



# THE COURTS

SALE - CHESHIRE



P.I.C.HOMES®



## WELCOME

P.I.C Homes began with a shared passion for creating warm and inviting homes, offering families the finest in luxury living. Our developments aren't just about beautiful architecture; they're about creating homes that grow with you over time, providing not just a space, but a place to truly call your own. Our homes are designed to be both functional and spacious, creating the perfect family environment. It's this careful balance that defines the cozy and high-quality atmosphere you'll find in all of our developments. We've consistently aspired to

offer the area's highest quality homes, rendering them not only unique but also a truly luxurious addition to the local community. As founders, we keep our core values close to heart in every development. These aren't just houses; they're homes we would be proud to share with our own families.

**Founders:** Armaan Chohan & David Strettle



P.I.C.HOMES®



## HISTORY OF SALE

A town steeped in heritage and character, Sale has grown from its agricultural roots into one of Greater Manchester's most desirable residential areas. Sale thrived as a rural village before blossoming in the 19th century with the arrival of the Bridgewater Canal and the railway—ushering in a new era of prosperity.

By the early 20th century, Sale had established itself as a vibrant commuter town, prized for its balance of green spaces, community spirit, and excellent connectivity. The area's civic identity was further cemented by the construction of the now-redeveloped Sale Magistrates' Court—an iconic local institution that stood as a symbol of the town's governance and integrity.

Today, that legacy lives on through The Courts, where history meets contemporary living. This is more than just a new address—it's a continuation of Sale's story.



SALE TOWN HALL, 1940



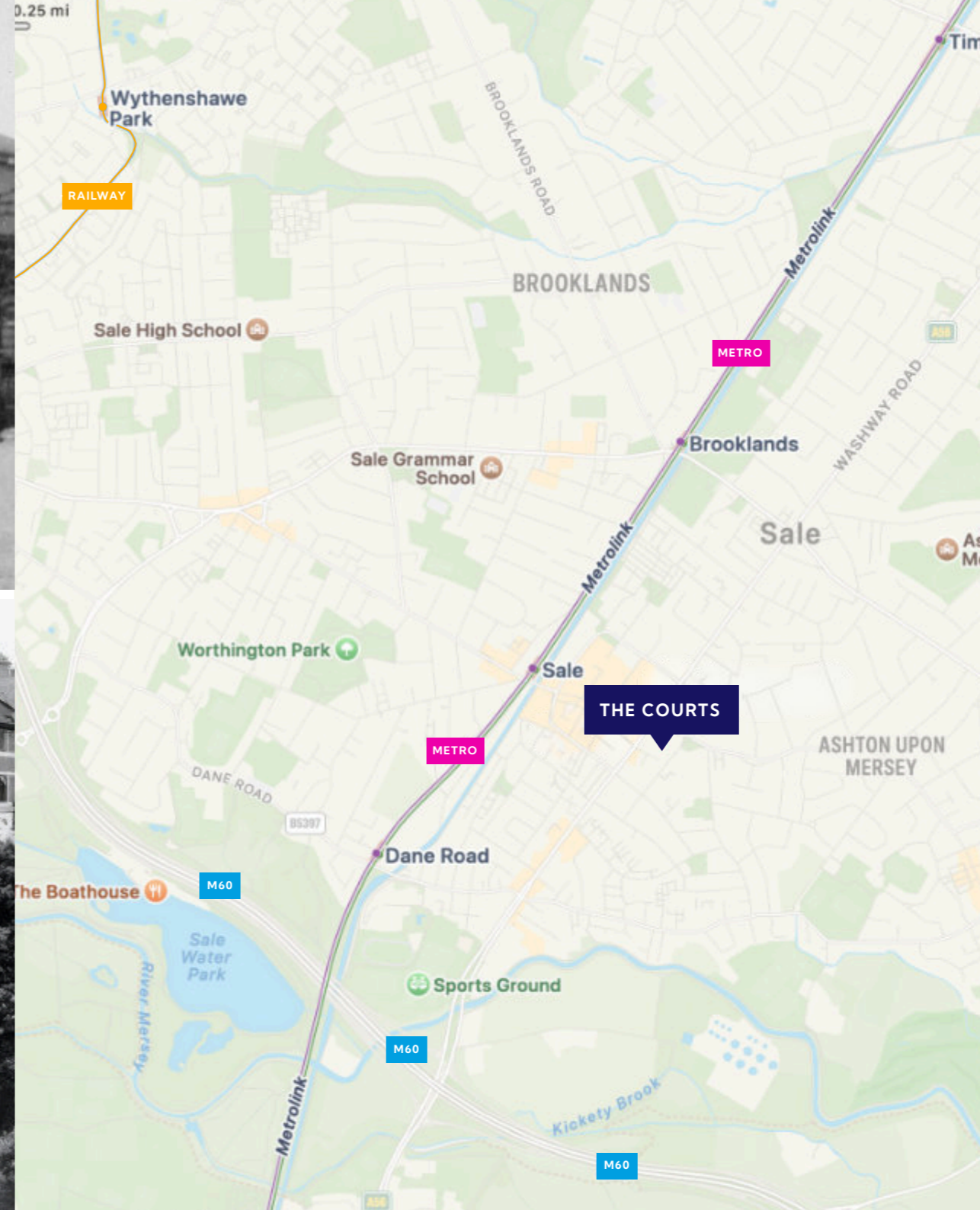
THE LIDO,, 1960



WASHWAY ROAD 1900S



SCHOOL ROAD, 1960



## PRIME LOCATION & AMENITIES

The Courts enjoys an enviable location at the heart of Sale — bringing together urban convenience with residential calm. Just a short walk from the town centre, the development places residents within easy reach of independent shops, cafés, restaurants, and essential amenities.

