

SHARED  
OWNERSHIP  
HOMES

# MILLBROOK MEADOWS

Tattenhall



love the home you own

MILLBROOK MEADOWS

# Welcome to MILLBROOK MEADOWS



## DESIGNED WITH MODERN LIVING IN MIND.

We are delighted to introduce **Millbrook Meadows**, a thoughtfully planned collection of two and three bedroom homes in the sought after rural village location of Tattenhall, Cheshire.

Designed with modern living in mind, the homes offer well-planned layouts, stylish interiors, and high-quality finishes throughout.

Surrounded by the charm of village life and beautiful countryside, Millbrook Meadows provides an ideal setting for families, first-time buyers, and those looking to enjoy a peaceful yet well-connected location.

# Beautifully built SHARED OWNERSHIP HOMES

## Making it easier than ever to step onto the property ladder

Millbrook Meadows is an exciting new build development offering a collection of homes through a shared ownership scheme, making it easier than ever to step onto the property ladder. Perfect for first-time buyers and growing families alike, these beautifully built homes combine comfort, style, and energy efficiency in a welcoming community setting.

Shared ownership provides a more affordable route into home-ownership by allowing you to purchase a share of your home while paying a reduced rent on the remaining portion, meaning lower upfront costs and greater flexibility. At Millbrook Meadows, you can enjoy the pride and stability of owning a beautiful new home of your own, with the opportunity to increase your ownership over time as your circumstances change.



## 10 SIMPLE STEPS to shared ownership

- 1 ELIGIBILITY**  
Check if you are you eligible
- 2 AFFORDABILITY**  
Can you afford it?
- 3 SEARCH**  
Find your new home
- 4 PROVIDE THE INFO**  
Upload your documents
- 5 RESERVE**  
Reserve your new home
- 6 INSTRUCT SOLICITOR**  
Instruct your solicitor when you reserve
- 7 FINANCING**  
Apply for a mortgage
- 8 EXCHANGE**  
Exchange of contracts
- 9 DEMONSTRATION VISIT**  
Property demonstration visit
- 10 COMPLETION**  
Congratulations!

# MILLBROOK MEADOWS

## Site plan



**THE ROSEHIP**  
3 BEDROOM END TERRACED



**THE ACORN**  
2 BEDROOM TERRACED



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# THE ROSEHIP

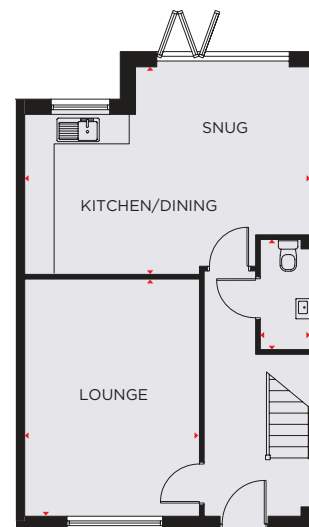
## 3 bedroom, end terraced home

Overall internal area: 1,140 sqft



Off the entrance is a bright and spacious lounge, which leads through to a large kitchen/diner spanning the full width of the home. This impressive space features bi-folding doors that open onto a turfed and fenced garden, complemented by an Indian stone patio. The fitted kitchen includes an integrated oven, hob, and extractor, along with soft-close hinges for a quality finish.

Tiled flooring is fitted in both the kitchen and bathroom, while all internal doors are wooden panelled. The ground floor also benefits from a convenient cloakroom with a towel radiator and plenty of useful storage space. Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a free-standing shower and separate bath.



### GROUND FLOOR

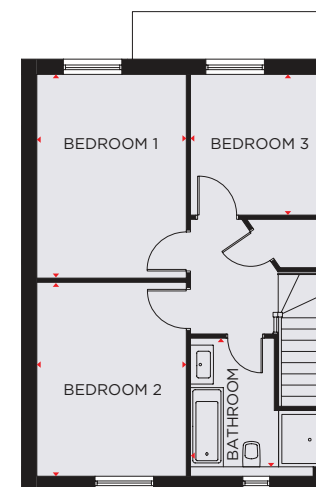
#### Kitchen/Dining

4.95m x 4.28m\* 16' 3" x 14' 1"\*

#### Lounge

3.62m x 2.78m\* 11' 11" x 9' 1"\*

\*Maximum dimension



### FIRST FLOOR

#### Bedroom 1

4.95m x 3.53m 16' 3" x 11' 7"

