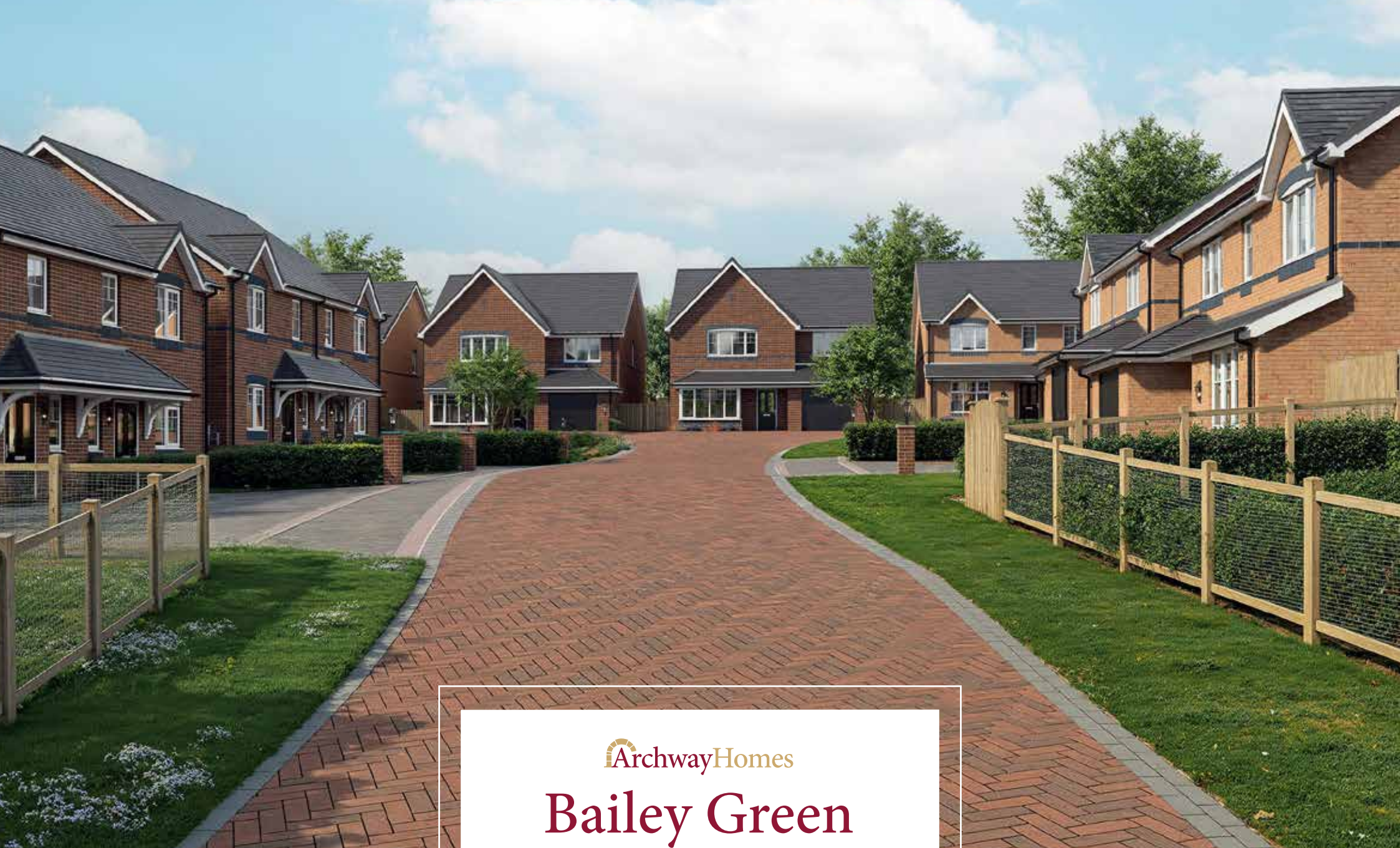




 ArchwayHomes

Bailey Green

MALPAS

INTRODUCING

Bailey Green

MALPAS



Introducing Bailey Green, an exclusive new development in the sought-after village of Malpas, recently ranked 36th in the Sunday Times Best Places to Live 2025. This thoughtfully designed scheme offers just 17 new homes, blending modern convenience with the privacy and charm of a small community.

Located within walking distance of Malpas High Street - home to a delightful array of independent shops, businesses, and eateries - as well as highly regarded primary and secondary schools, Bailey Green takes its name from the village's hidden gem, the historic ruins of a Norman motte and bailey castle.

The development features a mix of 17 three and four-bedroom homes, crafted to Archway Homes' renowned standards of quality and specification. Five of these homes will be eligible for purchase under a Discount Market Scheme.

At Bailey Green, all homes are freehold.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.



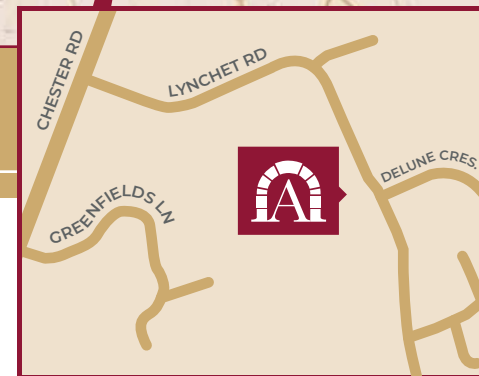
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© JEFF BUCK



WELCOME TO

Malpas

Malpas is a charming village in South West Cheshire, close to the Shropshire and Welsh borders. With roots stretching back to the Norman period, it retains a strong sense of history and community. At its heart is St Oswald's Church, a striking 14th-century landmark overlooking the village and surrounding countryside. The high street offers a mix of independent shops, cafés and pubs, while nearby lanes lead out into rolling farmland and woodland.

Despite its rural feel, Malpas is well-connected. Chester is around 15 miles away, and major routes such as the A41 and A49 provide easy access to Whitchurch, Wrexham and Crewe. The village has an excellent reputation for schooling, with both primary and secondary schools highly rated.

Community life is active and welcoming, with local clubs, sports teams and events like the Malpas Fair fostering a genuine village spirit. A mix of period homes, modern developments and country properties makes it attractive to a wide range of residents. Combining picturesque surroundings, a close-knit atmosphere and convenient links, Malpas offers an ideal balance between countryside living and modern comfort.

Bailey Green

MALPAS



The Acer

A well-designed three-bedroom mews home with driveway parking and practical living space throughout.

1 2 3



The Bronze Beech

A flexible four-bedroom semi-detached home offering comfortable and well-balanced family living.

4 5



The Damson

4-bedroom detached home with 2 en suites, integral garage and flexible living space.

6 11



The Holly

A spacious 4-bedroom home combining style, flexibility and comfort for modern family living.

7 10 16 17



The White Poplar

An elegant three-bedroom home offering light, space and luxury - each bedroom with its own en suite.

8 9



The Chestnut

A beautifully balanced 4-bedroom home combining elegant design and generous space on a superb corner plot.

12



The Laurel

A spacious 4-bedroom home blending light, comfort and thoughtful design for modern family living.

13 14



The Hawthorn

A beautifully designed 4-bedroom home offering light, space and flexibility on a generous corner plot.

