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MORRIS



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The Meadow



A refreshing new beginning...

Welcome to The Meadow, an exclusive collection of beautifully designed homes on the fringes of Macclesfield. Blending timeless Edwardian and country-style architecture, The Meadow offers a perfect balance of stylish modern living and classic English charm.

Whether you're choosing your first home, seeking a peaceful retreat, more space for a growing family, or downsizing for an active retirement, The Meadow provides a welcoming and well-connected community of just 42 homes surrounded by miles of countryside.

With all the advantages of a semi-rural location and close to a great choice of restaurants, shops and retail parks, this thoughtfully planned development presents a unique opportunity to enjoy life in the heart of Cheshire.

All this, plus excellent transport links, top-tier schools, and abundant green spaces nearby combine to make The Meadow the perfect place to put down roots.



Well-connected in every direction.

The Meadow is easily accessible off London Road, close to the A523 and the Cheshire/Staffordshire border. While offering a relaxing setting, it's incredibly well-connected for travel for both business and pleasure.

Macclesfield station is on the West Coast Main Line, providing direct services to Manchester Piccadilly, Stockport, and Stoke-on-Trent. You can journey directly into London Euston in under two hours.

By road, the M6 motorway (Junction 18) is just 14 miles away for straightforward access to major cities across the Northwest and beyond, while Manchester Airport is a 14-mile drive north.

With easy access to Greater Manchester, Derbyshire and Staffordshire, The Meadow is ideal for commuting across counties, while all the advantages of the market town of Macclesfield are just a couple of miles from home.

A bustling market town

Macclesfield is a town full of character, set along the River Bollin at the edge of the Cheshire Plain. Once famous for its silk industry, the town's heritage can still be seen in its quaint streets and historic buildings.

Today, Macclesfield has a thriving high street with a great mix of independent boutiques, high-street favourites, and places to stop for a coffee break. The town's monthly Treacle Market is the place for artisan goods and fresh produce.

Macclesfield also has a strong local economy, with key employers like AstraZeneca, one of the world's largest pharmaceutical companies, and Arighi Bianchi, a renowned furniture retailer that has been part of the town for over 160 years.

Family first

Families will love the variety of schools in the area making The Meadow a great

place to raise children. From early years nurseries such as Busy Bees, Footprints Day Nursery, and Nina's Montessori, to well-regarded primaries like Ash Grove Academy and Marlborough, and renowned secondaries including The Fallibroome Academy and All Hallows Catholic College, there's a broad choice of educational opportunities for children of all ages.

Outside school, the town has a strong community feel with plenty of local activities, clubs, and events for families to feel at home, ranging from weekend sports clubs and after-school activities to local festivals where you can enjoy time together.

