Moorings makes you, the homeowner, feel. It is our belief that these intuitive homes champion creativity their solution-focused design will allow for a lifetime of moments to cherish for you and your loved ones.



Right on Your Doorstep



Audenshaw in the borough of Tameside, the location of the Moorings, is one of the most attractive places to live in Manchester and has extensive links to public transport, schools, shops, and an array of services. With proximity to the vibrant city centre and its extensive provision of restaurants, bars, shops and venues, The Moorings is perfectly situated to support both an urban and suburban lifestyle.

A short walking distance from the development is the Audenshaw Metrolink tram stop, offering regular services to Manchester city centre and Ashton-Under-Lyne. Sports City, Media City and the Trafford Centre are popular destinations made easily accessible. The Etihad and Old Trafford football stadiums could not be simpler to reach.

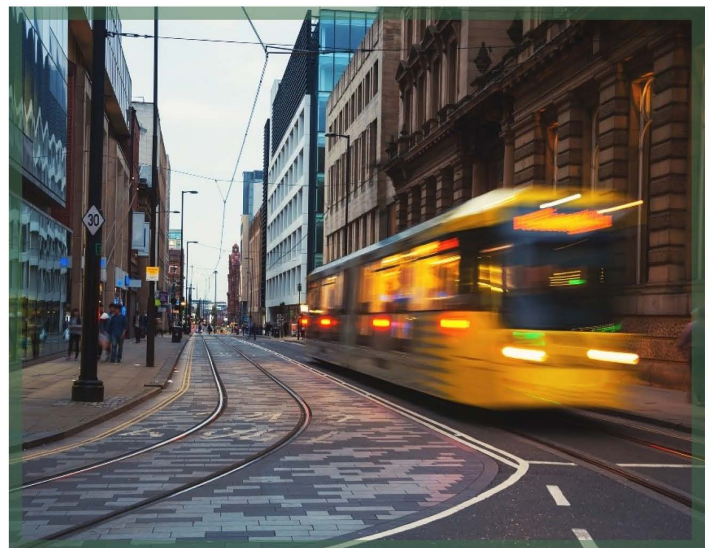
Fairfield and Guide Bridge train stations, both roughly equidistant from The Moorings, are only short journeys on foot. Passage to and from Manchester by train is convenient and quick, with trains departing every twenty minutes or so.

Easy to reach and frequent buses service Manchester, Ashton, Denton, Stockport, and beyond whilst Junction 23 of the M60 motorway at Audenshaw and Junction 1A of the M67 at Denton are only a few minutes' drive away.

Both Audenshaw School for Boys and Fairfield High School for Girls are accessible on foot, making The Moorings a prime catchment area for Tameside's most reputable schools. The area is populated with a wealth of local primary schools: Aldwyn, St. Anne's, and Poplar Street to name a few, making The Moorings the ideal location for your child's education and raising a family. Ashton Moss complex and Crown Point North Retail Park provide handy local services for when journeying further is not required.

Ashton Moss, ideal for young children and teenagers alike, boasts a cinema, bowling alley, and arcade amidst a selection of family restaurants and pubs, including Nando's and Five Guys, as well as the modern Village Hotel, complete with gym, spa, and swimming pool facilities. Further down Lord Sheldon Way, you will find IKEA, Sainsbury's and M&S.

Crown Point North has a wide selection of shops and eateries including Boots, Flannels, The Range, Aldi and more. On the neighbouring Snipe Retail Park, you can find B&Q, Argos, Dunelm and Pets at Home amongst many others right at your fingertips.



Included as Standard



From the external features to the finishing touches, every detail of our homes is contemporary designed and full of architectural merit. While you'll have the choice to upgrade some of our standard offerings, all our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below:

- Cutting-edge, contemporary external design and interior finishes.
- 10 Year Structural Warranty for peace of mind.
- 2 Year Loxley Homes Guarantee.
- Freehold title.
- Contemporary, slim profile window frames.
- Integrated garage (2.8m x 5.3m) to comfortably fit average size car.
- Drive with 2 car parking spaces.
- Energy efficient gas control heating system.
- Feature brickwork panels with simulated handmade bricks.
- Home office with ultra fast Wi-Fi capability.
- 4 spacious bedrooms with master bedroom en-suite.
- Kitchen/ dining and relaxing area incorporating choice of top class fitted kitchen with quartz island unit, cooker, hob, hood and integrated combination microwave.
- Choice of en-suite, bathroom and WC tiling.
- Contemporary bath and shower fittings.
- Solar power panelling system.
- Contemporary glazed roof light for additional natural light to rear ground floor rooms.
- Fully opening bi-folding doors to rear gardens.
- Turfed rear gardens with tree lining to front elevation.
- Boundary fencing/hedging to side elevations.
- Walk-in wardrobe to Master Bedroom. (Hamilton only)
- South-facing garden overlooking canal.
- Vanity units in en suite and downstairs wash room.
- Utility room with stainless steel sink and storage units.
- Flagging to perimeter of property.
- External light points to front, side and rear of property.
- Ample number of sockets and TV points throughout.
- External water taps to front and rear.

Energy Efficient New Homes

Save over £2,200 per year with The Moorings*



You will save money on energy bills

*Data from the Home Builders Federation (HBF) found that buyers of a new build home will save on average £2,200 a year in energy bills, with new build homes built from 2023 onwards only emitting 29% of the total amount of carbon of a pre-2023 existing property.

New homes significantly reduce household energy usage, with the average new home using approximately 105kWh per m² per year compared with older properties which require an average of 248kWh per m².

Your new home will be energy efficient

We carefully consider how to design our homes to be energy efficient. Sustainable features can be seen throughout The Moorings, from high quality insulated roofs, walls, and windows, through to energy efficient boilers and solar power panelling systems.

The Moorings boast a reduced carbon footprint compared to equivalent pre-owned properties, yielding favourable environmental outcomes and delivering cost-efficient energy consumption. On average, residents can anticipate annual savings of £2,200 on energy expenses.

All our homes come with an Energy Performance Certificate (EPC) containing information about the property's predicted energy use and typical energy costs. This gives you complete peace of mind in the energy efficiency performance of your new home.

