

CASA BY MODA
AT
TULACH

UNBOX
A NEW
WAY TO
RENT





BOOK A
VIEWING

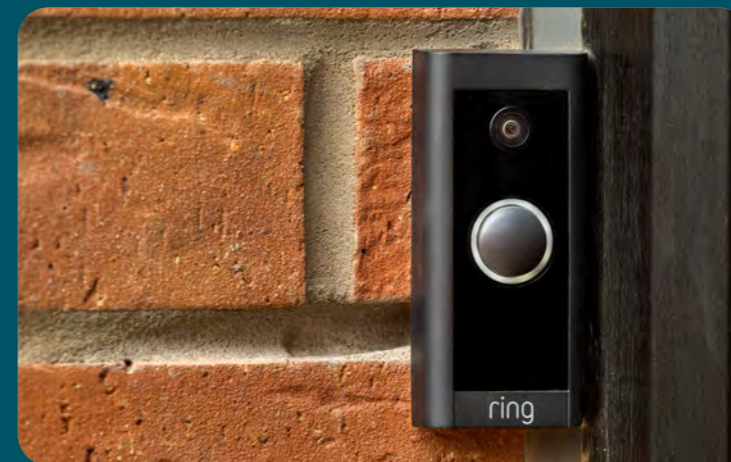
NO ORDINARY RENTING

Beautiful 2, 3 and 4 bedroom homes, situated in a brand new neighbourhood in Pemberton, Wigan, just 45 minutes away from both Liverpool and Manchester. Houses designed to a high specification, complete with allocated parking spaces and private gardens, smart technology, integrated appliances and superfast broadband... all included in your rent. Did we mention you can even bring your pets?

WE'RE DIFFERENT THAN YOUR
TYPICAL RENTAL PROVIDER.

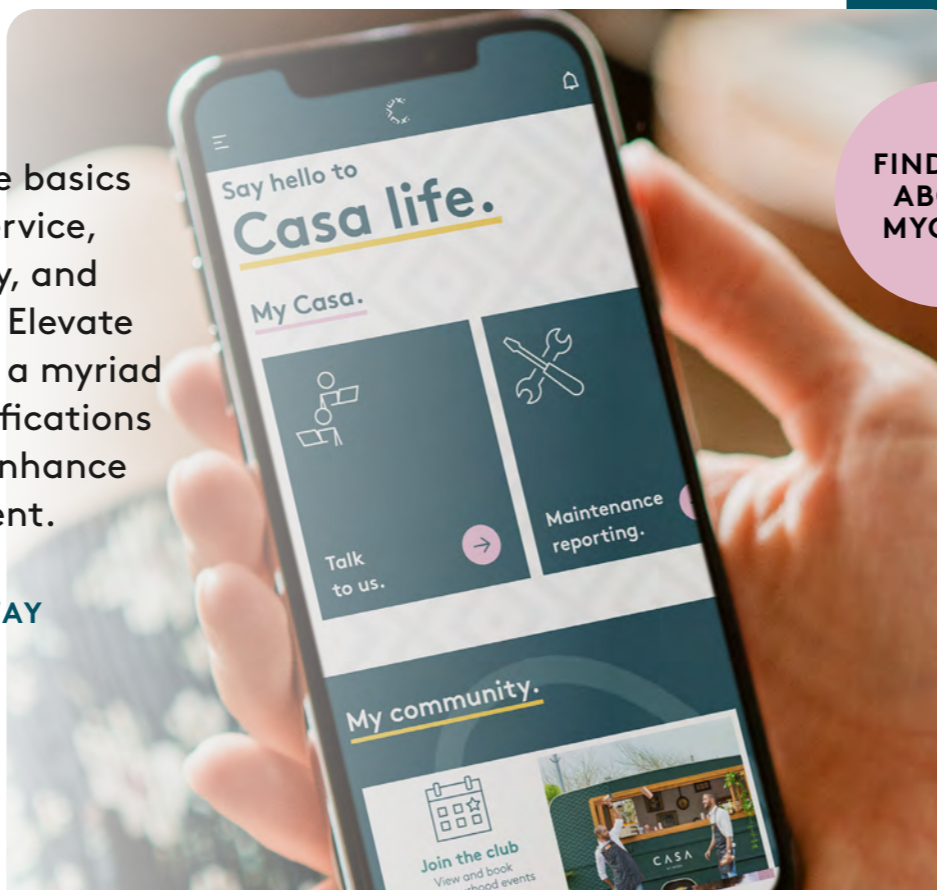


MORE THAN JUST A ROOF



Embrace a life beyond the basics with an emphasis on service, wellbeing, sustainability, and cutting-edge technology. Elevate your home experience with a myriad of luxurious in-home specifications designed to effortlessly enhance your living environment.

