

HERITAGE

- REDROW -

DARES BURY GARDEN VILLAGE

WARRINGTON





WELCOME TO DARESBUY GARDEN VILLAGE



A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN THE VIBRANT TOWN OF WARRINGTON.

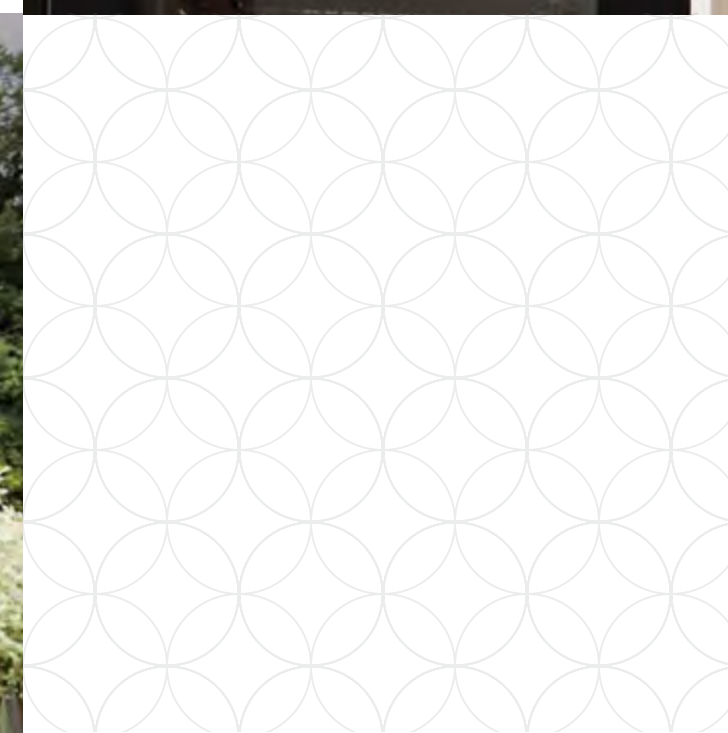
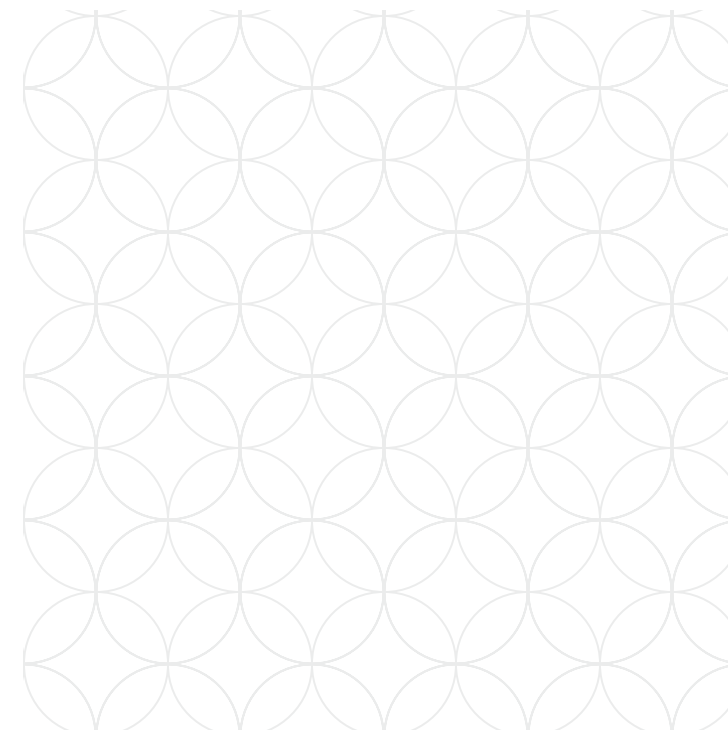
Located partway between the vibrant cities of Liverpool and Manchester, and with plenty of open green spaces to enjoy too, Daresbury Garden Village truly offers the best of town and country.