Commuters are perfectly placed, with Sale Metrolink Station offering direct services to Manchester city centre, MediaCityUK, Altrincham, and the Trafford Centre. The development is also within easy reach of Trafford Park, one of the UK's largest business and retail hubs.

Major road links including the M60 and A56 ensure seamless travel for those heading further afield. Surrounded by green parks, leisure facilities, and cultural landmarks such as the Waterside Arts Centre, The Courts blends the best of town living with the comfort of a connected, established community.

# EXCEPTIONAL EDUCATION ON YOUR DOORSTEP

## A Location That Sets Your Family Up for Success

At The Courts, you're not just buying a home — you're investing in your family's future. Located in the heart of Sale, one of Greater Manchester's most sought-after suburbs, the development is surrounded by some of the finest schools in the Northwest. From outstanding nurseries to high-performing primary schools, academies, grammars and faith schools, this area offers an educational journey of excellence from early years through to sixth form. Sale sits within the Trafford local authority, one of the top-

performing education authorities in the UK, consistently ranked for academic achievement, quality of teaching, and school leadership.

Whether you're raising toddlers, looking for specialist educational settings, preparing for the 11+, applying for an apprenticeship or a place at university, The Courts places your family in the ideal location to thrive.

## Nurseries & Early Years Settings

1. Mulberry House Day Nursery (Sale) – **Outstanding**
2. Acorns Day Nursery (Brooklands) – **Good**
3. Alphabets Private Day Nursery (Sale) – **Good**
4. Victoria Road Private Day Nursery Ltd (Stretford) – **Outstanding**
5. Banana Moon Day Nursery (Sale) – **Good**
6. St Vincent's Nursery (Altrincham) – **Outstanding**
7. Oakfield Nursery School Ltd (Altrincham) – **Outstanding**

## Primary Schools (Ages 3–11)

1. Park Road Sale Primary School – **Outstanding**
2. Wellfield Infant and Nursery School – **Outstanding**
3. Wellfield Junior School – **Good**
4. Firs Primary School – **Outstanding**
5. Tyntesfield Primary School – **Outstanding**
6. Woodheys Primary School – **Good**
7. All Saints' RC Primary School – **Good**
8. St Mary's RC Primary School – **Good**
9. St Margaret Ward Primary School – **Good**

## Secondary / High Schools (Ages 11–18)

1. Sale Grammar School - **Outstanding**
2. Sale High School - **Good**
3. Ashton-on-Mersey School - **Good**
4. Altrincham College - **Good**
5. Altrincham Grammar School for Boys – **Outstanding**
6. Altrincham Grammar School for Girls – **Outstanding**
7. Loreto Grammar School (Altrincham) – **Outstanding**
8. St Ambrose College (Hale Barns) – **Good**
9. Stretford High School - **Good**
10. Flixton Girls' School - **Good**

*School ratings are based on Ofsted (Office for Standards in Education) inspections.*

# WHY EDUCATION IN SALE MATTERS

Sale isn't just a desirable place to live — home to so many high performing schools, it is one of the most sought-after locations in the UK. It is a great location for families looking to give their children the very best start in life. Here's why:

## Located in Trafford

A National Leader in Education, Sale falls within the Trafford local authority and is consistently ranked among the top-performing boroughs in England for education. Trafford schools outperform national averages across all age groups, and the area is renowned for its investment in high-quality teaching, educational facilities, and student wellbeing.

## Unrivalled Access to Grammar Schools

Sale residents benefit from access to some of the country's most prestigious grammar schools, including Sale Grammar, Altrincham Grammar School for Boys, Altrincham Grammar School for Girls, St Ambrose College and Loreto Grammar School. These schools are regularly ranked in the top 10 nationally for academic results and university progression, including Oxbridge and Russell Group admissions. Outstanding Ofsted Ratings Across early years, primary, and secondary education, many schools in Sale are rated Outstanding by Ofsted — testament to the high standards, excellent leadership, and supportive learning environments. For parents, this brings peace of mind, and confidence in their child's future.

## A Seamless Educational Journey

From nursery through to sixth form, children growing up in Sale can experience a consistent, high-quality education.

## Excellent Transport Links to Schools

Sale has excellent transport links to high performing, popular nurseries, schools and colleges. Scheduled bus and metro services run frequently throughout the school day, and pass within short distances of the nearby schools. The Courts is within walking distance of Ashton on Mersey school, presenting an opportunity to walk or cycle to and from school.

# A COMMUNITY FOR ALL

## A Connected, Vibrant Community

Sale is more than a place to live—it's a place to belong. With a lively town centre, rich culture, and plenty of green space, it offers something for everyone.