**EXPERIENCE A NEW WAY
OF RENTING.**



**FIND OUT
ABOUT
MYCASA**

EPC rated-B homes provide smart technology features that adapt to your daily routine and keeps your bills low, including solar panels, smart thermostats, USB plug sockets, Utopi smart sensors and EV chargers.

Triple glazed windows ensure soundproofing and energy efficiency. Most homes provide floor to ceiling windows, flooding rooms with natural light.

High specification home fittings including integrated appliances, white goods, quality worktops, luxury tiling, mirror fittings and ambient lighting.

Large gardens with patio area perfect for playing, entertaining and relaxing with high secure fencing and external lighting, plus outdoor tap.

Creating safer communities through our pedestrian-led streets, smart video door bells and home security alarms as standard.

WiFi from the moment you get your keys and the MyCasa app allowing you to connect to our service and maintenance teams 24/7, chat with neighbours on the community forum, or book recommended resident services and seasonal community events at the click of a button.

VIEW OUR
CASA
PARTNERS

YOUR SERVICES & PERKS



National & local partnerships

Our Casa partners are here to help you live better - that's why we work with health, wellness, retail and lifestyle brands who align with our core values. As one of the Moda family, you'll benefit from a range of market leading services and offers that provide a rental living experience like no other - from discounts at your local coffee shop stop, to exclusive savings with national household-name brands.

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COAT

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PUREGYM

NEOM
ORGANICS • LONDON

THE ALCHEMIST



Deposit alternatives

No need to pay a full month's rent! Take a deposit scheme through our partner Flatfair and you can pay just one week's rent as insurance.



Resident services

We have a customer service team on hand to support through the app, email or pick up the phone.



MyCasa app

Log maintenance, book a local service or connect with other residents on the community forums.



Property maintenance

Our maintenance team are on hand to help with urgent issues or maintenance to key items in the home like utilities and fittings.



Pet friendly

Bring your dog, cat or bird, we're pet friendly.



Wi-Fi upgrades

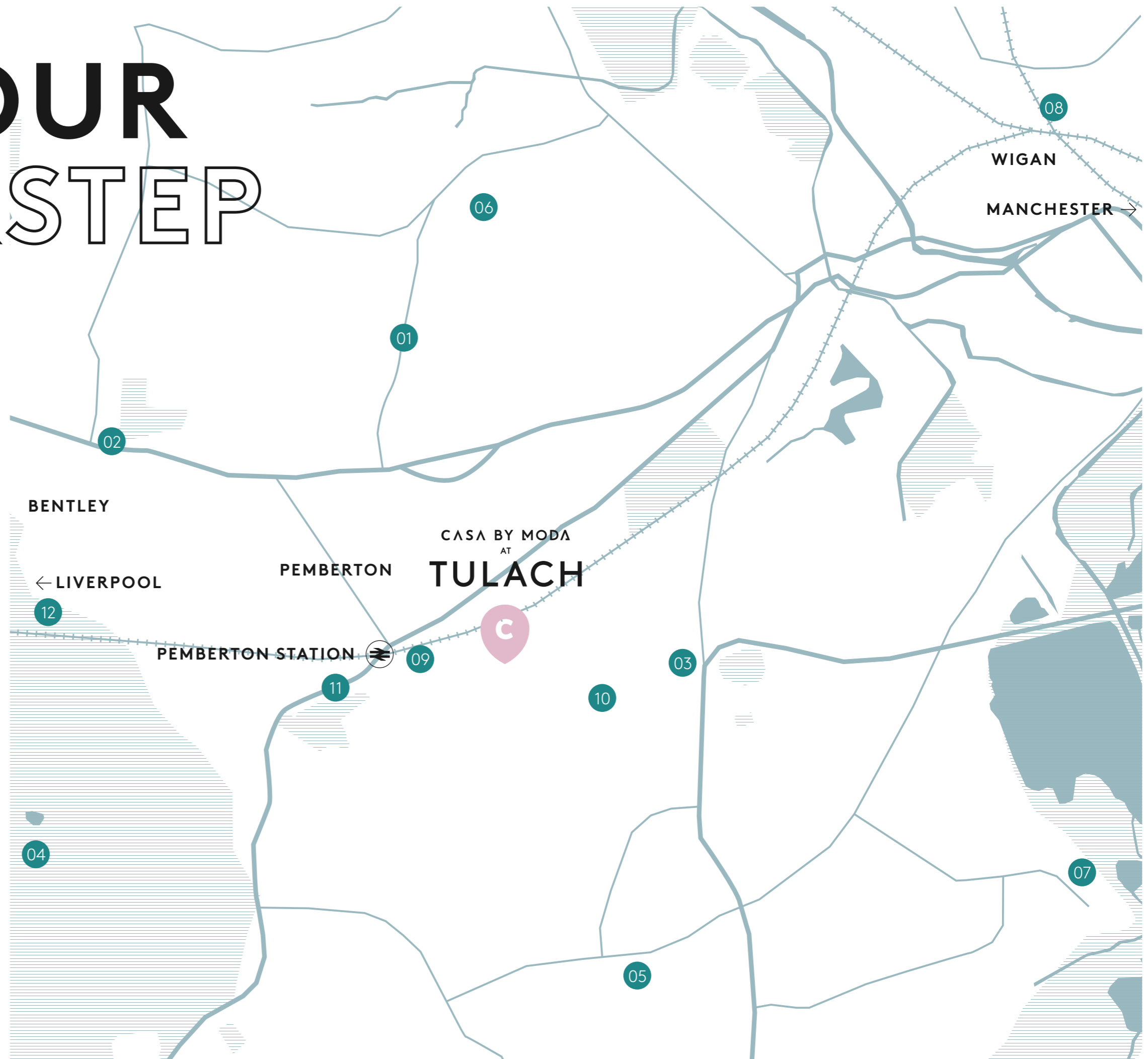
Superfast broadband is already included, and you can increase your speed with exclusive rates by upgrading with our select partner.