Our Homes



Hamilton



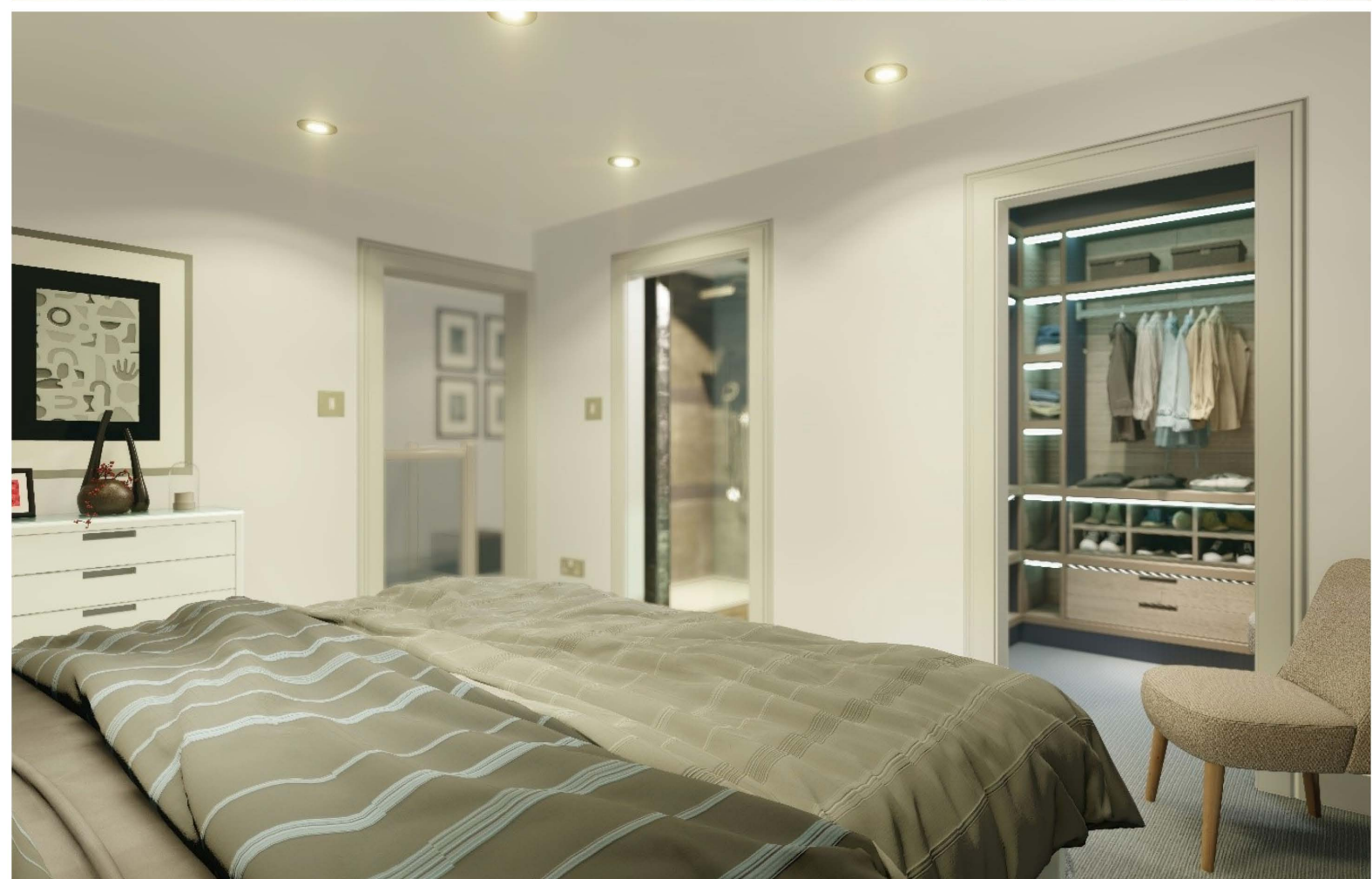
Ascot



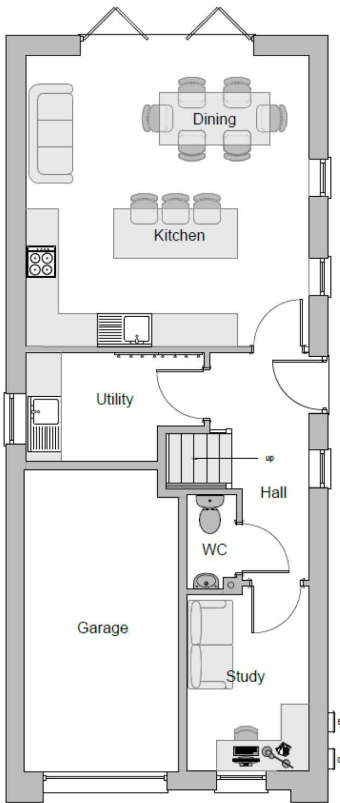
Site layout plan

Hamilton

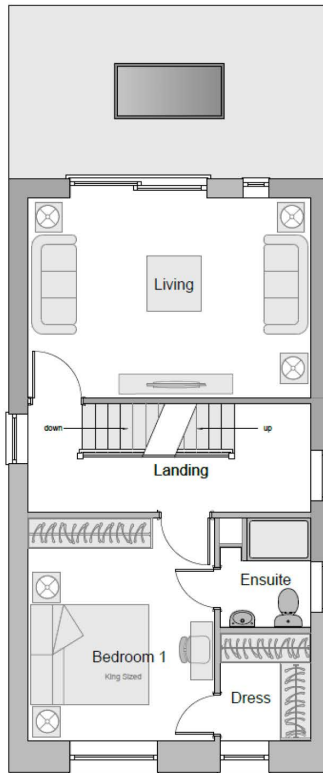
Three Storey Luxury Waterside Home



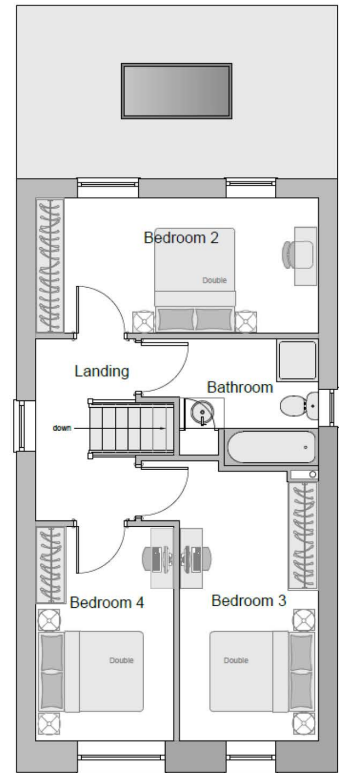
Hamilton Floor Plan



Ground Floor



First Floor



Second Floor

Measurements

Kitchen/Diner

- 5.3M x 5.14M