## Leisure and Wellness

Stay active with excellent fitness options nearby: a gym with a pool less than 100m from The Courts, Brooklands Dragons Gym, and Snap Fitness 24/7 just a 5-minute walk away. Sale Leisure Centre offers additional facilities, while scenic walks along the Bridgewater Canal and the vast Sale Water Park — the area's largest park and lake — provide outdoor fun, water sports, and family activities.

## Arts and Culture

The Waterside Arts Centre hosts theatre, music, comedy, and exhibitions, with Sale Library and local book clubs for readers and lifelong learners.

## Family and Community Life

Families benefit from great schools, activity groups, and parks like Worthington and Walton for playdates and picnics. Community events, artisan markets, and seasonal fairs bring neighbours together.

## Dining and Entertainment

Sale's regenerated town centre boasts excellent restaurants, cafés, bars, and a luxury cinema. Everyday essentials are within walking distance with Sainsbury's, Tesco, and M&S Food all close by. Old Trafford is just minutes away for world-class sport and concerts, while The Trafford Centre offers premier shopping and dining.



# THE COURTS

The Courts is a landmark residential development by P.I.C Homes, set on the historic site of the former Sale Magistrates' Court. In partnership with Trafford Council, this thoughtfully designed scheme brings 84 new homes to life, offering a carefully considered mix of one- and two-bedroom apartments, terraced houses, and semi-detached family homes.

The Courts enjoys a prime location just a short walk from Sale town centre, with excellent transport links and a wealth of amenities close by. Residents benefit from proximity to the Trafford Centre's extensive retail, dining, and entertainment offering, and Trafford Park's thriving employment opportunities.

Sale Metrolink station is within easy reach, providing direct access to Manchester city centre, MediaCityUK, the Trafford Centre, and Altrincham. Major road links including the M60 and M56 offer convenient travel across the region, making The Courts well-suited to both commuters and families.

All homes at The Courts are built with energy performance in mind, featuring solar panels that power communal areas to help reduce environmental impact and lower running costs. Landscaped communal areas, new tree planting, and improved pedestrian links also contribute to a safe and welcoming community feel.



P.I.C.HOMES



# THE COURTS

SITE PLAN



# HOUSE TYPE 2

## BLOCK B3

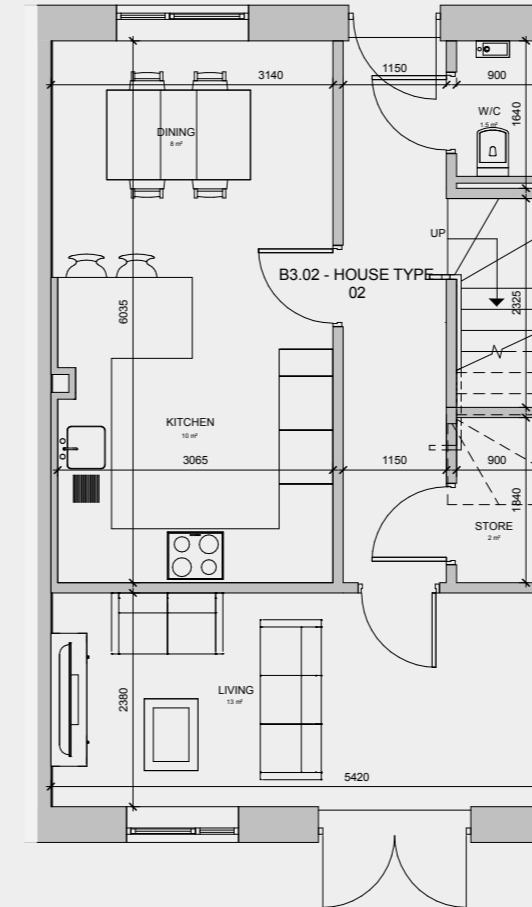
- Terrace Homes
- 1,365 sq ft approx
- 4 Bedrooms
- 3 Bathrooms
- Master Ensuite
- Open Plan Kitchen/Dining Area
- Additional Living Room
- Private Allocated Parking Spaces