ON YOUR DOORSTEP

- 01 Sherwood Drive bus stop 16 min
- 02 The Old Bank coffee bar 5 min
- 03 Winstanley Warriors FC 8 min
- 04 Winstanley Hall 5 min
- 05 Maurus Bridge primary school 4 min
- 06 Westfield primary school 5 min
- 07 Hawley Hall high school 6 min
- 08 Wigan town centre 7 min
- 09 Pemberton train station 11 min
- 10 Primrose Farm dining and carver 2 min
- 11 Little Foxes Nursery 5 min
- 12 Orrell water park 8 min

The best of both worlds, located on the outskirts of the city centre, with excellent transport links giving you direct access to the hustle and bustle of both Manchester and Liverpool, whilst being close to green space with fantastic local walks, parks and nature.



FIND YOUR CASA

We've redefined the ordinary to create something truly individual, to suit the needs of all modern-day suburban renters.

CASA BY MODA STARTS WITH YOU.



WELCOME TO THE NEIGHBOURHOOD

We've designed our neighbourhoods with you in mind. Two allocated parking spaces, well-lit, safe streets with greenery perfect for a leisurely stroll, beautiful landscaping and interconnected pathways giving generous spaces between the homes and communal green spaces for the family to enjoy including a play park.

Our goal is to make sure you feel right at home in a friendly and welcoming environment where you can truly get to know your community.

**TULACH - MEANING
'A GREEN PLACE
ON A HILLSIDE'.**



PHASE 01

Available from Winter 2024.

Provides 2, 3 and 4-bedroom houses.

PHASE 02

Available from Spring 2025.

Provides additional 3 and 4-bedroom house types.

PHASE 03

Available from Summer 2025.

Provides 2, 3 and 4-bedroom houses.

PHASE 04

Available from Autumn 2025.

Provides additional 3 and 4-bedroom house types.

PHASE 05

Available move in dates to be confirmed.

Further 3 and 4-bedroom house types provided.

PHASE 06

Available from Spring 2026.

Final 2-bedroom houses, plus 3 and 4-bedroom houses.

PHASE 07

Available from Summer 2026.

The final phase providing final 3 and 4-bedroom houses.

INTRODUCING OUR

2-BED HOUSE

This bright and inviting two-bedroom home offers an abundance of space and comfort.

The ground floor boasts a generous kitchen with a dedicated dining area, along with a convenient combined utility room and guest WC. The expansive living room opens seamlessly onto a private, enclosed garden - perfect for relaxation and entertaining.

Upstairs, you'll find two spacious double bedrooms and a well-appointed family bathroom.



2 Bed



Ample storage



1 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included



YOUR 2-BED HOUSE



768 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor

Kitchen	3.3 x 3.11 m
Living/Dining	4.34 x 3.43 m

First Floor

Bedroom 1	4.35 x 2.6 m
Bedroom 2	3.3 x 2.52 m
Bathroom	1.98 x 2.76 m



INTRODUCING OUR

3-BED HOUSES

This spacious three-bedroom home, thoughtfully arranged over two floors and available in a variety of styles, is designed to suit a range of lifestyles.