15



Development Plan

KEY

	THE ACER	1	2	3	
	THE BRONZE BEECH	4	5		
	THE DAMSON	6	11		
	THE HOLLY	7	10	16	17
	THE WHITE POPLAR	8	9		
	THE CHESTNUT			12	
	THE LAUREL			14	13
	THE HAWTHORN				15

The site plan is indicative and intended for guidance only. It does not form part of any contract or agreement, nor does it show ownership boundaries or easements and is subject to change.

Information correct as of 01/04/2026



Our Specification

At Archway Homes, we believe your home should be ready to move into from day one, which is why all our homes include flooring throughout, integrated kitchen appliances, a digital TV aerial and SkyQ dish, and landscaped gardens. At Bailey Green, our specification offers a host of quality and desirable features including oak veneer internal doors, high-quality sanitary ware, and chrome sockets and switches. In line with the Archway Homes Green Agenda, all properties have solar panels and energy efficient lighting throughout.

All homes on Bailey Green are freehold.

Specification at Bailey Green

Homes at Bailey Green benefit from the following:

KITCHEN

Choice of kitchen units and work surfaces *

Choice of quartz splashback behind hob *

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

4-ring gas hob (plots 1-5, 7-10, 16 & 17)

5-ring gas hob (plots 6, 11-15)

Vented cooker hood

Integrated single oven (plots 1-5, 7-10, 16 & 17)

Integrated single oven with additional combination microwave oven (plots 6, 11-15)

Integrated fridge/freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles *

CLOAKROOM & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity unit to cloaks

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling *

Chrome towel radiators to bathroom & en suite

BEDROOMS

Choice of fitted wardrobes in the master bedroom *

Choice of fitted wardrobes in the guest bedroom (plots 6-17) *

DOORS & WINDOWS

Composite Victorian style front door with multi-point locking system

Chrome door handle & letterbox

Oak-veneer internal doors with chrome furniture

White uPVC double-glazed windows and secondary doors

ELECTRICAL

Brushed chrome sockets and switches

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

Lighting and power supply to loft

HEATING & HOT WATER

A gas-fired central heating system is installed with dual zones

High-efficiency Combi boiler (plots 1-5)

High-efficiency System boiler (plots 6-17)

GENERAL

Off-white painted walls & ceilings

White painted staircase with oak handrail (plots 1-5)

Oak staircase with oak handrail (plots 6-17)

White painted architrave and skirting

Choice of carpets throughout except where tiled *

EXTERNAL

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Block paved road and driveways

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

GREEN FEATURES

Solar panels to all homes

Energy efficient lighting throughout

Electric vehicle charging points

Solar iBoost (plots 6-17)

Bat/bird boxes located across the development

Hedgehog holes in fencing

* subject to stage of build at time of reservation

The Acer

 3 BEDROOMS  1 BATHROOM  800 FT²

The Acer is a well-designed three-bedroom mews home with driveway parking, offering comfortable, practical living throughout.

Downstairs, there's a generous kitchen / dining room ideal for everyday family life, a bright living room, and a handy cloakroom.

Upstairs, the main bedroom includes fitted Hammonds wardrobes, complemented by two further bedrooms and a family bathroom.

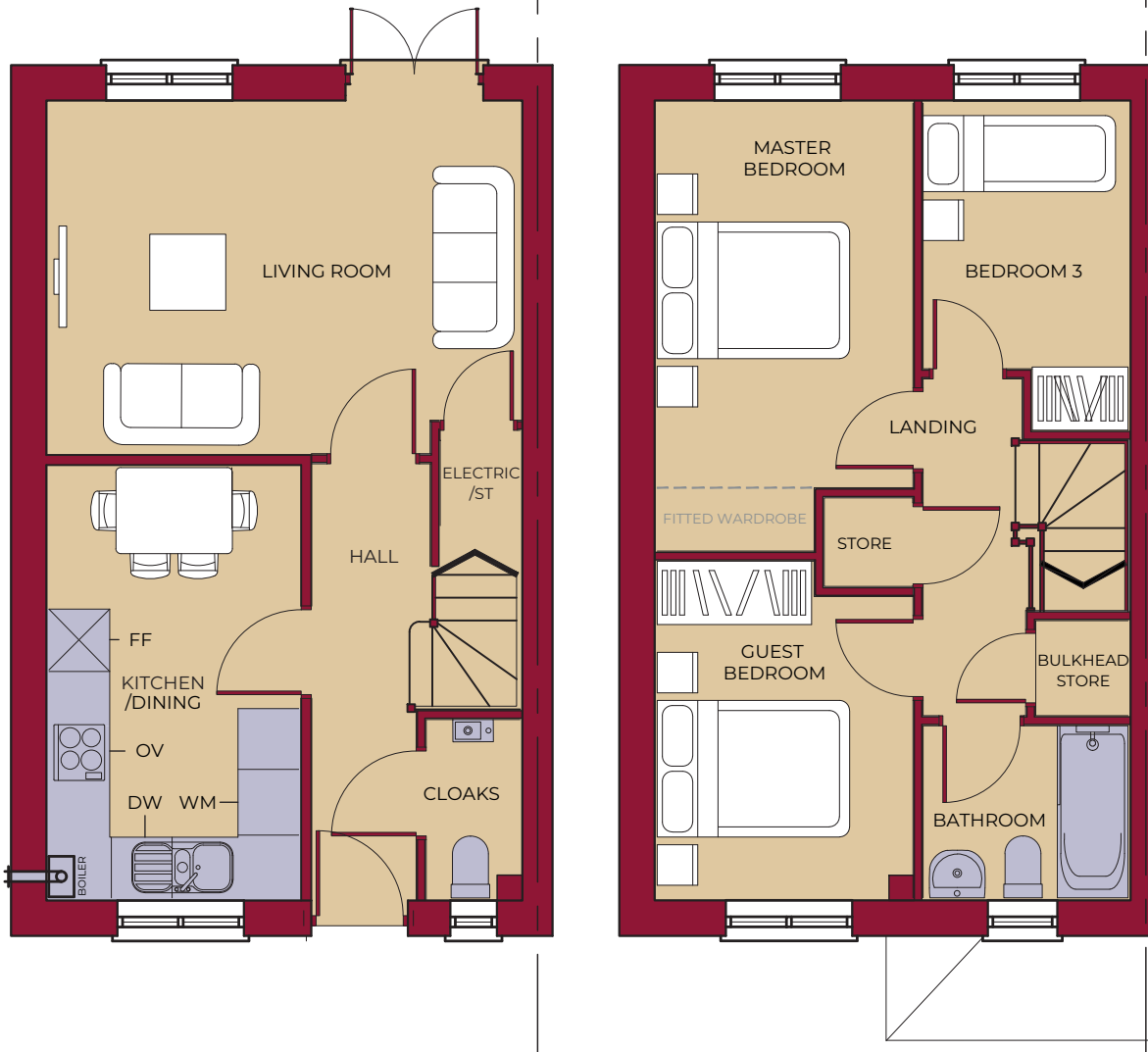
Outside, the home benefits from driveway parking and a garden shed for extra storage.