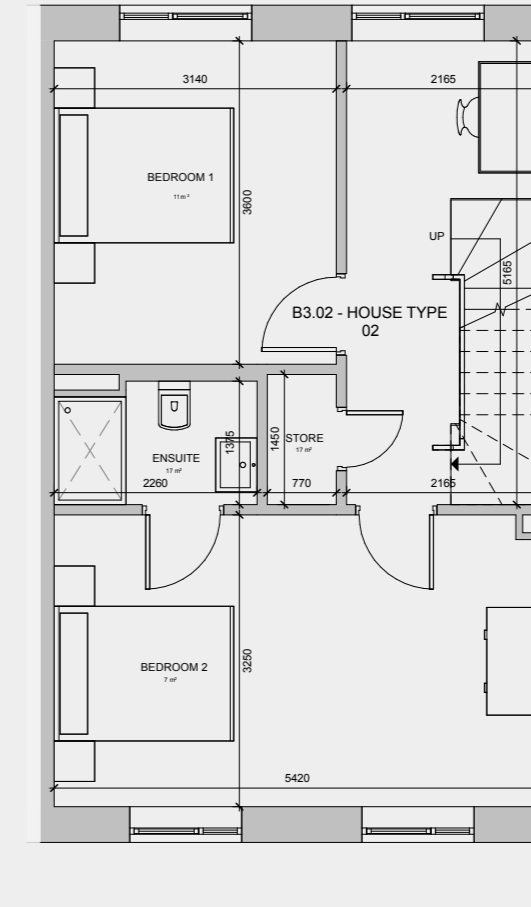
# HOUSE TYPE 2

## BLOCK B3 - FLOOR PLANS

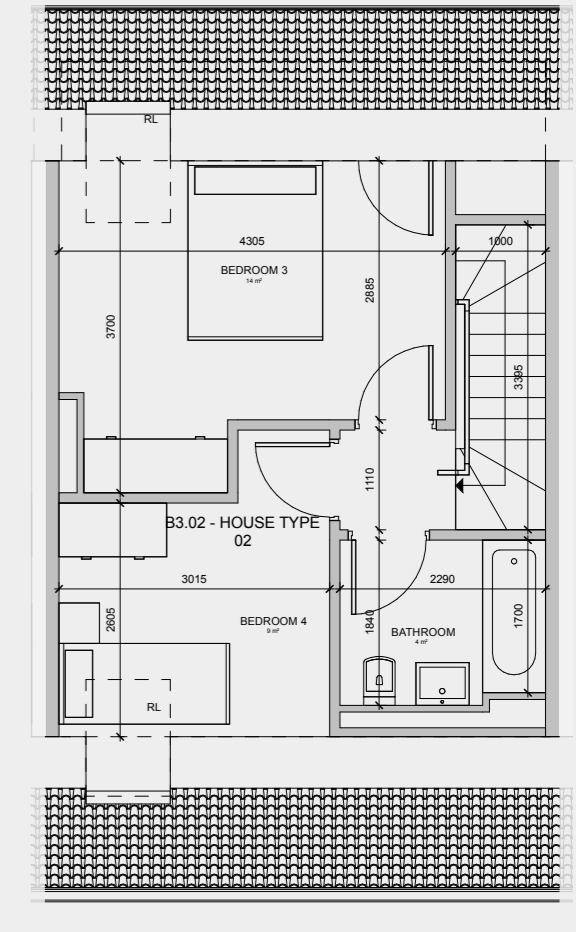
AVAILABLE IN END TERRACE, MID TERRACE AND OPPOSITE HANDED FLOOR PLANS



Ground Floor plan



First Floor plan



Second Floor plan

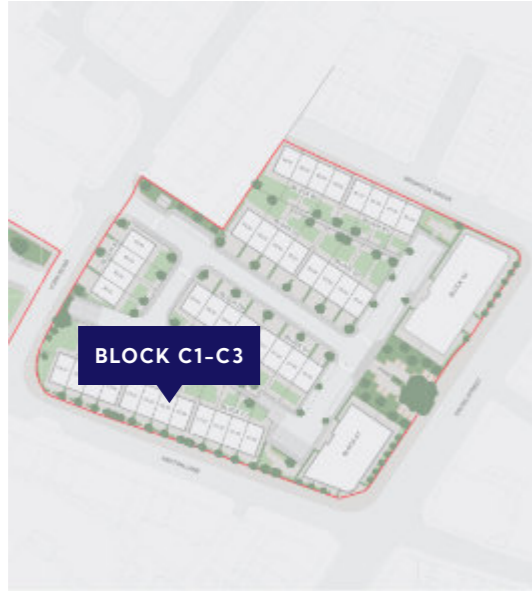


SECOND FLOOR BATHROOM

# HOUSE TYPE 3

BLOCK C1 to C3

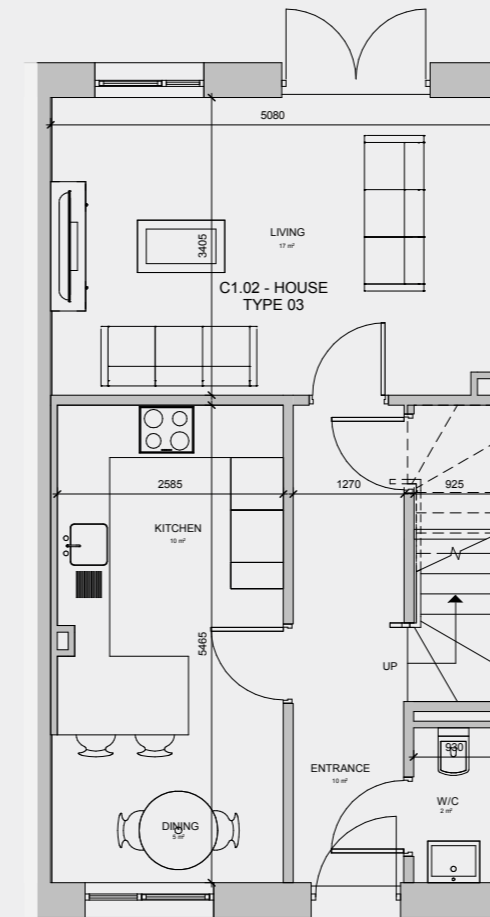
- Terrace Homes
- 1,360 sq ft approx
- 4 Bedrooms
- 3 Bathrooms
- Master Ensuite
- Open Plan Kitchen/Dining Area
- Additional Living Room
- Private Allocated Parking Spaces