The ground floor features bright, airy living spaces with a high-quality kitchen and dining area, complemented by a welcoming hallway and a convenient combined WC and utility room.

Upstairs, the first floor offers a well-appointed family bathroom and three generously sized bedrooms. The main bedroom includes either a built-in wardrobe or a private dressing room, with select homes featuring en-suite bathrooms for added luxury.



3 Bed



Ample storage



2 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



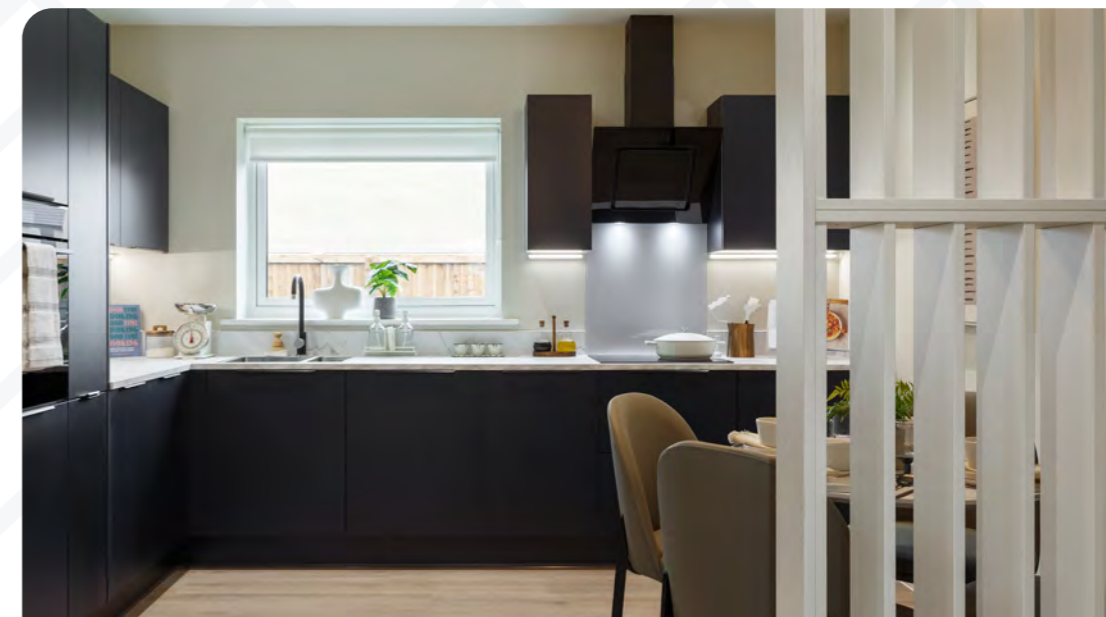
Open plan living



Renewable energy



Parking included



CHOOSE YOUR 3-BED HOUSE

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



866-V0 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor

Kitchen	3.86 x 3.11 m
Living/Dining	4.9 x 3.45 m

First Floor

Bedroom 1	4.91 x 2.55 m
Bedroom 2	2.71 x 2.57 m
Bedroom 3	2.1 x 2.57 m
Bathroom	1.98 x 2.76 m



866-V8 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor

Kitchen	4.91 x 3.11 m
Living/Dining	3.86 x 3.11 m

First Floor

Bedroom 1	4.91 x 2.55 m
Bedroom 2	2.71 x 2.57 m
Bedroom 3	2.1 x 2.57 m
Bathroom	1.98 x 2.76 m

CHOOSE YOUR 3-BED HOUSE

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



974-V0 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	3.86 x 3.62 m	Bedroom 1	2.97 x 4.91 m
Living/Dining	4.91 x 3.62 m	Bedroom 2	2.71 x 3.16 m
		Bedroom 3	2.1 x 3.61 m
		Bathroom	1.98 x 2.76 m



974-V10 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	3.86 x 3.62 m	Bedroom 1	4.91 x 2.97 m
Living/Dining	4.91 x 3.62 m	Bedroom 2	2.71 x 3.16 m
		Bedroom 3	2.1 x 3.61 m
		Bathroom	1.98 x 2.76 m

CHOOSE YOUR 3-BED HOUSE

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.