#### Bedroom 2

4.38m x 2.78m 14' 4" x 9' 1"

#### Bedroom 3

2.08m x 1.95m 6' 10" x 6' 5"

#### Bathroom

2.08m x 1.95m 6' 10" x 6' 5"

\*Maximum dimension

Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales and Marketing Officer for plot specific detail. Enquire for further information. Muir Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales and Marketing Officer to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (May 2026)

MILLBROOK MEADOWS

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# THE ACORN

## 2 bedroom, terraced home

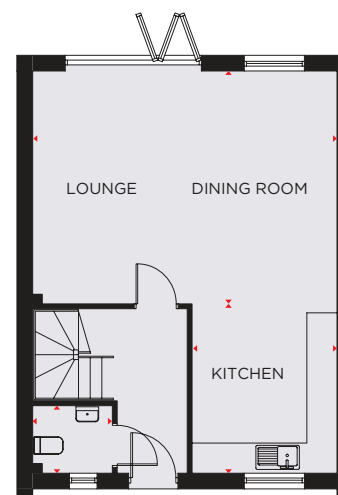
Overall internal area: 919 sqft



Upon entering, you are welcomed into a bright and spacious lounge that flows seamlessly into a large kitchen/diner spanning the full width of the property. The kitchen/diner features bi-folding doors that open onto a turfed and fenced rear garden, complemented by an Indian Stone patio. The fitted kitchen includes an integrated oven, hob and extractor, with soft-close hinges for added convenience.

Both the kitchen and bathroom are finished with tiled flooring, and all doors throughout the home are wooden panelled. The ground floor is completed by a practical cloakroom with a towel radiator.

Upstairs, there are two bedrooms with sloped ceilings, alongside a family bathroom.



### GROUND FLOOR

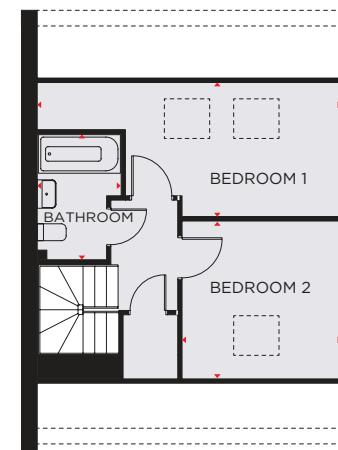
#### Lounge/Dining

6.55m x 5.16m 21' 6" x 16' 11"

#### Kitchen

3.09m x 3.67m\* 10' 2" x 12' 1"

*\*Maximum dimension*



### FIRST FLOOR

#### Bedroom 1

6.55m x 2.89m\* 21' 6" x 9' 6"

#### Bedroom 2

3.42m x 3.39m 11' 3" x 11' 2"

#### Bathroom

1.78m x 2.70m\* 5' 10" x 8' 10"

*\*Maximum dimension*

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## SPECIFICATION

# Your home MADE PERFECT



### CONTEMPORARY KITCHENS

- Fitted kitchen with integrated Oven, Hob and Extractor Fan.
- Soft close hinges on doors and drawers.
- Tiled flooring to kitchen area.



### MODERN BATHROOMS

- Free standing shower in bathroom with separate bath (The Rosehip).
- Downstairs cloakroom with towel radiator.
- Tiled Flooring to bathrooms and cloak.



### ENERGY EFFICIENT CONSTRUCTION

- Double Glazing throughout.
- Central Heating throughout.



### PRIVATE GARDENS

- Gardens Turfed and fenced to rear.
- Indian stone patio in rear garden.



### ALLOCATED PARKING

- Parking spaces for 2 cars.



### CONTEMPORARY LIVING

- Wooden panel internal doors fitted.
- Bi-fold doors opening onto rear garden.
- Sloped ceilings in bedrooms (The Acorn).



# 10 YEAR NEW BUILD GUARANTEE

*your peace of mind*



All Homes by Muir properties come with the **10 YEAR NEW BUILD WARRANTY** for your peace of mind.