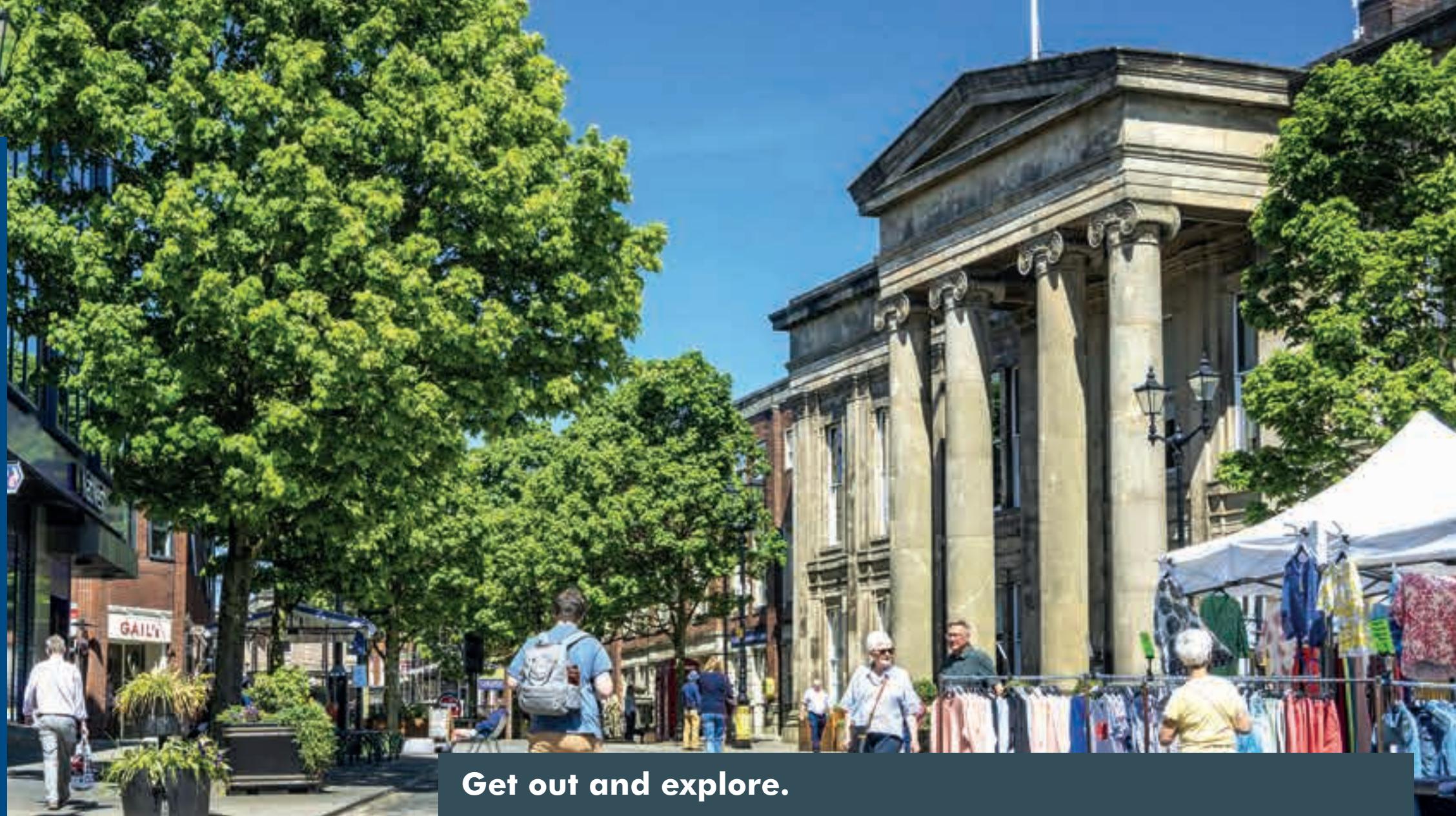
Leisure, Sport & the Great Outdoors

The Meadow is a great location for going out and about to explore Macclesfield Forest, the Peak District, Bosley Reservoir Circular and, even closer to home, Sutton Reservoir. For

those who enjoy hiking, cycling, or simply taking in the views, the surrounding landscape provides endless opportunities for getting out into the fresh air. The nearby Tegg's Nose Country Park is a fantastic place for a walk with stunning views over the Cheshire Plain.

Fitness enthusiasts are spoilt for choice, from the nearby Macclesfield Leisure Centre to Everlast Gym or Bollington Health & Leisure. Sports lovers of all abilities can discover local clubs for football, badminton, rugby, tennis and more, including golf at The Tytherington Club or Macclesfield Golf Club.

For something a little different, take time out to explore Macclesfield's canal network or spot the local wildlife at Danes Moss Nature Reserve. Whether you want to get out and be active, entertain at home, or sit back and relax, The Meadow puts you in the perfect position to enjoy it all.



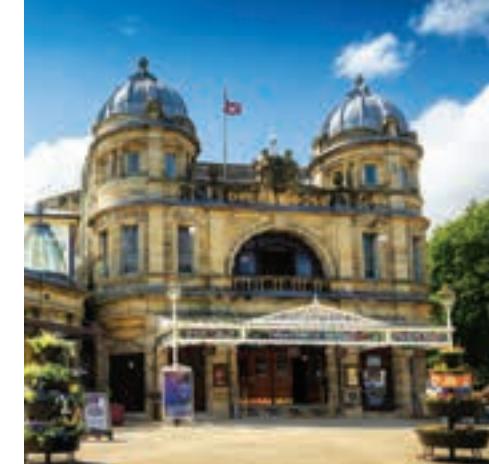
Get out and explore.



Stoke-on-Trent.