TAKE A VIRTUAL TOUR



1050-V1 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor

Kitchen	5.36 x 3.62 m
Living/Dining	3.11 x 3.62 m

First Floor

Bedroom 1	5.36 x 3.21 m
Bedroom 2	2.69 x 3.48 m
Bedroom 3	2.57 x 3.31 m
Bathroom	2.15 x 1.96 m
En-suite	2.69 x 1.46 m

1050-V8 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor

Kitchen	3.11 x 3.62 m
Living/Dining	5.36 x 3.62 m

First Floor

Bedroom 1	5.36 x 3.21 m
Bedroom 2	2.69 x 3.48 m
Bedroom 3	2.57 x 3.31 m
Bathroom	2.15 x 1.96 m
En-suite	2.69 x 1.46 m

INTRODUCING OUR

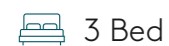
3-BED TOWNHOUSE

Our thoughtfully designed three-bedroom, three-storey home is ideal for those seeking extra living space.

The ground floor features a versatile hallway and living area, a separate utility room and WC, and a spacious kitchen and dining area that opens directly onto a private back garden.

The first floor offers a comfortable single bedroom, a well-appointed bathroom, and a generous living room with beautiful views.

The second floor is dedicated to two large double bedrooms, one of which includes a built-in wardrobe, along with an additional house bathroom, creating a perfect blend of shared and private spaces tailored to modern living.



3 Bed



Ample storage



3 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included



YOUR 3-BED TOWNHOUSE



1151-V1 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor		Second Floor	
Kitchen	4.35 x 3.7 m	Living	4.35 x 3.51 m	Bedroom 1	4.35 x 2.52 m
Family	3.3 x 2.52 m	Bedroom 3	2.15 x 2.7 m	Bedroom 2	4.35 x 2.6 m
				Bathroom	1.98 x 2.76 m

INTRODUCING OUR

4-BED HOUSES

The ideal four-bedroom family home, designed for comfort and versatility.

The ground floor features a spacious, adaptable living room alongside a generous open-plan kitchen and dining area, complete with a separate WC and utility room. Large, bright doors open onto a patio, leading to a sizeable private, enclosed garden - perfect for outdoor entertainment.

Upstairs, the first floor includes a well-appointed family bathroom and four bedrooms, with every Alma home offering at least two double bedrooms. Each main bedroom benefits from an en-suite and includes either a built-in or walk-in wardrobe.



4 Bed



Ample storage



3 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included

CHOOSE YOUR 4-BED HOUSE

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



1160-V0 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	3.86 x 3.64 m	Bedroom 1	4.84 x 3.16 m
Living/Dining	4.91 x 4.2 m	Bedroom 2	4.91 x 2.69 m
		Bedroom 3	2.85 x 2.83 m
		Bedroom 4	2.85 x 2.76 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m



1165-V0 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	3.46 x 3.91 m	Bedroom 1	4.91 x 2.74 m
Living/Dining	5.81 x 3.43 m	Bedroom 2	3.25 x 2.56 m
		Bedroom 3	2.47 x 3.43 m
		Bedroom 4	2.32 x 4.07 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m

CHOOSE YOUR 4-BED HOUSE

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



1277-V10 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	4 x 3.84 m	Bedroom 1	3.73 x 4.27 m
Living/Dining	6.15 x 3.84 m	Bedroom 2	2.82 x 3.77 m
		Bedroom 3	3.24 x 2.68 m
		Bedroom 4	2.32 x 4.27 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m

1251-V4 HOUSE TYPE — ROOM DIMENSIONS

Ground Floor		First Floor		Second Floor	
Kitchen	3.64 x 3.65 m	Bedroom 2	2.71 x 3.57 m	Bedroom 1	4.83 x 4.33 m
Living/Dining	4.9 x 3.57 m	Bedroom 3	2.8 x 2.55 m	En-suite	2.03 x 1.95 m
		Bedroom 4	2.1 x 3.57 m		
		Bathroom	1.98 x 2.76 m		

“Casa by Moda could not have been more helpful. The staff that helped us make this happen were incredible. From the day we got the keys to now they have been nothing but helpful.”

Our home is perfect and we are so glad that we chose to live here.

Ross (and family), Casa resident

MAKING THE MOVE

We can't wait to welcome you to Tulach and show you around our Casa homes!

We have viewing appointments available to suit to ensure you have the best experience exploring our offering. Don't hesitate - book your viewing online or by emailing us today and let's get you moving!

[CASABYMODA.COM](https://casabymoda.com)

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**THIS IS RENTING...
BUT SO MUCH BETTER.**

TAKE A
VIRTUAL
TOUR