Whether you live at Gleaves View or Keckwick Park, the developments that make up Daresbury Garden Village, you'll also be close to the charming village of Daresbury, with amenities including a pub, shops and schools.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

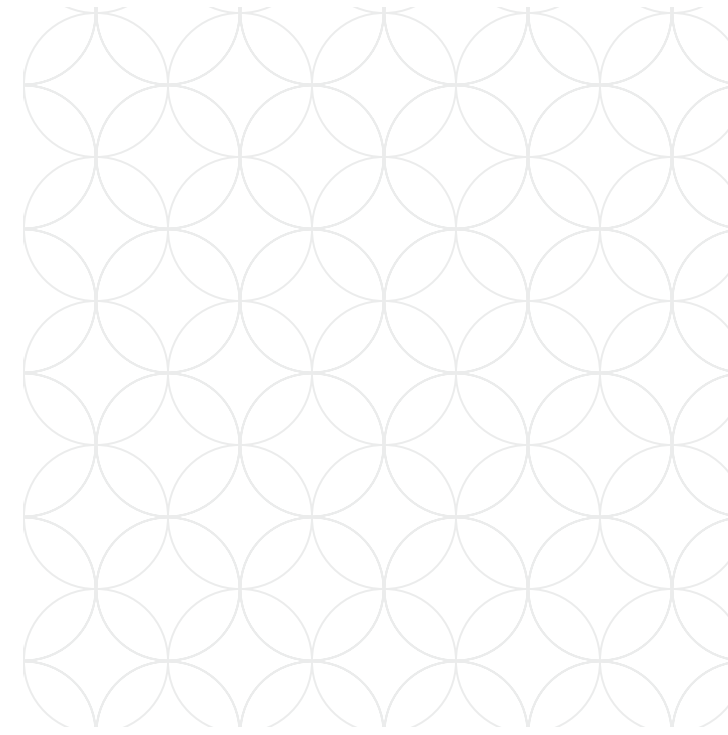


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

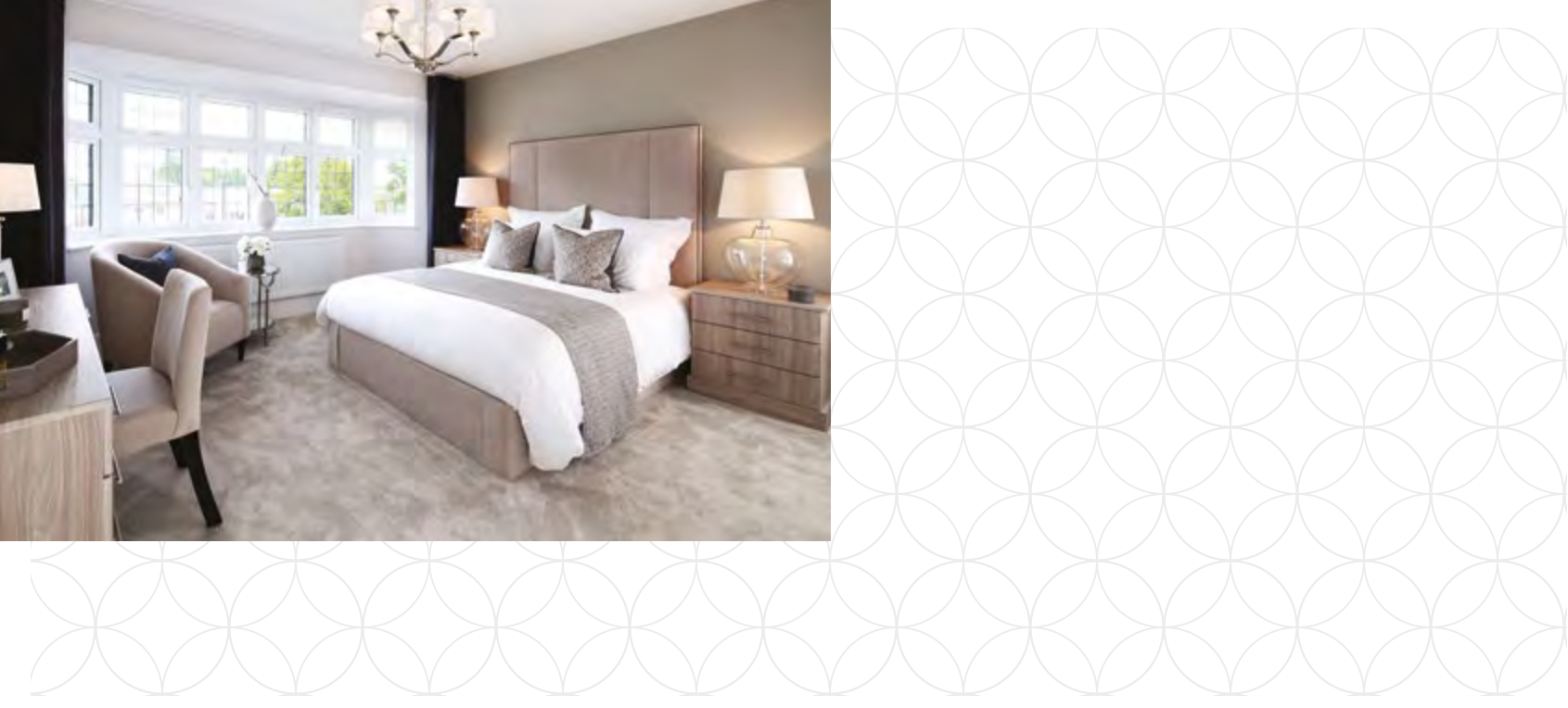
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Amenities are plentiful, varied and convenient, so you won't have to travel far from the development, whatever you're looking for. For supermarket shopping, you'll find Morrisons, ASDA and Aldi stores within a 15 minute drive of home, while Warrington's Golden Square Shopping Centre and neighbouring Runcorn's Shopping City offer a variety of household name retailers between them. For more serious retail therapy, Ellesmere Port's Cheshire Oaks Outlet has a range of designer brands on sale at permanently discounted prices, while Manchester's famous Trafford Centre needs no introduction.