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The Acer

3 BEDROOMS 1 BATHROOM 800 FT²



KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

DOWNSTAIRS

LIVING ROOM 4650mm x 2900mm
15' 3" x 9' 6"

KITCHEN / DINING 4855mm x 2510mm
15' 11" x 8' 3"

UPSTAIRS

MASTER BEDROOM 4455mm (inc. wardrobes) x 2535mm
14' 7" (inc. wardrobes) x 8' 4"

GUEST BEDROOM 3275mm (max) x 2535mm
10' 9" (max) x 8' 4"

BEDROOM 3 3240mm (max) x 2025mm
10' 8" (max) x 6' 8"

BATHROOM 2025mm (max) x 1695mm
6' 8" (max) x 5' 7"

The Bronze Beech

 4 BEDROOMS  1 BATHROOM  934 FT²

The Bronze Beech is a thoughtful four-bedroom semi-detached home, which offers practical and flexible family living.

The ground floor includes a generous and well-proportioned kitchen / diner, a comfortable living room, and a convenient cloakroom.

Upstairs, the main bedroom benefits from fitted Hammonds wardrobes, alongside three further bedrooms and a modern family bathroom.

Outside, the property includes driveway parking and useful outdoor storage.



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The Bronze Beech

4 BEDROOMS 1 BATHROOM 934 FT²

DOWNSTAIRS

LIVING ROOM 4750mm x 3745mm
15' 7" x 12' 3"

KITCHEN / DINING 5700mm x 2680mm
18' 8" x 8' 10"

UPSTAIRS

MASTER BEDROOM 3490mm (inc. wardrobes) x 2775mm
11' 5" (inc. wardrobes) x 9' 1"

GUEST BEDROOM 3205mm x 2495mm
10' 6" x 8' 2"

BEDROOM 3 2210mm x 2160mm
7' 3" x 7' 1"

BEDROOM 4 2425mm x 1885mm
7' 11" x 6' 2"

BATHROOM 2775mm (max) x 2120mm
9' 1" (max) x 6' 11"



The Damson

 4 BEDROOMS  3 BATHROOMS  1,699 FT²

The Damson is a 4-bedroom detached home offering excellent use of space with flexible living accommodation and an integral garage.

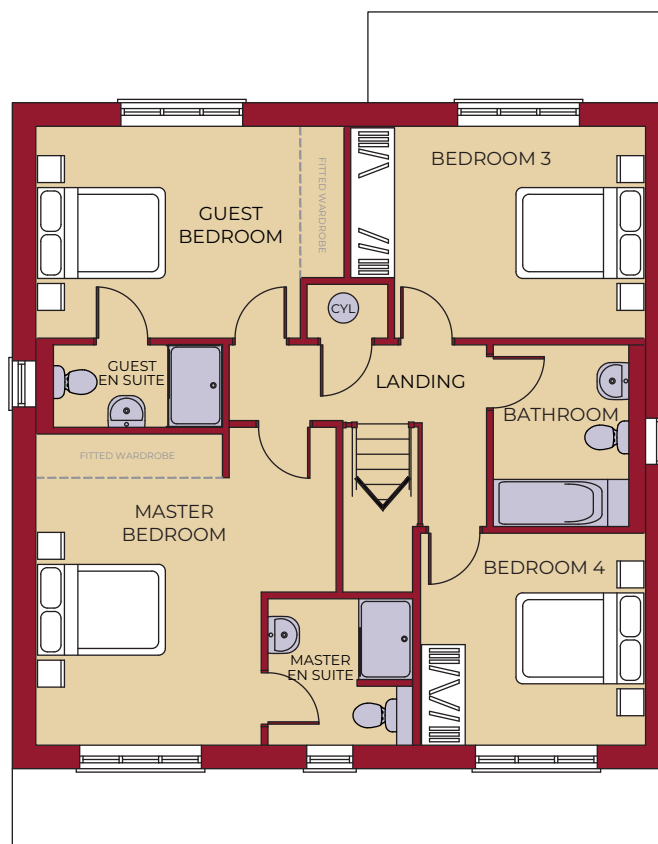
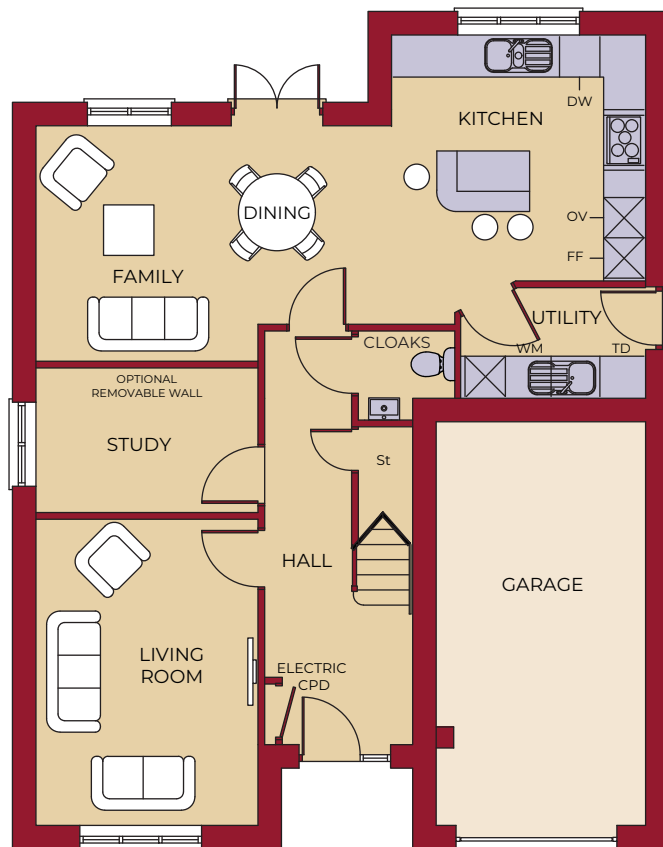
The ground floor comprises of a lounge and substantial kitchen / dining / family room at the rear of the property, which offers French windows opening onto the garden. A separate study has an optional removable wall to really open up the family room.

A practical utility room with space for both a washer and dryer, and a cloakroom complete the ground floor.

Upstairs, there are four double bedrooms, two of which are en suite, and a family bathroom. The spacious master bedroom and guest bedroom are fitted with Hammonds wardrobes.



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KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

The Damson

4 BEDROOMS 3 BATHROOMS 1,699 FT²

GROUND FLOOR

LIVING ROOM	4500mm x 3250mm 14' 9" x 10' 8"
KITCHEN	3725mm x 3630mm 12' 3" x 11' 11"
FAMILY / DINING	5245mm x 3475mm (max) 17' 2" x 11' 5" (max)
UTILITY	2700mm x 1615mm 8' 10" x 5' 4"
STUDY	3250mm x 2120mm 10' 8" x 6' 11"
GARAGE	5950mm x 3060mm 19' 6" x 10' 0"

FIRST FLOOR

MASTER BED.	4600mm (inc. 'robes) x 4460mm (max) 15' 1" (inc. 'robes) x 14' 8" (max)
MASTER EN SUITE	2150mm x 2150mm 7' 1" x 7' 1"
GUEST BEDROOM	4555mm (inc. 'robes) x 3125mm 14' 11" (inc. 'robes) x 10' 3"
GUEST EN SUITE	2725mm (max) x 1225mm 8' 11" (max) x 4' 0"
BEDROOM 3	4355mm x 3125mm 14' 3" x 10' 3"
BEDROOM 4	3335mm x 3120mm 10' 11" x 10' 3"
BATHROOM	2700mm x 2235mm 8' 10" x 7' 4"

The Holly

 4 BEDROOMS  3 BATHROOMS  1,569 FT²

The Holly is a spacious four-bedroom home with an integral garage and flexible living space designed for modern family life.