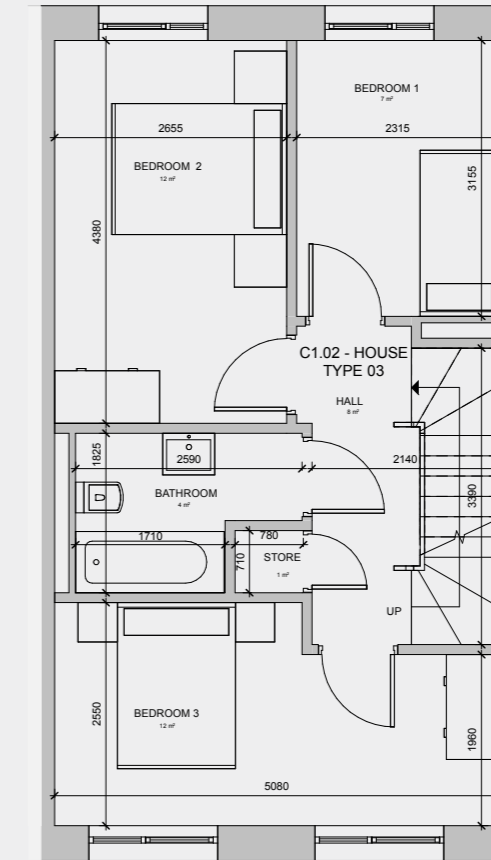
# HOUSE TYPE 3

BLOCK C1 to C3 - FLOOR PLANS

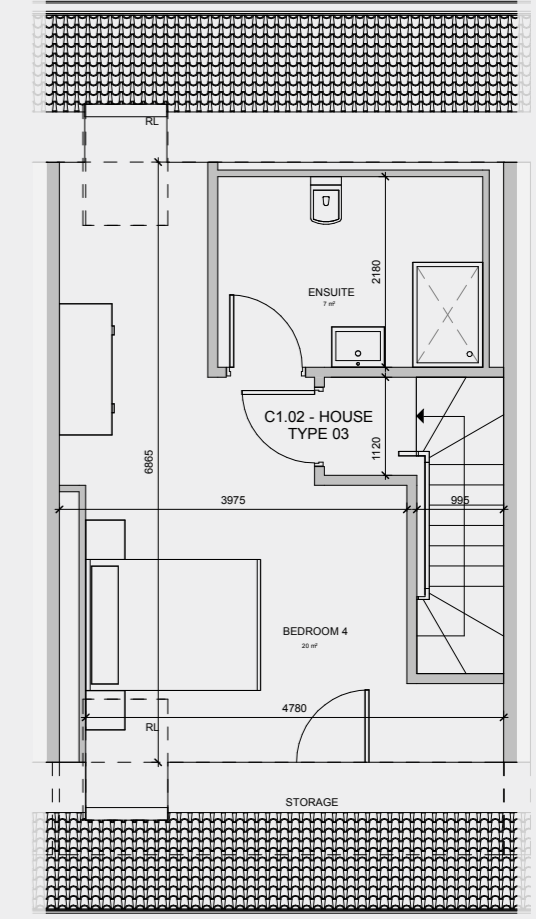
AVAILABLE IN END TERRACE, MID TERRACE AND OPPOSITE HANDED FLOOR PLANS



Ground Floor plan



First Floor plan



Second Floor plan

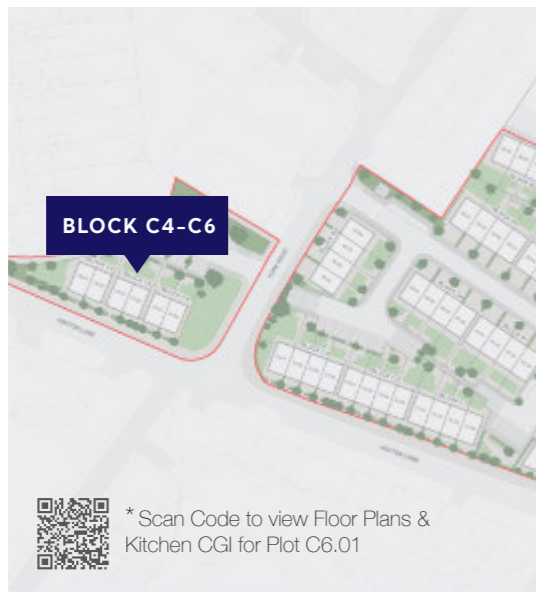


MASTER ENSUITE

# HOUSE TYPE 3A

BLOCK C4 to C6

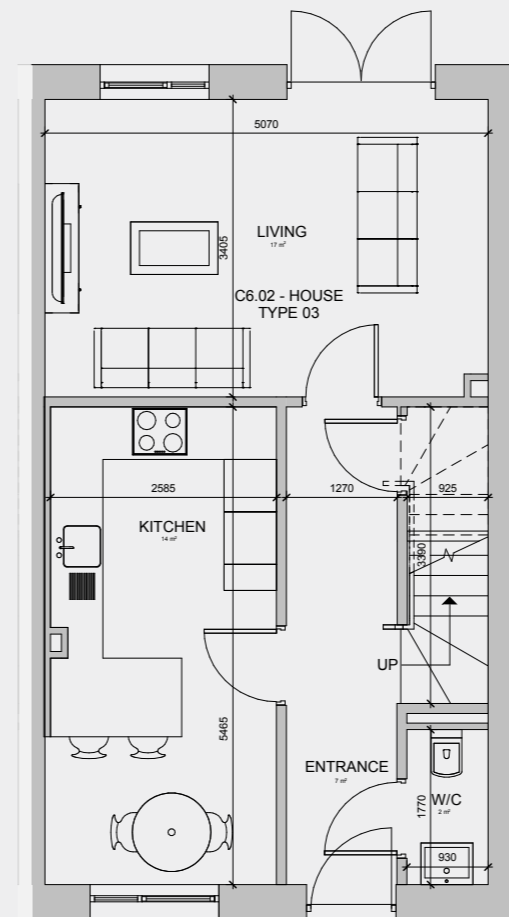
- Semi Detached Homes
- 1,360 sq ft approx