For eating and drinking out, you'll be spoilt for choice. The pub scene is especially vibrant, with the Ring O'Bells pub just a mile from home and offering a range of quality pub grub, while the Evenwood Farm pub is ideal for families, with a carvery and an indoor play area for youngsters to enjoy. The Hatton Arms takes pride in serving traditional pub fare made with local ingredients, while the Ego Mediterranean Restaurant & Bar specialises in mouth-watering dishes from the continent. Piccolino and Amans offer Italian and Indian cuisines respectively.



ENJOY AN ACTIVE LIFESTYLE

For leisure, pleasure, fun and fitness, there is plenty to enjoy close to the development, whether you prefer the Great Outdoors – or Indoors. Golfers can enjoy a round or two at Warrington and Walton Hall golf clubs, with both located within a 15 minute drive of home. Broomfields Leisure Centre, meanwhile, has a gym, swimming pool, sports facilities and exercise classes. For a very upmarket experience, the Park Royal Hotel also has a 22 metre swimming pool, exercise studio, floodlit tennis courts, sauna and steam room and a jacuzzi.

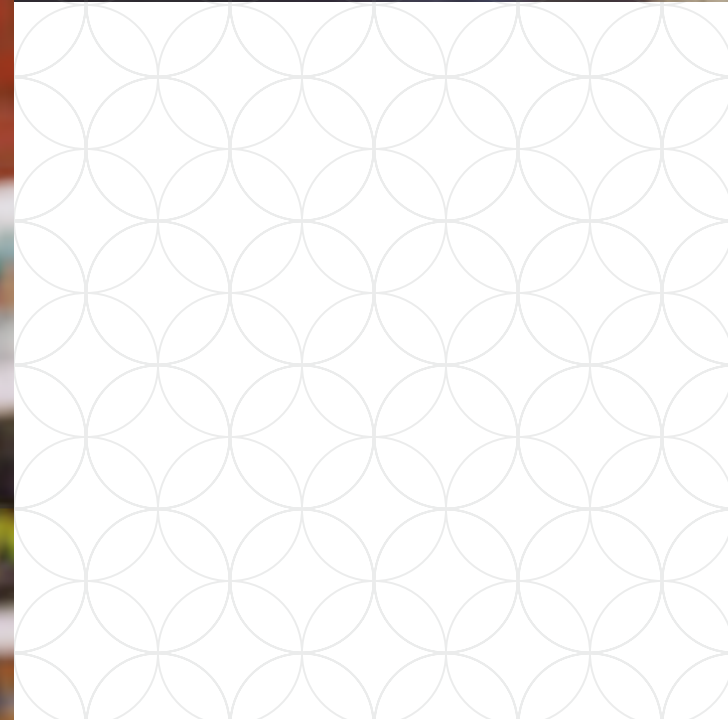
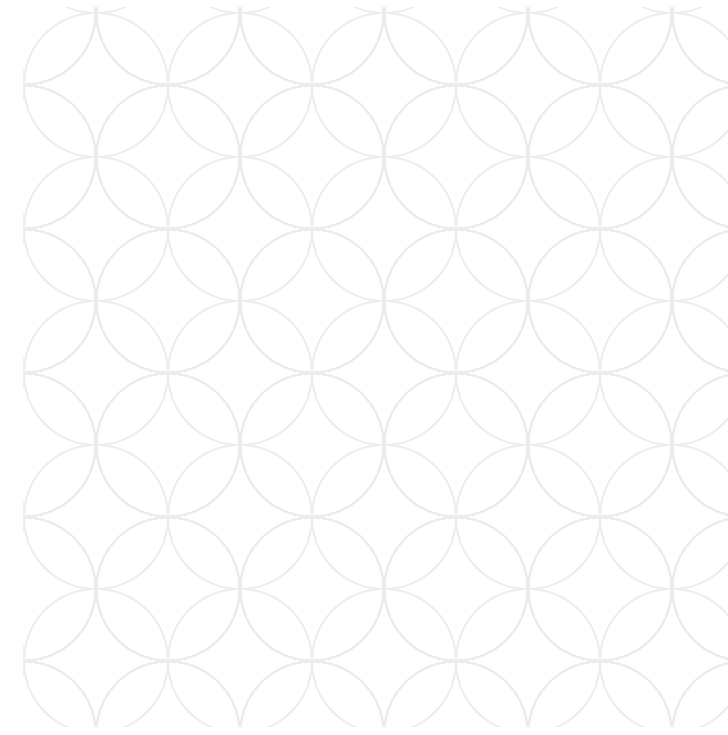
For those who prefer to enjoy their leisure time at a slightly slower pace, the Odeon in Warrington and Runcorn's Cineworld cinemas show all the latest blockbusters.