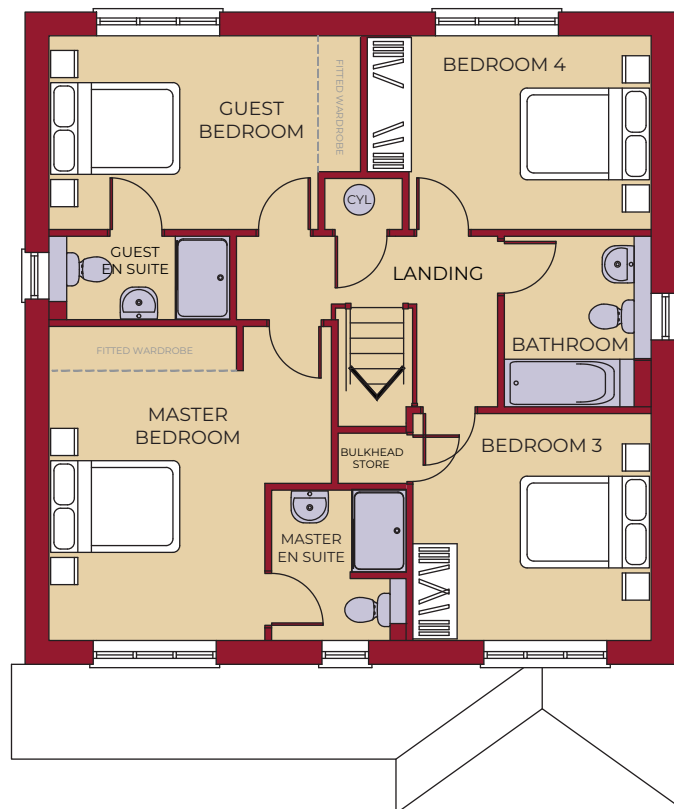
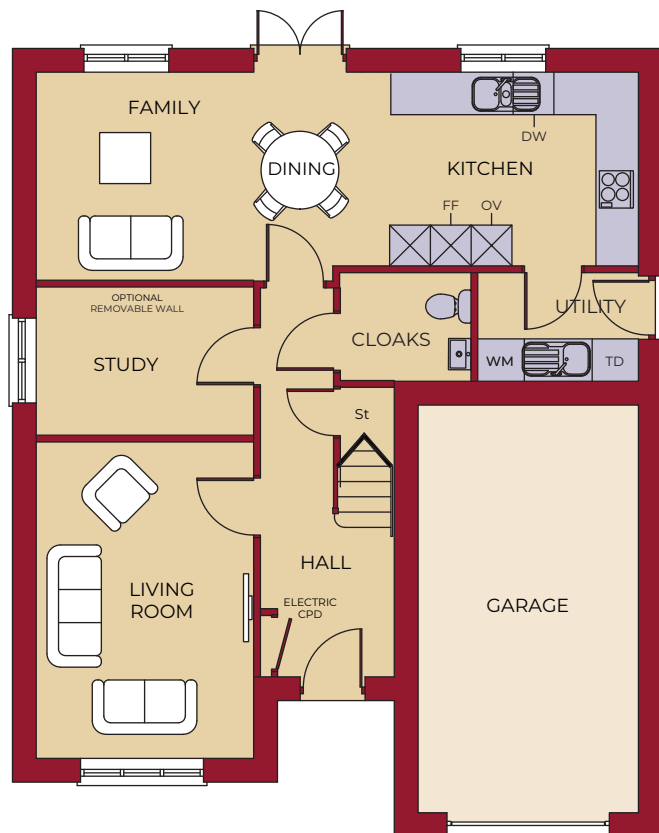
The ground floor features a comfortable lounge and a separate study, ideal for home working or quiet focus. At the rear, the open-plan kitchen and family room form the heart of the home, with French doors opening onto the garden. A practical utility room with space for both washer and dryer, along with a convenient cloakroom, complete the layout.

Upstairs, there are four well-proportioned double bedrooms, two with their own en suite bathrooms. The master bedroom and guest bedroom also include elegant Hammonds fitted wardrobes, and a modern family bathroom serves the remaining rooms.

Blending space, style and practicality, The Holly is a welcoming home environment that adapts perfectly to everyday living.



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KEY			
	Hob	OV Oven	DW Dishwasher
		FF Fridge / Freezer	WM Washing Machine Space
			TD Tumble Dryer Space
			St Store

The Holly

4 BEDROOMS
 3 BATHROOMS
 1,569 FT²

GROUND FLOOR

LIVING ROOM	4630mm x 3150mm 15' 2" x 10' 4"
KITCHEN	3595mm x 2800mm 11' 10" x 9' 2"
FAMILY / DINING	5180mm x 3035mm 17' 0" x 9' 11"
UTILITY	2335mm x 1550mm 7' 8" x 5' 1"
STUDY	3150mm x 2180mm 10' 4" x 7' 2"
GARAGE	5950mm x 3190mm 19' 6" x 10' 6"

FIRST FLOOR

MASTER BEDROOM	4595mm (inc. 'robes) x 4130mm (max) 15' 1" (inc. 'robes) x 13' 7" (max)
MASTER EN SUITE	2185mm x 1980mm 7' 2" x 6' 6"
GUEST BEDROOM	4555mm (inc. 'robes) x 2825mm 14' 11" (inc. 'robes) x 9' 3"
GUEST EN SUITE	2635mm (max) x 1225mm 8' 8" (max) x 4' 0"
BEDROOM 3	3480mm x 3315mm 11' 5" x 10' 11"
BEDROOM 4	4150mm x 2825mm 13' 7" x 9' 3"
BATHROOM	2510mm x 2135mm 8' 3" x 7' 0"

The White Poplar

 3 BEDROOMS  3 BATHROOMS  1,443 FT²

The White Poplar is an impressive three-bedroom detached home with an integral garage, offering generous space and thoughtful design throughout.