- 4 Bedrooms
- 3 Bathrooms
- Master Ensuite
- Open Plan Kitchen/Dining Area
- Additional Living Room
- Private Allocated Parking Spaces
- \*Plot C6.01 Has side French doors opening onto the largest garden (no kitchen peninsula)



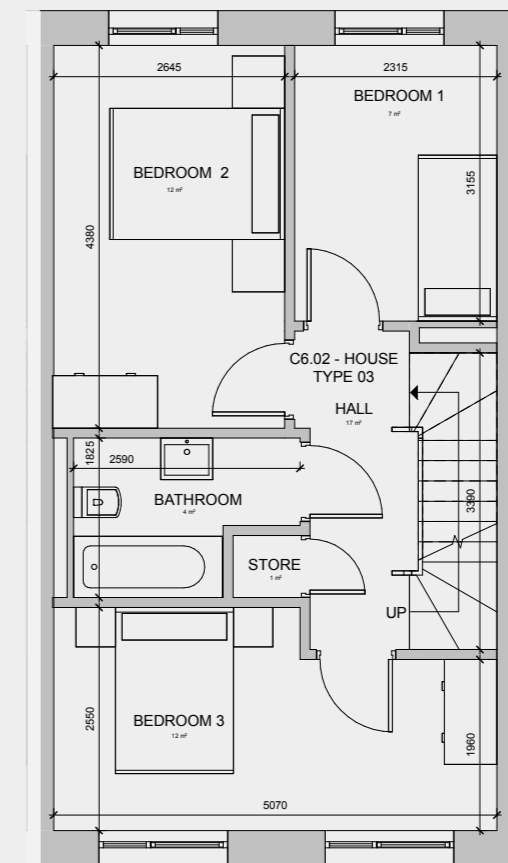
# HOUSE TYPE 3A

BLOCK C4 to C6 - FLOOR PLANS

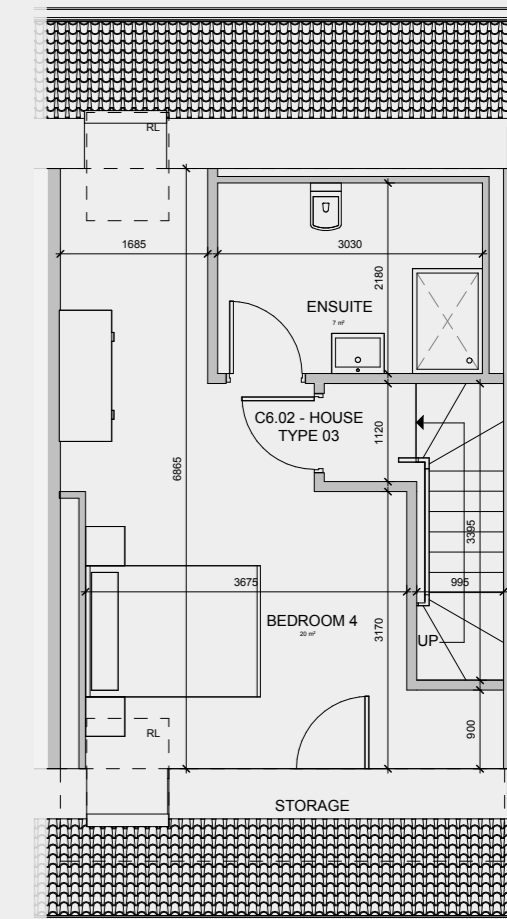
AVAILABLE IN LEFT HANDED AND RIGHT HANDED FLOOR PLANS