Famous for its pottery heritage, Stoke-on-Trent is home to renowned ceramic museums, factory outlets, and shopping villages.

It's a great place for discovering fine craftsmanship, factory tours, and cultural attractions like the Gladstone Pottery Museum and Trentham Gardens. A great spot for history lovers and shoppers alike.



Buxton.

A beautiful spa town in the heart of the Peak District, known for its stunning Georgian architecture, natural mineral water springs, and the historic Buxton Opera House.

Take a stroll through Pavilion Gardens or explore Poole's Cavern, an ancient limestone cave.



Manchester.

A dynamic and vibrant city with world-class shopping, museums, music venues, and sporting events.

Whether you're looking for culture, nightlife, or entertainment, Manchester offers everything from Premier League football matches to theatre performances at The Lowry. This city has it all!

Think differently and the result is something spectacular.

We know that it takes more than a house to make a home. A home requires love, care, and that little bit of magic that you can sometimes see, and always feel.

That's why we don't just build houses for our customers. We create places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out - spaces equipped for modern lifestyles which are comfortable, easy to live in and take into consideration life's practical demands. But we look beyond the home too. We consider the whole environment, creating natural landscapes and wonderful surroundings that you'll enjoy coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual, and that "just feel right".

"We are first time buyers and cannot fault the team at Morris Homes."

– Grace, Bartle Meadows

"The quality of the homes that Morris build is truly impressive – the attention to detail, design, and craftsmanship is clear from the moment you walk through the door."

– Christopher, Greenmount Manor



A collection of energy efficient premium homes.



- 1 Morris homes are built to exacting performance levels making them up to 71% more energy efficient than traditional Victorian homes, generating considerable savings on fuel and water bills against less energy efficient homes from this period.
- 2 According to the National Home Improvement Council, carrying out just basic improvements on a Victorian home to meet modern standards of energy efficiency can cost thousands of pounds.
- 3 Through modern efficiencies in a new Morris home, the average water consumption per person, per day is reduced by 25%* compared to an older Victorian home.

See how the energy efficiency of a new home compares with an older home.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus)	A	
(81 - 91)	B	
(69 - 80)	C	
(55 - 68)	D	
(39 - 54)	E	
(21 - 38)	F	32
(1 - 20)	G	37
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

A traditional Victorian home...

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus)	A	
(81 - 91)	B	
(69 - 80)	C	
(55 - 68)	D	
(39 - 54)	E	
(21 - 38)	F	86
(1 - 20)	G	87
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

A Morris home...



From the architect.

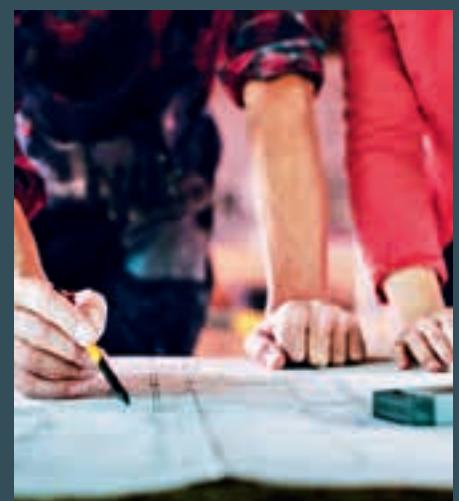
Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

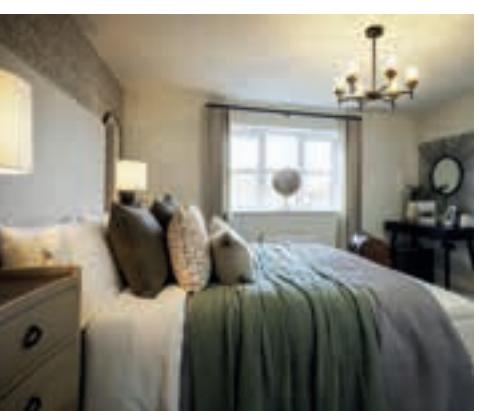
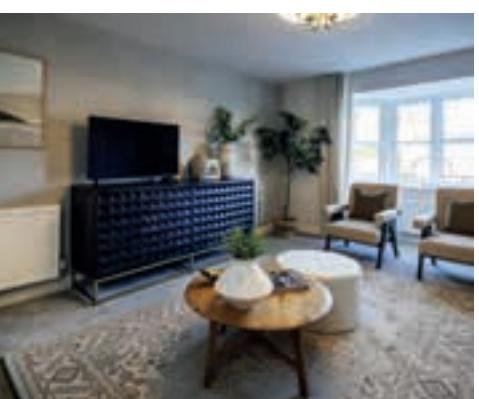
At The Meadow we've ensured that our homes remain interesting, varied and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