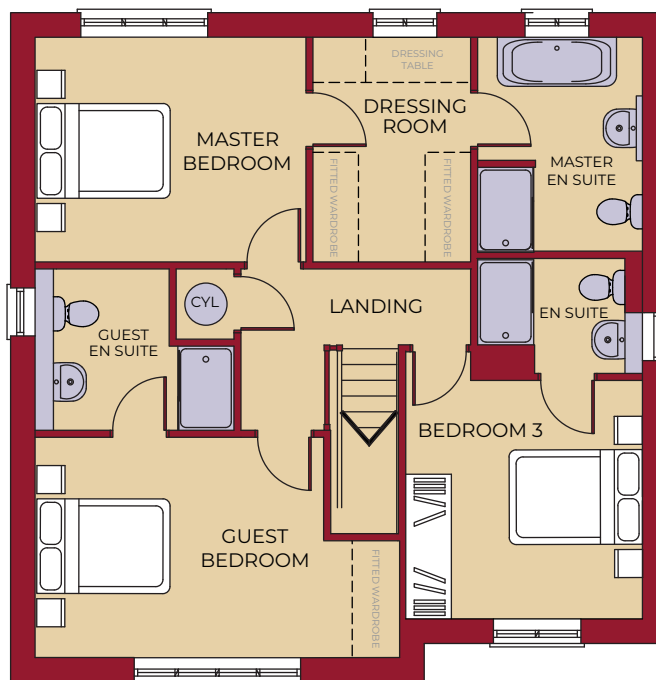
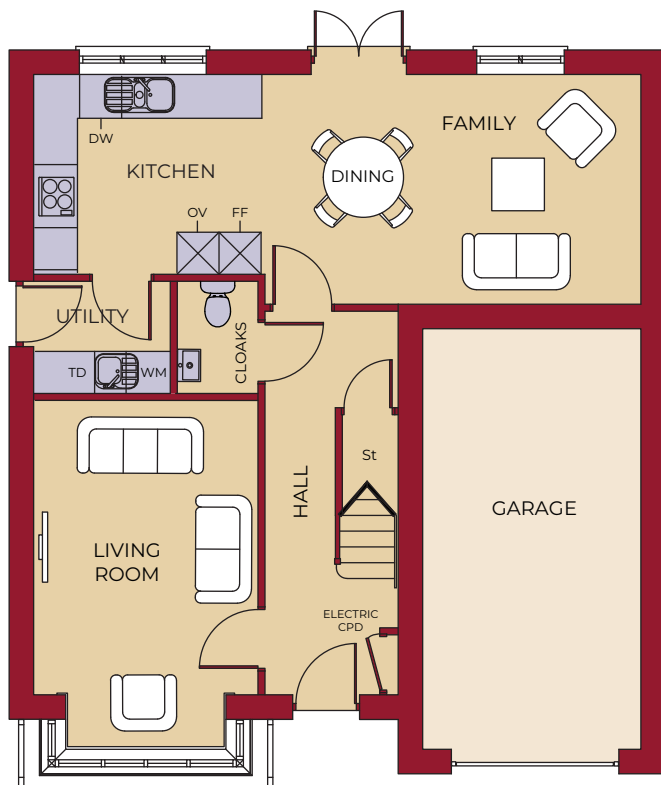
The ground floor features a bright living room with a characterful bay window, alongside a stylish open-plan kitchen and family room. French doors open onto the garden, creating a seamless connection between indoor and outdoor living. A practical utility room with space for both washer and dryer, and a convenient cloakroom, complete the layout.

Upstairs, the master suite includes a walk-through dressing area fitted with Hammonds wardrobes and an en suite with both bath and stand-alone shower. Two further double bedrooms, each with their own en suite, complete this beautifully balanced home.

Combining elegance, comfort and functionality, The White Poplar offers a perfect setting for modern living.



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KEY			
	Hob	OV Oven	DW Dishwasher
		FF Fridge / Freezer	WM Washing Machine Space
			TD Tumble Dryer Space
			St Store

The White Poplar

3 BEDROOMS 3 BATHROOMS 1,443 FT²

GROUND FLOOR

LIVING ROOM	4940mm (max) x 3150mm 16' 2" (max) x 10' 4"
KITCHEN	3250mm x 2800mm 10' 8" x 9' 2"
FAMILY ROOM	5310mm x 3225mm 17' 5" x 10' 7"
UTILITY	1920mm x 1575mm 6' 4" x 5' 2"
GARAGE	5950mm x 3060mm 19' 6" x 10' 0"

FIRST FLOOR

MASTER BEDROOM	3835mm x 3180mm 12' 7" x 10' 5"
DRESSING RM	3180mm (inc. 'robes) x 2250mm (inc. 'robes) 10' 5" (inc. 'robes) x 7' 5" (inc. 'robes)
MASTER EN SUITE	3030mm x 2335mm 9' 11" x 7' 8"
GUEST BEDROOM	5145mm (max) x 3115mm 16' 11" (max) x 10' 3"
GUEST EN SUITE	2810mm (max) x 2300mm 9' 3" (max) x 7' 7"
BEDROOM 3	3375mm x 3350mm 11' 1" x 11' 0"
BEDROOM 3 EN SUITE	2325mm (max) x 1625mm 7' 8" (max) x 5' 4"

The Chestnut

 4 BEDROOMS  3 BATHROOMS  1,715 FT²

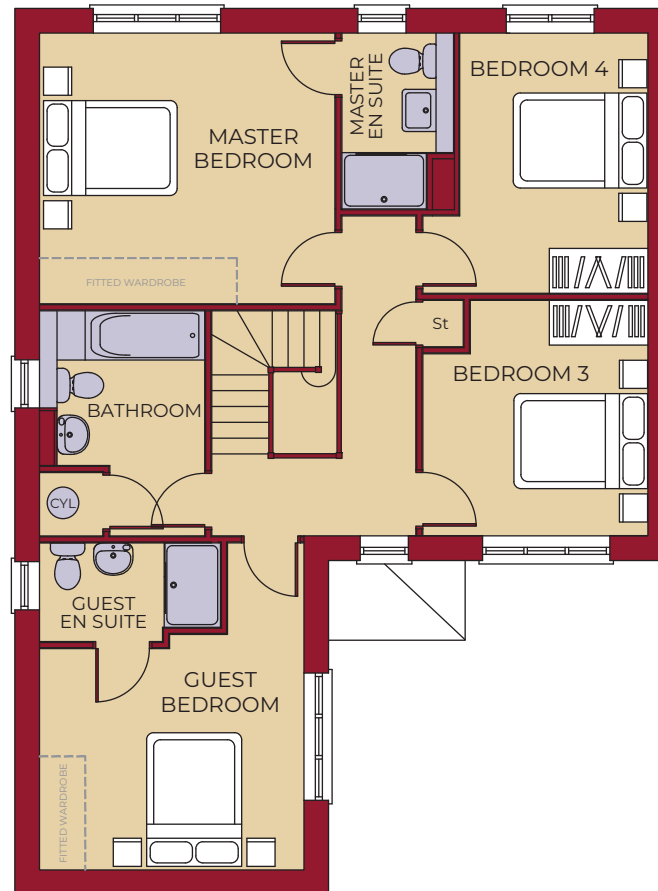
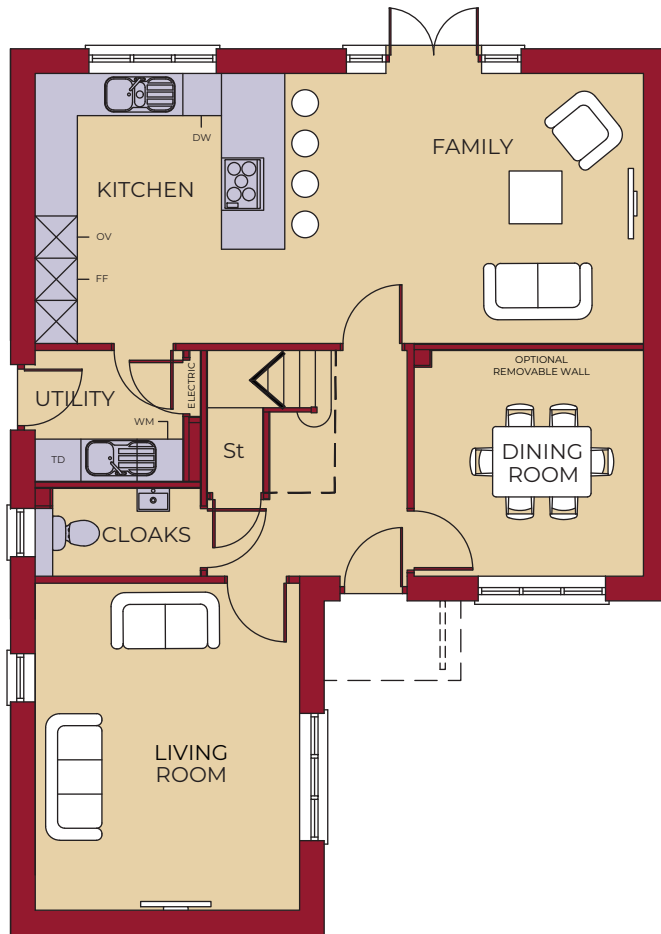
The Chestnut is an elegant four-bedroom detached home with a double garage, beautifully positioned on a generous corner plot.