- 17.3ft X 16.8ft

Garage

- 5.5M x 2.8M
- 18ft X 9.1ft

Study

- 3.2M x 2.2M
- 10.4ft X 7.2ft

Living

- 5.14M x 3.63M
- 16.8ft X 11.9ft

Bed 1

- 4.05M x 3.38M
- 13.2ft X 11ft

Bed 2

- 5.14M x 2.45M
- 16.8ft X 8ft

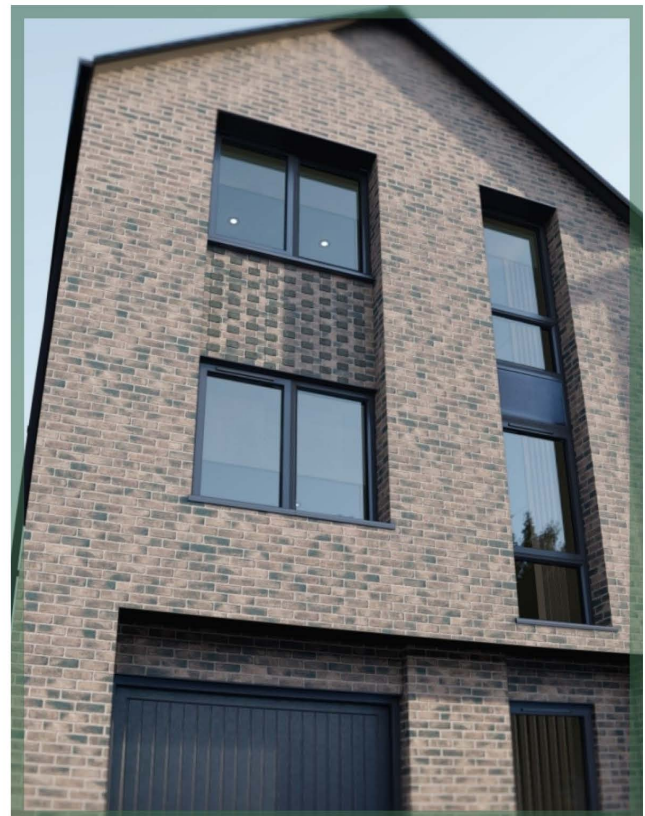
Bed 3

- 4.9M x 2.52M
- 16ft X 8.2ft

Bed 4

- 3.9M x 2.51M
- 12.7ft X 8.2ft

Gross Internal : Approx. 1636sqft



Ascot