Every Homes by Muir property is covered by a **10-year new build warranty**, providing peace of mind that your home has been built to recognised quality standards. The warranty is designed to protect homeowners against certain structural defects and workmanship issues that may arise after completion. This warranty complements Homes by Muir's commitment to delivering high-quality homes and offers added protection for your investment in shared ownership.



# Discover TATTENHALL

## The perfect location

Tattenhall is a charming rural village, surrounded by open fields and scenic walking routes. It offers the perfect balance of peaceful living and modern convenience, combining peaceful countryside charm with excellent access to nearby attractions and towns.

The historic city of Chester, with its Roman heritage, and vibrant shopping scene is just 9 miles away and the nearby Welsh town of Wrexham is approximately 12 miles away, providing further shopping, dining, and leisure options. The impressive Beeston Castle lies roughly 4 miles to the east, offering panoramic countryside views and the charming market town of Nantwich is also around 12 miles away. The vibrant city of Liverpool can be reached in about 28 miles.

With excellent transport links across the region, Tattenhall an exceptionally desirable and well-connected location for those seeking a relaxed village lifestyle without feeling disconnected.



**CH3 9FZ**  
Sat Nav  
Postcode

## GETTING HERE

Tilney Way, Tattenhall, Chester, CH3 9FZ

/// [overnight.agents.dimension](http://overnight.agents.dimension)

### BY ROAD

From Chester city centre, head south on the **A41 Whitchurch Road**, following signs for Whitchurch and Tattenhall. Continue along the A41 for approximately 7 miles before turning right onto **Chester Road (B5397)** towards Tattenhall, continue until you reach Tilney Road on your right.



### Distances from Tattenhall:

|                     |          |            |
|---------------------|----------|------------|
| Chester City Centre | 9 Miles  | 17 Minutes |
| Wrexham             | 12 miles | 26 mins    |
| Liverpool           | 28 Miles | 48 Minutes |

### PUBLIC TRANSPORT



Regular bus services operate through the village, providing convenient connections to Chester, Malpas and Whitchurch, with Chester city centre and railway station easily accessible in around 30 minutes.



Chester Railway Station offers an extensive range of regional and national services, including direct routes to Liverpool, Manchester, Birmingham, London Euston and North Wales.



# What is SHARED OWNERSHIP?

Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

## HOW IT WORKS

Because you are buying a share of the property, the deposit you need is a lot smaller. You will typically need a deposit of just 5% of the share you are buying. You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

The rent which you pay will go down as you purchase more shares. We retain the freehold of the property whilst it is a shared ownership, when/if you purchase all the remaining shares in your home, you will acquire the freehold interest in the property. The term of the lease is 250 years from new. Your solicitor will provide you with a copy of the lease which sets out our joint responsibilities during the conveyancing process.

## THE Next Step

### Contact our team

Simply contact our team to find out more about our early bird reservations.

We will discuss eligibility and the affordability assessment with you.

[www.muir.org.uk/  
shared-ownership](http://www.muir.org.uk/shared-ownership)

## WHO IS ELIGIBLE?



Certain key eligibility criteria apply to shared ownership, these include:

### INCOME UNDER £80,000

You must have a combined household income under £80,000 per annum.

### NOT OWNING A PROPERTY

You must not already own a property, or part of a property, at the time of completing on your purchase.

### UNABLE TO PURCHASE

You must be unable to purchase a suitable home to meet your housing needs on the open market.

## HOW MUCH WILL IT COST?



The cost of buying your shared ownership home will vary from development to development. Here's an example of how shared ownership could work:

|                          |                     |
|--------------------------|---------------------|
| <b>40% Share</b>         | <b>£108,000</b>     |
| <b>10% deposit</b>       | <b>£10,800</b>      |
| <b>60% unowned share</b> | <b>£162,000</b>     |
| <b>Rent</b>              | <b>£371.25 mnth</b> |
| <b>Mortgage</b>          | <b>£575.81 mnth</b> |

Service charges and management fees apply



love the home you own

Speak to our dedicated Sales Team to find out more about our brand new Shared Ownership homes.

get in touch with us

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T: **0300 123 1222** M: **07717300014** or M: **07969291007**

e: **salesteam@muir.org.uk** **www.muir.org.uk**