A striking hallway with a feature oak staircase sets the tone, leading through to the impressive kitchen and family area, where French doors open onto the garden for effortless indoor-outdoor living. The kitchen connects to a formal dining room via sleek double pocket doors - perfect for entertaining or family gatherings. A separate living room offers a more private space to relax, while a practical utility and cloakroom complete the ground floor.

Upstairs, the galleried landing leads to four spacious double bedrooms, two featuring en suite bathrooms and fitted Hammonds wardrobes. A family bathroom completes this well-balanced home, combining elegance, functionality and a sense of lasting quality.



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KEY			
	Hob	OV Oven	DW Dishwasher
		FF Fridge / Freezer	WM Washing Machine Space
			TD Tumble Dryer Space
			St Store

The Chestnut

4 BEDROOMS
 3 BATHROOMS
 1,715 FT²

GROUND FLOOR

LIVING ROOM	4600mm x 3710mm 15' 1" x 12' 2"
KITCHEN	3790mm x 3500mm 12' 5" x 11' 6"
FAMILY ROOM	5050mm x 3510mm 16' 7" x 11' 6"
UTILITY	2075mm x 1830mm 6' 10" x 6' 0"
DINING ROOM	3270mm x 3235mm 10' 9" x 10' 7"
GARAGE	5950mm x 5850mm 19' 6" x 19' 2"

FIRST FLOOR

MASTER BEDROOM	4175mm x 3825mm (inc. 'robes) 13' 8" x 12' 7" (inc. 'robes)
MASTER EN SUITE	2475mm (max) x 1585mm 8' 1" (max) x 5' 2"
GUEST BEDROOM	3705mm x 3325mm 12' 2" x 10' 11"
GUEST EN SUITE	2545mm (max) x 1400mm 8' 4" (max) x 4' 7"
BEDROOM 3	3675mm x 2650mm 12' 1" x 8' 8"
BEDROOM 4	3325mm x 3170mm 10' 11" x 10' 5"
BATHROOM	3200mm x 2320mm 10' 6" x 7' 7"

The Laurel

 4 BEDROOMS  3 BATHROOMS  1,535 FT²

The Laurel is a spacious four-bedroom detached home that combines modern comfort with timeless design.

At the heart of the home is a generous open-plan kitchen and family room, filled with natural light and featuring French doors that open directly onto the garden - perfect for relaxing or entertaining. A separate utility room off the kitchen keeps everyday tasks neatly tucked away, while a welcoming living room offers a comfortable space to unwind.

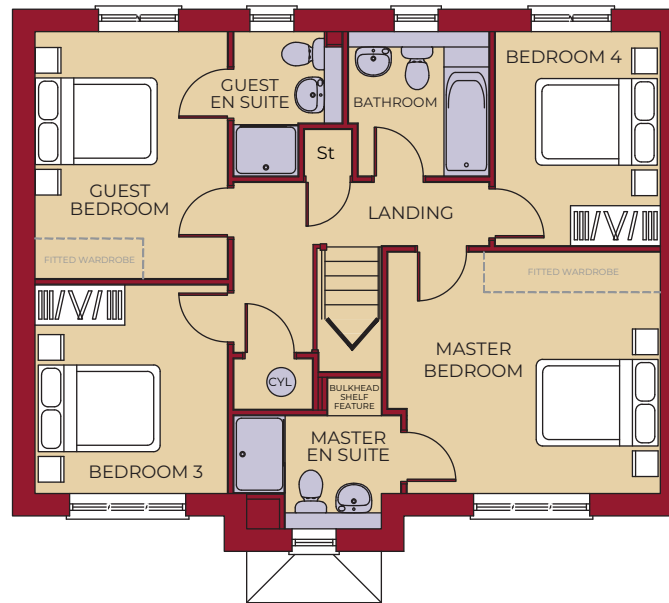
Upstairs, all four bedrooms are doubles, providing plenty of space for family and guests. The master bedroom and guest bedroom each enjoy their own en suite, and are complemented by elegant Hammonds fitted wardrobes. A stylish family bathroom completes the layout, designed with practicality and comfort in mind.

Thoughtfully planned and beautifully finished, with a detached single garage, The Laurel offers a sense of space and ease that makes it ideal for modern family living.



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 4 BEDROOMS 3 BATHROOMS 1,535 FT²



LIVING ROOM	4195mm x 3385mm 13' 9" x 11' 1"
KITCHEN	3310mm x 3610mm 10' 10" x 11' 10"
FAMILY ROOM	4300mm x 3620mm 14' 1" x 11' 11"
UTILITY	2385mm x 1920mm 7' 10" x 6' 4"
DINING ROOM	3425mm x 3175mm 11' 3" x 10' 5"
GARAGE	5950mm x 3130mm 19' 6" x 10' 3"

MASTER BEDROOM	4220mm x 3735mm (inc. 'robes) 13' 10" x 12' 3" (inc. 'robes)
MASTER EN SUITE	2600mm x 1735mm 8' 6" x 5' 8"
GUEST BEDROOM	3825mm (inc.'robes) x 2975mm 12' 7" (inc. 'robes) x 9' 9"
GUEST EN SUITE	2220mm (max) x 1685mm 7' 3" (max) x 5' 6"
BEDROOM 3	3225mm x 2975mm 10' 7" x 9' 9"
BEDROOM 4	3310mm x 2545mm 10' 10" x 8' 4"
BATHROOM	2220mm x 2185mm 7' 3" x 7' 2"

St Store

Information correct as of 01/04/2026

The Hawthorn

 4 BEDROOMS  3 BATHROOMS  1,571 FT²

The Hawthorn is a striking four-bedroom home, beautifully positioned on a generous corner plot with gardens to two sides and a detached double garage.