Two Storey Luxury Waterside Home



Ascot Floor Plan

Measurements

Living

- 5.36M x 3.65M
- 17.5ft X 12.0ft

Kitchen/Diner

- 5.36M X 4.5M
- 17.5ft X 14.7ft

Garage

- 5.3M x 2.8M
- 17.3ft X 9.1ft

Study

- 3.53M x 2.44M
- 11.5ft X 8ft

Bed 1

- 4.2M x 3.2M
- 13.7ft X 10.4ft

Bed 2

- 3.6M x 2.06M
- 11.8ft X 6. 7ft

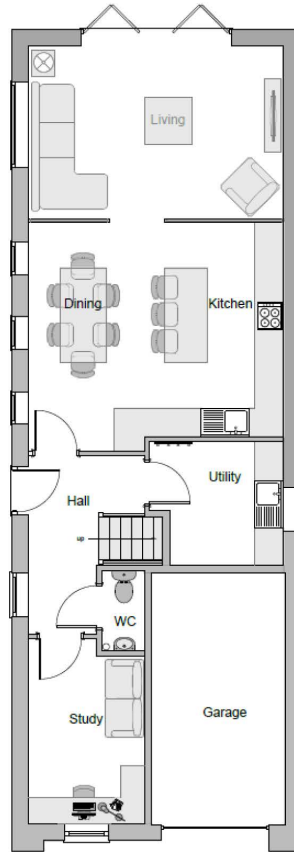
Bed 3

- 4.33M x 2.45M