Ground Floor plan



First Floor plan



Second Floor plan



FIRST FLOOR MAIN BATHROOM

# HOUSE TYPE 4

BLOCK D1 to D4

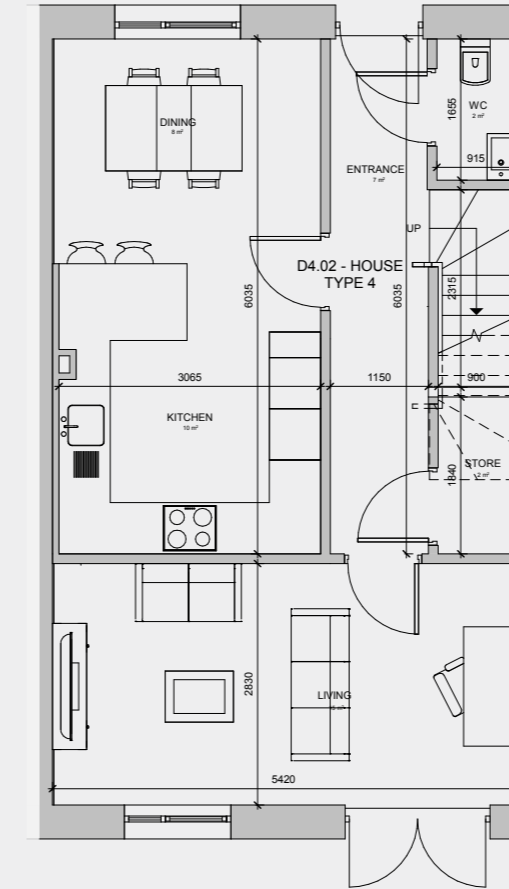
- Terrace Homes
- 1,450 sq ft approx
- 4 Bedrooms
- 3 Bathrooms
- Master Ensuite
- Open Plan Kitchen/Dining Area
- Additional Living Room
- Private Allocated Parking Spaces



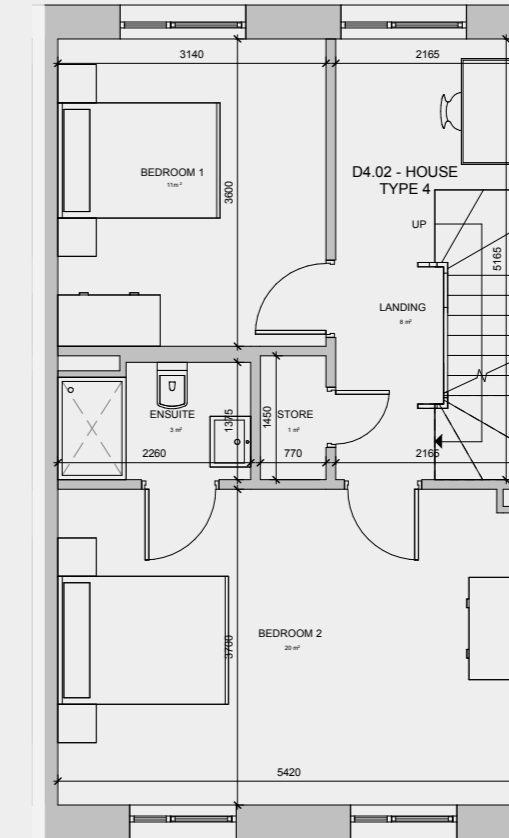
# HOUSE TYPE 4

BLOCK D1 to D4 - FLOOR PLANS

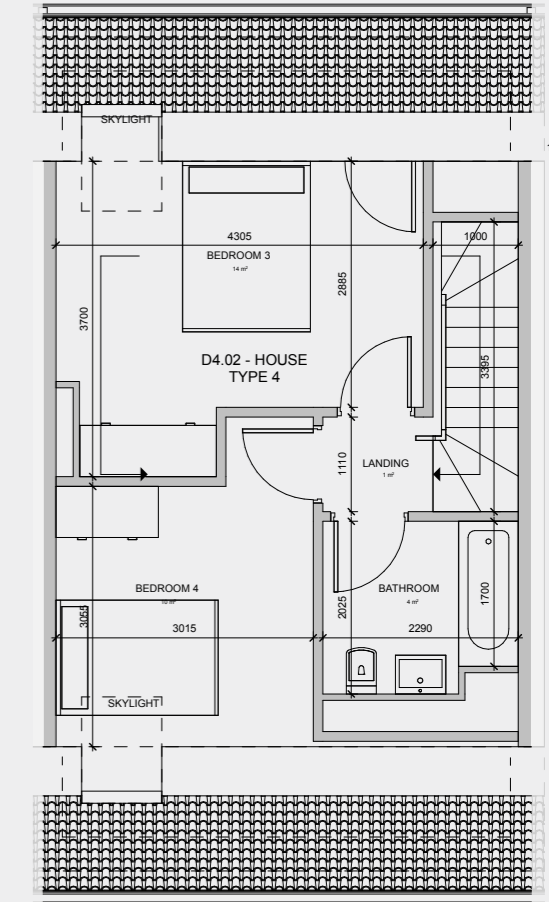
AVAILABLE IN END TERRACE, MID TERRACE AND OPPOSITE HANDED FLOOR PLANS



Ground Floor plan



First Floor plan



Second Floor plan



MASTER ENSUITE

# SPECIFICATION

## GENERAL HOME SPECIFICATION

- Private parking spaces for each home
- Spotlights throughout
- LED coving lighting in kitchen/diner and master bedroom
- Black double-glazed UPVC windows and patio doors to the rear of each home
- Timber stairs with black balustrade and newel posts, featuring modern glass panels
- Composite front entrance doors