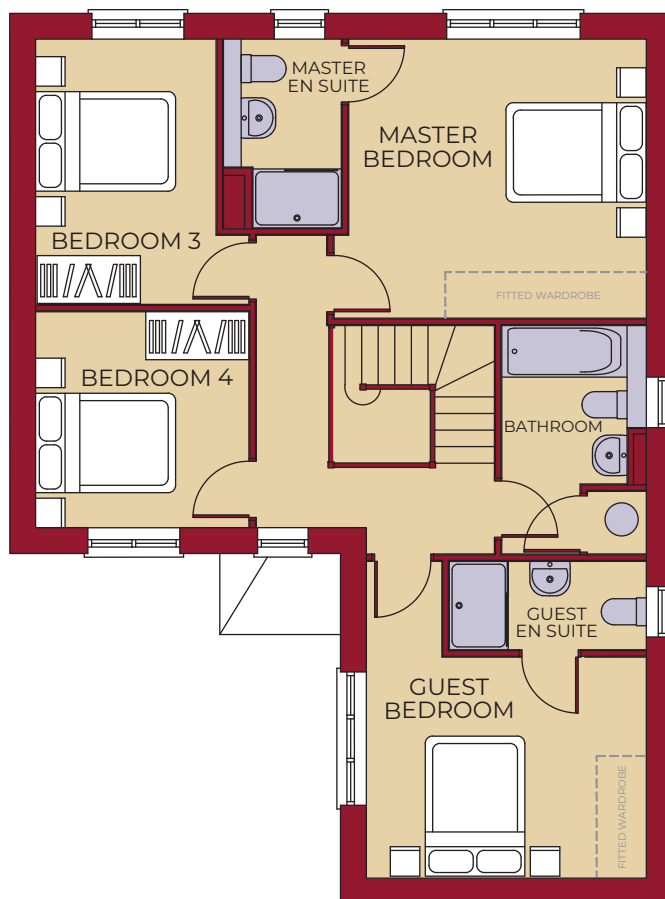
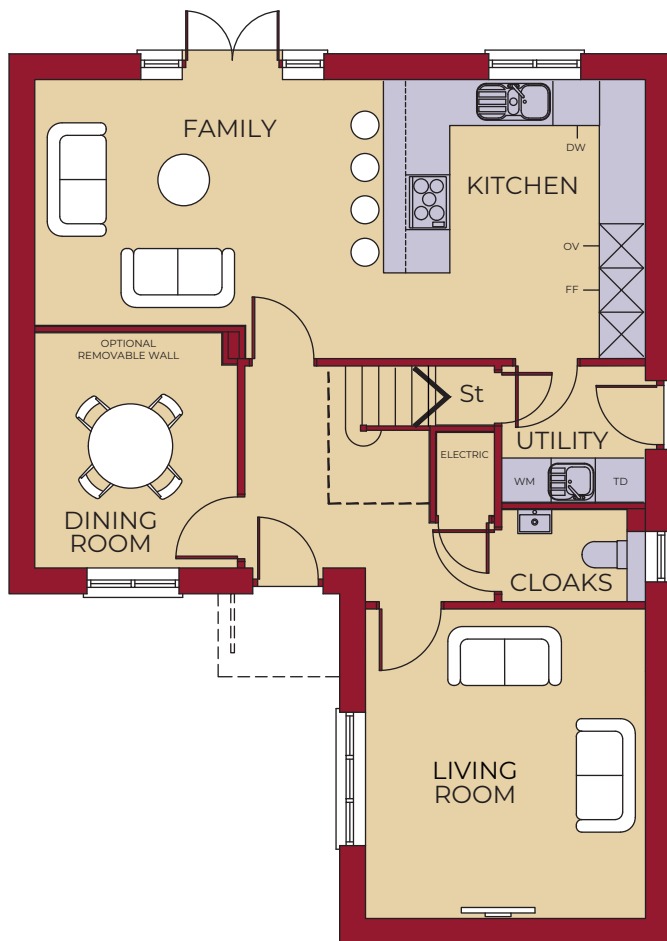
The ground floor features a spacious living room with a large window filling the room with natural light. At the heart of the home, the kitchen and family room open onto the garden through elegant French doors, creating the perfect setting for everyday living or entertaining. A formal dining room connects to the kitchen via sleek pocket doors, adding versatility to the layout. A practical utility room and cloakroom complete the ground floor.

Upstairs, a galleried landing leads to four double bedrooms, two with en suite bathrooms. The master bedroom includes stylish Hammonds fitted wardrobes, and a modern family bathroom serves the remaining rooms.

Blending thoughtful design with a sense of space and light, The Hawthorn offers an ideal balance of comfort and character.



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KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

The Hawthorn

4 BEDROOMS 3 BATHROOMS 1,571 FT²

GROUND FLOOR

LIVING ROOM	4150mm x 3750mm 13' 7" x 12' 4"
KITCHEN	3735mm x 3500mm 12' 3" x 11' 6"
FAMILY ROOM	4680mm x 3310mm 15' 4" x 10' 10"
UTILITY	1910mm x 1820mm 6' 3" x 6' 0"
DINING ROOM	3165mm x 2725mm 10' 5" x 8' 11"
GARAGE	5950mm x 5850mm 19' 6" x 19' 2"

FIRST FLOOR

MASTER BEDROOM	4010mm x 3760mm (inc. 'robes) 13' 2" x 12' 4" (inc. 'robes)
MASTER EN SUITE	2535mm (max) x 1600mm 8' 4" (max) x 5' 3"
GUEST BEDROOM	3750mm x 2970mm 12' 4" x 9' 9"
GUEST EN SUITE	2645mm (max) x 1200mm 8' 8" (max) x 3' 11"
BEDROOM 3	3570mm x 2420mm 11' 9" x 7' 11"
BEDROOM 4	2905mm x 2870mm 9' 6" x 9' 5"
BATHROOM	3100mm x 1935mm 10' 2" x 6' 4"



Our Green Agenda

A-RATED ENERGY EFFICIENCY

All new-build homes on our developments include:

- Solar Panels - converting the free energy of the sun into electricity for you to use around your home therefore reducing your electricity bills.
- A-rated Energy Performance Certificates - the higher the rating, the lower the energy bills for you. All our new homes will be A-rated to keep your costs down.

WORKING FOR WILDLIFE

- Bat & bird boxes across the homes on the development (ask our sales executive for plot specific locations).
- All gardens have hedgehog holes in the fencing and we use stock proof fencing, where appropriate, to encourage hedgehogs and other wildlife.
- The plants and trees in your gardens and open spaces have been specifically selected to promote biodiversity and encourage bees.

REDUCING YOUR CARBON FOOTPRINT

We all like it when things run smoothly... and cost less:

- Electric Vehicle Charging Points – either now or in the future running an electric vehicle will not only save you money but reduce carbon emissions.
- Your central heating system has dual zone controls and timing features so you can ensure it suits your lifestyle and doesn't waste energy.
- 100% of the bulbs in your home are energy efficient and we use LED spotlights in kitchens and bathrooms, which last longer and use less energy.
- In new-build homes, hi-therm lintels are used over the windows and external doors, and we install 150mm cavity wall insulation and extra loft insulation to minimise heat escaping.



Customer Journey

Buying an Archway home is unlike dealing with a large corporate company, when you buy from us you are buying from a small, dedicated team of individuals who have been brought together to build you the new home of your dreams and that journey starts the minute you first contact us.