- 14.2ft X 8ft

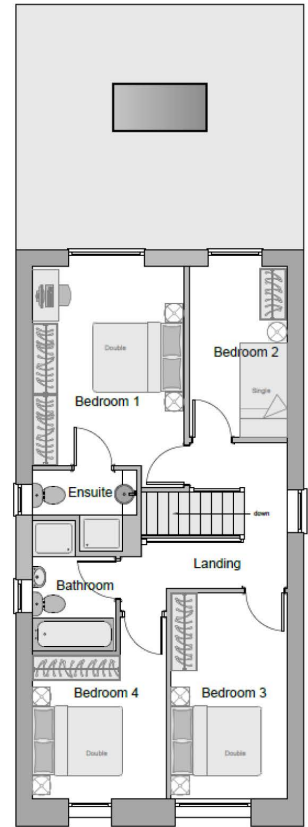
Bed 4

- 3M x 2.8M
- 9.8ft X 9.1ft

Gross Internal : Approx. 1421.9sqft



Ground Floor



First Floor



Gallery

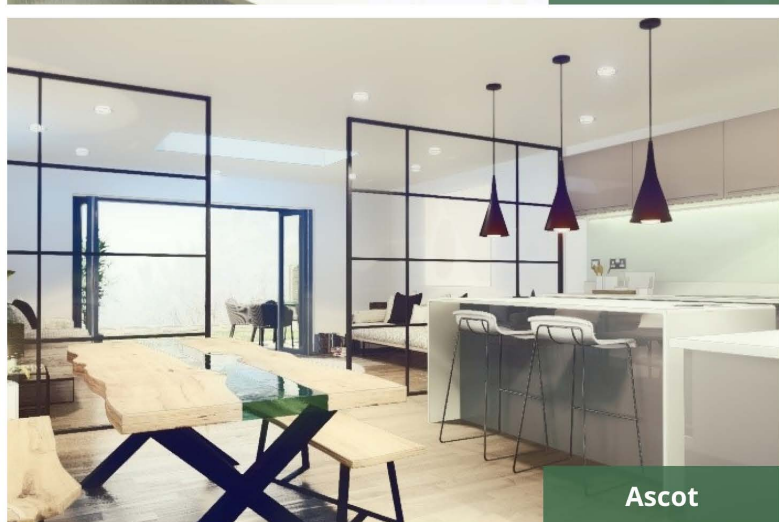
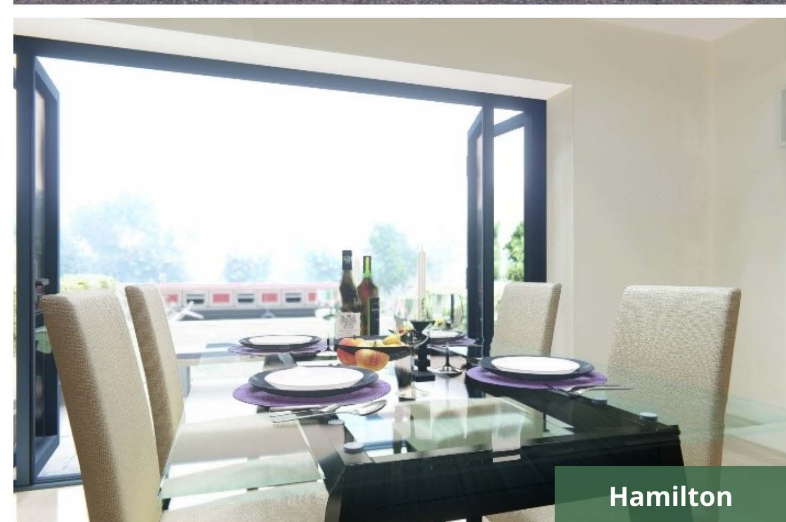
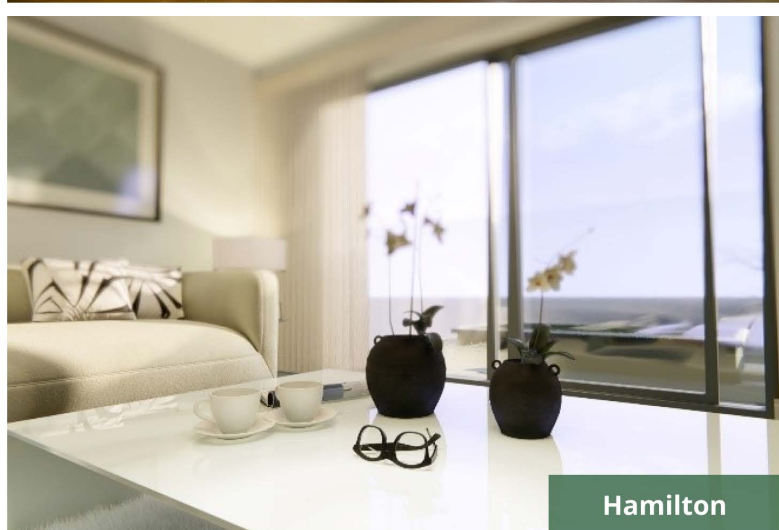
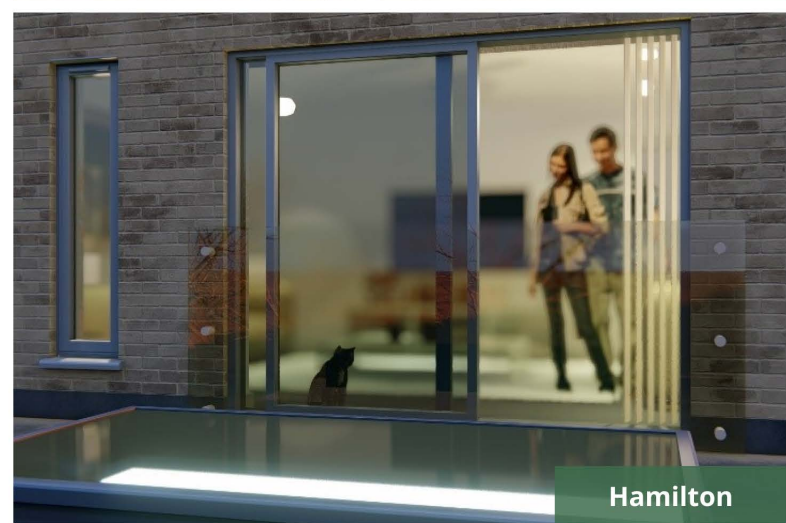
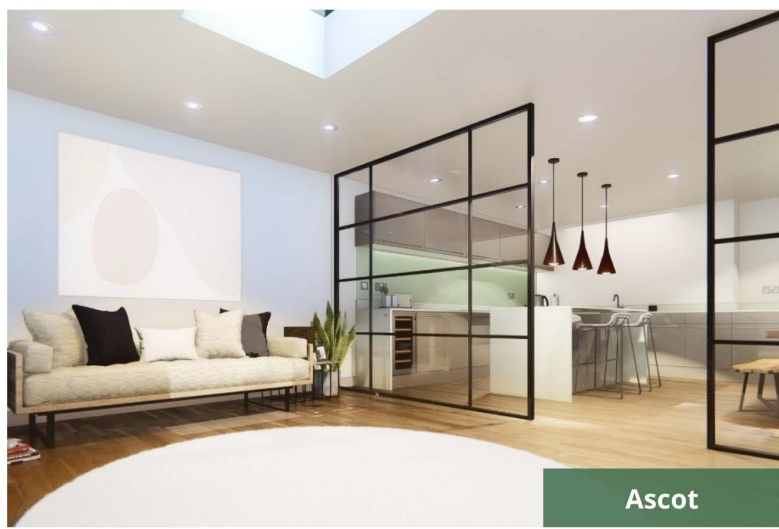