We felt it was important for The Meadow to complement the natural environment as well, which is why our landscaping uses a diverse range of mature trees and plants to create established green spaces that feel part of the wider area.

Inside, the variety continues. Some homes have been designed to feature beautiful vaulted ceilings, which give a light and airy feel to a room as well as that elusive wow factor every customer desires.

With all Morris homes, every single square metre of space has been considered so we make the best use of it.





Experts in interiors.

With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.

Handpicking our fixtures and fittings from prestigious names such as Neff and Amtico, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.



Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

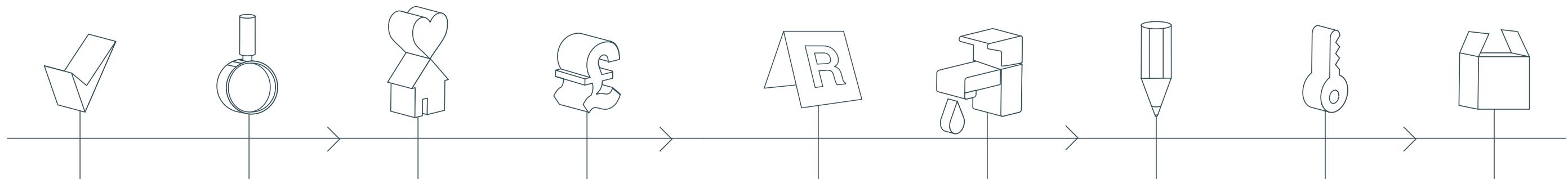
It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as Granite worktops, that can really bring your style to life.



With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.



The buying process at a glance.

Visit the site
To really get a feel for the vibrancy of the local area and the countryside beyond, pay a visit to The Meadow. As well as discovering more about the site, the layout and the styles of homes, you can get to grips with nearby places and their amenities.

Look around show home
We love to show off our show homes. They're here to inspire and surprise you. With beautiful interior decor and attention to detail it's your chance to see the quality that sets our homes apart. Look around, and start to imagine what it will look like with your furniture in it.

Choose your home
We have a collection of beautiful family homes to choose from at The Meadow. And only you can decide which best suits you. Consider the number of bedrooms, or whether you'd like a larger garden.

Make financial provision
Speaking to a Mortgage Advisor before you buy your new home can be really useful. If you haven't spoken to one already our Sales Advisors can put you in touch, and they can advise you on the amount you can borrow.

Reserve your home
The process is quite straightforward. First, you must have either sold your current home (subject to contract), opted for our Part Exchange or Smart Move scheme or, if you're a first time buyer, have a mortgage in principle. A small reservation fee will be required and then you'll have 28 days before you need to pay a 10% deposit.

Select fixtures & fittings
Now's the time to personalise your home. Your Sales Advisor will run through the options available to you like kitchen worktops and cupboards and bathroom fixtures and fittings. Every Morris home comes with high specification appliances and fittings from partner brands such as Neff, but you can enhance your new home further with additional extras.[†]

Sign paperwork
This is it, all that dreaming has led you to this exciting moment. Put pen to paper and your new Morris home is yours! All the paperwork will be with your solicitor; just arrange a time to sign.

Collect keys
When you collect the keys to your new home it all feels very real and so incredibly exciting! Your keys will be waiting for you in the Marketing Suite on the day you complete.

Move in
The big day! A day of utter excitement mixed with (we won't lie) a lot of physical work. It's true that moving all of your belongings into your new home can be tiring. But once you're in, you can unpack at your leisure and it's the start of an exciting future in your new Morris home.

[†]Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.



Here to support you

Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Mortgage Advisor if you use one.

Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (LABC or NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you, the Site Manager will become your main point of contact for the following 7 days as you settle in.

Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