VIEWINGS AND RESERVATION

All of our viewings are by appointment, this ensures we have enough time to understand your needs and help you make the right choice. Our sales advisor will explain everything about the homes including any financial liabilities and potential running costs. Not all our sites have show homes, but we have photography and video tours of previously built homes, and can point you in the direction of previous developments, so you can get a feel for what an Archway home might look like. We understand that buying off-plan is sometimes a leap of faith, so we will take the time with you to make sure we answer all of your questions before you make the decision to buy.

At the point of reservation, we will go through a very detailed process of full disclosure of all the important information about the plot, the site, the specification of your preferred home, and what extras are available to purchase. We believe that transparency is key to ensuring you make the right decision.

COMMUNICATION

Archway Homes have signed up with Spaciable, which is a 'pre-sales to aftercare' portal, allowing us to communicate with you via the portal as we progress together along the journey. Spaciable allows us to send you regular updates and also upload documents and certificates as they become available. We will also keep you regularly informed of likely moving dates, so you can start to pack and get ready for moving day.

DEMONSTRATION

Once the property has been signed off by the NHBC and/or Building Control, we will invite you to a home demonstration where our sales advisor will take you through the home room by room and explain how everything works. This is an ideal time to ask those important technical questions and get a feel for your new home.

Under the NHQB code all customers have the right to complete a pre-move in snagging

checklist, our Sales Executive will provide you with more information about this should you require it.

EXCHANGE OF CONTRACTS

Eight weeks after reservation, we hope that we will have exchanged contracts. This means that the house is legally secured and you are fully committed to buy as we are equally committed to sell. Your solicitor will advise of your legal liabilities at this stage, but this is the real milestone in buying any home.

HANDOVER

We have arrived at the big day! Once our solicitor confirms that all the monies are paid, we will arrange to meet you and hand over the keys, we will do final meter readings, and provide various certificates. The good news is most of the certificates will be uploaded onto the Spaciable portal for you to access any time during the first 2 years of ownership. After 2 years, these documents will be deleted so we recommend downloading them in order to retain them indefinitely.

CUSTOMER CARE

We understand that moving day will be a busy day followed by days of unpacking and arranging your new home, so we will leave you in peace. At the end of the second week of occupation, we will ask for your initial 14 day snagging list for you to identify any issues you have come across. Our dedicated customer care team will look after any identified snags or defects for the first two years following completion. After the first two years, you can be reassured that your new-build home is insured against structural defects by the NHBC for a further eight years.

FAQs

DO WE NEED AN APPOINTMENT TO VISIT THE DEVELOPMENT OR SHOW HOME?

Yes you do. Our sales centres are unmanned, so we request that you make an appointment via our office on 0800 612 3404.

ARE YOUR HOMES FREEHOLD OR LEASEHOLD?

All Archway homes are freehold.

IS THERE A MANAGEMENT CHARGE?

On Bailey Green, there will be a management charge to cover costs associated with selected road areas, selected drainage and biodiversity areas as shown on the Managed Areas Plan, which can be provided. Homeowners will have responsibility to maintain any shared areas e.g. pathways, selected road area and boundary treatments where applicable, as shown on individual Deed Plans. Ask our Sales Executive for a copy of the budget and plans associated.

I HAVE A HOUSE TO SELL, WHEN CAN I BUY A NEW ONE?

You can reserve an Archway home when you are either, not dependant on the sale of your home to finance your new one, or if your existing home has a sale progressing.

HOW MUCH IS THE RESERVATION FEE?

The reservation fee is £1,000, this reserves the property for you for the duration of the reservation period.

IS THE RESERVATION FEE REFUNDABLE?

Once we have taken your reservation, you have a 14-day cooling off period, in which your reservation fee is fully refundable. After the 14 days you will be entitled to a partial refund as per the terms of the reservation agreement.

HOW LONG IS THE RESERVATION PERIOD?

Our standard reservation period is 8 weeks which is why we need to make sure that you are in a position to proceed before you reserve.

WILL I NEED TO MOVE INTO RENTED ACCOMMODATION?

Depending on your personal circumstances and the timing of when you reserve your

new home, you may need to find alternative accommodation in between the sale of your existing home and the completion of your new home.

CAN I PERSONALISE MY HOME?

Whilst we do not offer a bespoke service, purchasers have the option to choose their kitchen, flooring, wall tiling and master bedroom wardrobes depending on the stage of build. There are also a small number of customer upgrades available, consult with the sales advisor for further information.

HOW LONG WILL IT TAKE TO BUILD MY HOME?

The time it takes to build a home will vary slightly dependant on size and any adverse weather or issues, however an average build time would be approximately 6-9 months.

CAN I VISIT MY HOME DURING CONSTRUCTION?

Whilst we understand that you will be excited with your new home purchase and keen to see inside, due to health and safety considerations we cannot allow visits until we invite you to a home demonstration before you move in. We will however send you regular updates during construction.

DOES MY HOME COME WITH A WARRANTY?

All new-build Archway homes come with a ten year structural NHBC warranty and two years' customer care provided by Archway Homes, details of which will be provided.

WHAT IS NOT COVERED UNDER WARRANTY?

General home maintenance such as changing lightbulbs, painting/decorating, shrinkage relating to the natural drying out process, and garden maintenance. Damage caused by the homeowner. Damage caused by severe weather. Full details will be provided.

ARE ARCHWAY HOMES REGISTERED WITH THE NHQB?

Yes. The New Homes Quality Code replaces the consumer code. This gives you as a purchaser additional piece of mind and protection. The code helps homebuyers understand the level of service and information you should receive from us, and gives you a point of redress in the event that something goes wrong. More information can be found at nhqb.org.uk

ABOUT

Archway Homes

Based near Chester and established in 2010, Archway Homes is a family run business founded on a passion for building high quality homes. The Archway team are a hand-picked group of professionals brought together to continue the established philosophy of building beautiful houses in desirable locations. The team focus on all elements of design and construction and take enormous pride in providing homes that delight modern day home buyers but retain traditional features which will stand the test of time.

We believe there are certain keys to success: -

- Our development locations, whether rural or urban, are chosen with great care using the criteria 'Would we like to live here?'.
- We only build smaller niche developments so creating exclusive environments where our customers can enjoy a sense of community.
- Our design team is constantly working to improve and enhance the layouts of our homes, incorporating an increasing number of features that make them energy efficient, in line with our A-rating promise.
- Our specification is regularly adjusted so that we offer a high-quality product with many 'extras' included as standard. Our goal is that our customers have a home ready to move into and enjoy from day one.
- Our ethos is quality, not quantity, so we ensure our site staff and subcontractors have the time to focus, throughout the build programme, on the standard of each individual home.
- This also enables our sales advisor the time for a more individual relationship with our customers, to enhance their customer journey.

Attention to detail, high specification and quality are intrinsic in all that we do and by concentrating on these the Archway brand has become well respected and sought after.

CONTACT US

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[@archway.homes](https://www.instagram.com/archway.homes)



HBF Home
Builders
Federation

NHBC

Archway Homes is a member of the House Builders Federation (HBF).

We follow the New Homes Quality Code (NHQC) which was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers.

All of our homes are covered by a 10 year National House Building Council (NHBC) warranty.