- Internal black panelled doors
- Modern brass-style handles and door furniture
- Kitchen/diner floors tiled in large-format porcelain tiles
- Hallway tiled with large-format porcelain tiles
- Stairs, living room, bedrooms, and landing all carpeted (colour options available)
- Master bedroom with built-in LED bedside hanging pendants
- Built-in media walls in the living room
- Matte black or nickel dimmer switches in all habitable rooms

- Four double sockets in each double bedroom (2 which are USB/C sockets)
- Modern black wall-hung electric radiators throughout
- Moulded skirting boards and architraves
- Mains-powered smoke detection system

# SPECIFICATION

## BATHROOMS

- Low-profile shower trays
- Black, brushed gold, and nickel brassware and radiators in all bathrooms and WCs
- Master ensembles feature brushed gold finishes, including radiator, brassware, and accessories
- Accessories include: soap dispensers, toothbrush holders, toilet roll holder, robe hook, and toilet brush — all with matching overflow covers

- Large-format porcelain tiles (100x100cm or 60x120cm) in all bathrooms
- Floor-to-ceiling tiled areas with coloured trims
- Niche LED lighting
- Concealed dual flush cisterns
- A mixture of round, pebble, and square LED wall mirrors
- Integrated and wall-hung vanity unit sinks with storage drawers

## SMART HOME FEATURES

- Solar PV and battery storage system compatible with smartphone app

## KITCHEN

- Mix of German-style and traditional shaker-style kitchens
- Quartz 20mm worktop
- Neff integrated dishwasher
- Neff integrated microwave oven
- Neff integrated multifunction oven with grill
- Neff fully integrated fridge/freezer
- Freestanding wine cooler
- Neff induction hob

- Soft motion hinges and drawers
- Cutlery insert tray
- Pull-out waste bins
- Quooker boiling tap
- Quartz undermount sink
- Neff wall extractor
- Kitchen peninsula with ceramic/quartz top and mitred waterfall edges, including bar/dining seating area and power socket (USB-C)

- Black patio doors leading to private rear garden
- Porcelain/ceramic large-format tiles
- Freestanding washer dryer
- Quartz/mirror full-height splashback
- Full quartz ceramic worktop with upstand
- Larder pull-out
- Pendant lights over peninsula

## SERVICES/ RENEWABLE ENERGY

- EPC rated B for thermal efficiency and low home energy running costs
- Solar panels on front elevations (storage battery optional)

## KEY RENEWABLE & ENERGY-SAVING FEATURES

### Solar Panels

Integrated solar PV panels harness renewable energy from the sun to power your home during daylight hours, reducing reliance on the grid and lowering your electricity bills over time.

### Battery Storage

Each home includes battery storage, allowing excess energy generated during the day to be stored and used later — such as in the evening or during peak times. This enhances efficiency and maximises the benefit of renewable generation. Additional batteries to increase your storage capacity can be purchased.

### No Gas Supply

All homes at The Courts are fully electric, removing the need for fossil fuel-powered gas systems. This not only reduces your carbon footprint but also aligns with the UK's transition to a cleaner, low-carbon future.

### High Levels of Insulation

Every property is built with a highly insulated building envelope, reducing heat loss and keeping your home warmer in winter and cooler in summer — with less energy required to maintain a comfortable temperature.

### Fabric First Approach

The Courts has been designed with a “fabric first” strategy, meaning energy efficiency is achieved through the materials and design of the building itself — not just through add-on technologies. This ensures long-term performance, durability, and lower lifetime energy consumption.



### Designed for a Smarter, Greener Future

At The Courts, sustainability is built into every element of the design. From the construction materials to the energy systems in each home, the development has been created with long-term efficiency, environmental responsibility, and resident wellbeing in mind. The result is a collection of future-ready homes that are not only more cost-effective to run but kinder to the planet.

By investing in renewable energy and forward-thinking construction methods, homes at The Courts offer:

- Lower energy bills
- Greater year-round comfort
- Reduced carbon emissions
- Enhanced indoor air quality
- Peace of mind for the future

## PURCHASING INFORMATION

- Once an offer is accepted on your chosen plot.
- £5,000 reservation fee is given to the seller via completing a form and bank transfer.
- Solicitors are appointed to begin the purchase process.
- Exchange contracts based on £10,000 (reservation fee deducted from this) deposit which allows the buyer to choose from carpet and kitchen colour options based on deadline dates.
- If the exchange has not taken place before the deadline, the reservation fee is forfeited and the property will be remarketed.
- Once the completion certificates are provided to the buyers solicitor the completion must then take place within 21 days.

## BENEFITS OF BUYING OFF PLAN

When you buy off-plan with P.I.C Homes, you get the unique opportunity to personalise your new home to suit your style. Depending on the build stage and deadline dates, you can:

- Choose your kitchen colour and style (shaker or contemporary)
- Select your preferred carpet colour
- Upgrade appliances at an additional cost

Buying early gives you more choice, allowing you to create a home that truly reflects your taste from day one.

## FURTHER INFORMATION

Access The Courts floor plans and the P.I.C Homes website by scanning the QR code below.





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