Warrington is famous for being the birthplace of Alice's Adventures in Wonderland author Lewis Carroll, and this is celebrated throughout the town. The Lewis Carroll Centre is well worth a visit, with display boards and information about the writer on show, and a circular walk that the young Lewis Carroll would have known when growing up. The Lewis Carroll Centenary Wood and Birthplace attractions will also be within easy reach of home.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters at different stages in their educational journeys within a short distance. For very young children, Little Manor Day Nursery & Pre School, Kids Planet Stretton Nursery and Lynton Day Nursery are all within a 15 minute drive, while Daresbury, Moore and Windmill Hill primary schools are all within three miles of home.

For older students, Bridgewater High School, Sir Thomas Boteler C Of E High School and Sandymoor Ormiston Academy are also easy driving distance from home.



GETTING AROUND

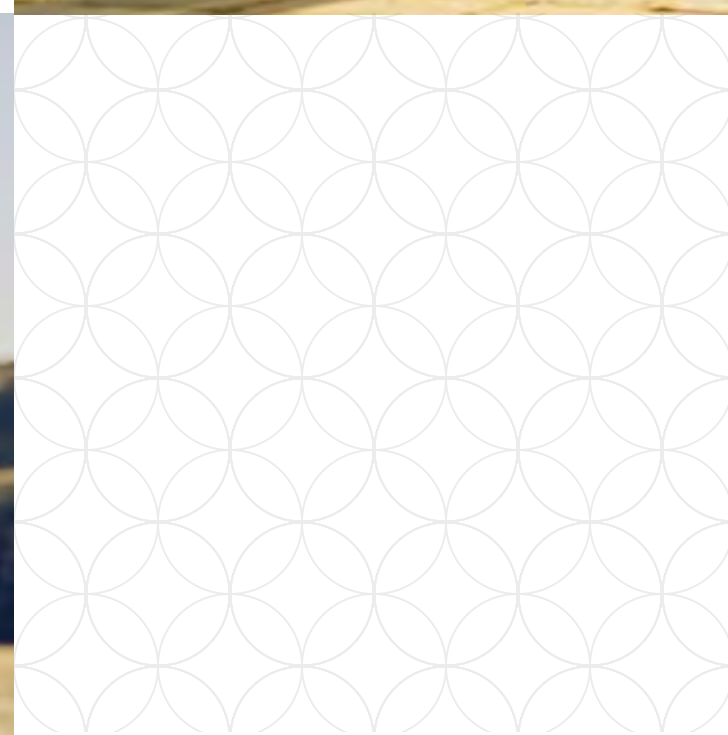
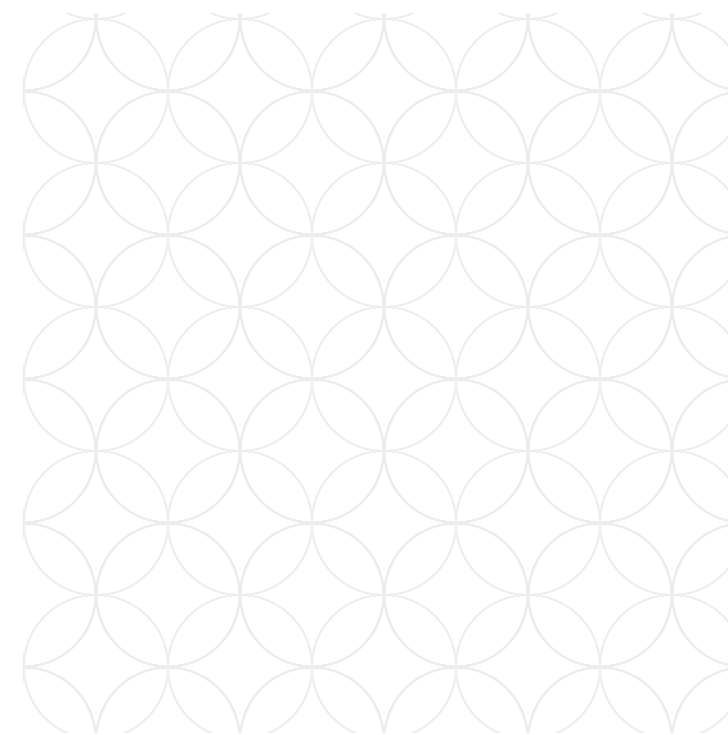
Travel and transport connections are excellent at Gleaves View, whether you're travelling by car, train or plane. Junction 11 of the M56 motorway is less than five minutes away for journeys to Manchester in around 45 minutes. Central Liverpool, meanwhile, is around 35 minutes away via the M62.