Hamilton living room

Gallery



Gallery



Gallery



Hamilton



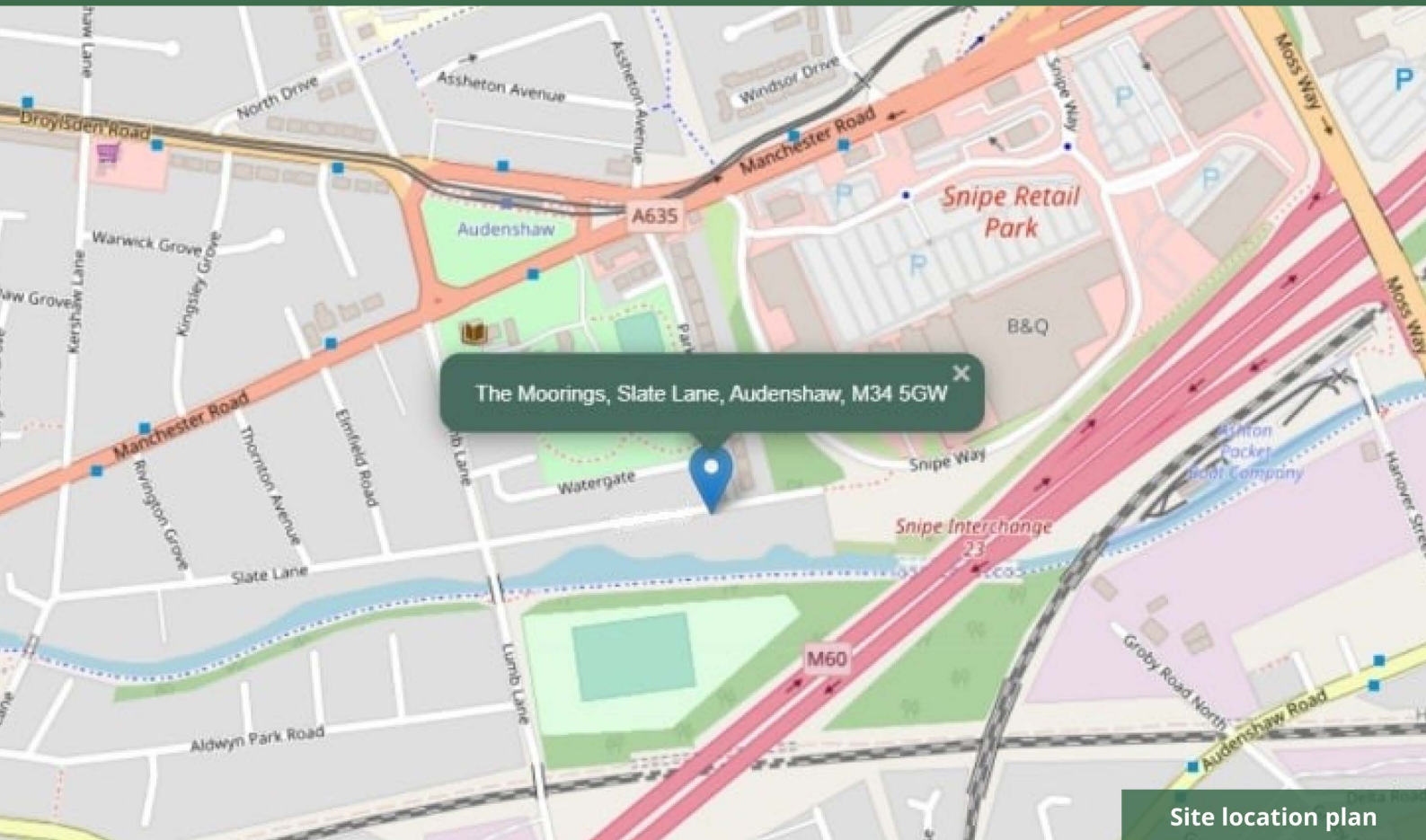
Ascot





LOXLEY HOMES

Contact Us



Scan the QR code to register your interest.
Scan the QR code for a video tour our luxury homes.



Alternatively, please visit our website www.loxleyhomes.co.uk

The Moorings

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LOXLEY HOMES

Disclaimer

Wi-Fi speeds:

Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast full fibre broadband speeds. It still depends on the communications provider chosen by you as to the maximum speeds provided.

Accuracy of information:

The information provided in this brochure is for general informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any property. While we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability concerning the development or the information, products, services, or related graphics contained in this brochure for any purpose. Any reliance you place on such information is therefore strictly at your own risk.

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Site plans:

These plans are indicative and intended for guidance only and do not form part of any contract or agreement, nor do they show ownership boundaries, easements, or wayleaves. They do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change aspects and other features as the development proceeds. For specific details please liaise directly with our Sales Consultant/Executive.

CGI images:

These computer-generated images are for illustrative purposes only and are from an imaginary viewpoint within an open space area. Their purpose is to give a feel for the development, not an accurate description of each property. All lifestyle and location imagery used within this brochure is indicative only. For specific details please liaise directly with our Sales Consultant/Executive.

Floor plans:

The floor plans depict a typical layout, are approximate and not to scale. Each home is built individually and so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences liaise directly with our Sales Consultant/Executive.

Sweep up:

The images, renderings, and plans depicted in this brochure are artistic representations and may differ from the final product. The developer reserves the right to make changes, modifications, and substitutions to the designs, specifications, features, and dimensions of the housing development without prior notice.

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