For train travel, Warrington Central station is 15 minutes away in the car and offers services to Manchester (28 minutes) and Liverpool (37 minutes), while Warrington Bank Quay station is a similar journey time and offers a direct service to London Euston in 1 hour and 47 minutes.

For international travel, Manchester Airport is a 30 minute drive, with Liverpool John Lennon Airport reachable in around 15 minutes. Both offer flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Daresbury Garden Village**.




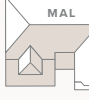


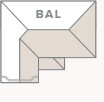

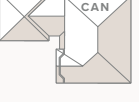




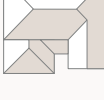

SO YOU GET MORE OUT

- Public Green Spaces
- Local Equipped Areas of play
- Cycleways & Footpaths
- Great Transport Links
- Close To Local Amenities

EXPLORE GLEAVES VIEW AT DARESURY GARDEN VILLAGE



KEY

	LEAMINGTON Q 3 BEDROOM HOME		MARLBOROUGH 5 BEDROOM HOME
	OXFORD Q 3 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	BALMORAL 4 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	CANTERBURY 4 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	HARROGATE 4 BEDROOM HOME		STRATFORD 4 BEDROOM HOME
	HENLEY 4 BEDROOM HOME		SUNNINGDALE 4 BEDROOM HOME
	LEDHAM 4 BEDROOM HOME		

 Local Area of Play

SS – Sub Station

GG – Gas Gov.

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



EXPLORE KECKWICK PARK DARESBUURY GARDEN VILLAGE



KEY

	AMBERLEY 3 BEDROOM DETACHED HOME		HARLECH 4 BEDROOM DETACHED HOME
	BAKEWELL 3 BEDROOM MEWS HOME		HARROGATE 4 BEDROOM DETACHED HOME
	BUXTON 3 BEDROOM MEWS HOME		MARLOW 4 BEDROOM DETACHED HOME
	LETCHWORTH 3 BEDROOM SEMI DETACHED HOME		SHREWSBURY 4 BEDROOM DETACHED HOME
	LINCOLN 3 3 BEDROOM SEMI DETACHED HOME		STRATFORD 4 BEDROOM MEWS HOME
	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		STRATFORD 4 BEDROOM DETACHED HOME
	WARWICK 3 BEDROOM DETACHED AND SEMI DETACHED HOME		WINDSOR 4 BEDROOM DETACHED HOME
	WARWICK 3 3 BEDROOM DETACHED HOME		
	WARWICK MEWS 3 BEDROOM MEWS HOME		

S/S - Sub Station
P/S - Pumping Station
LAP - Local Area of Play
NEAP - Neighbour Equipt Area of Play



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SKILFUL EXECUTION

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Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

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

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. 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 to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. 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, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

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





DARESBURY GARDEN VILLAGE



Delph Lane, Daresbury, Warrington WA4 4AN

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)