

# Haslington Gate.



**open door**  
by Halton Housing



# Come on in.





# Welcome to Haslington Gate, where the highest quality and specification meets modern, spacious and energy efficient living.

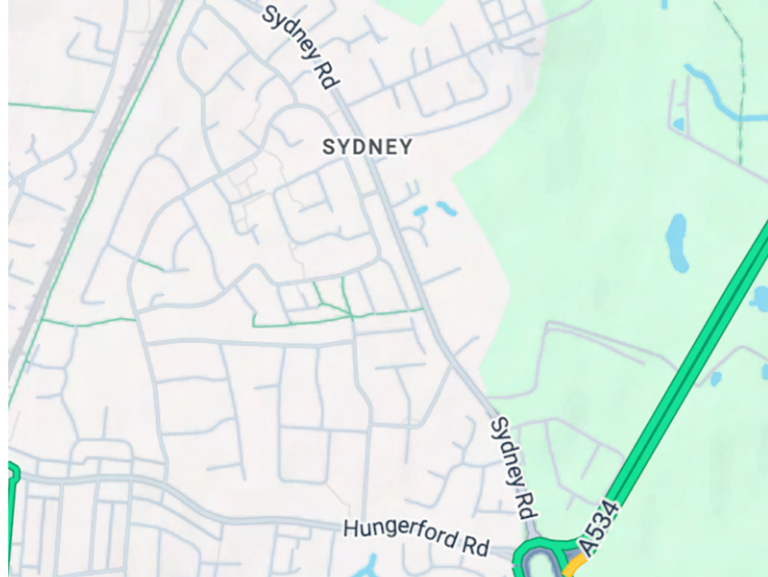
Nestled in the charming village of Haslington, Cheshire, this exceptional new development sits at the heart of a lively and well-regarded village community.

Our Shared Ownership homes are thoughtfully designed to offer generous living space for all. Haslington Gate offers a selection of two- and three-bedroom homes across two house types. Whether you're seeking quiet evenings curled up indoors or hosting gatherings with loved ones, these homes provide the perfect backdrop for creating lasting memories and embracing life to the fullest.

# Location.

Haslington is a lovely Cheshire village, tucked just northeast of Crewe and within easy reach of Sandbach, Alsager, and Nantwich. With its friendly atmosphere and closeknit feel, the village is surrounded by charming towns yet has plenty to offer on its own. Local spots like Yoxall Village Hall and Gutterscroft Community Centre bring people together for events, classes, and community gatherings, making Haslington a welcoming place to live or visit.

Essential amenities include supermarkets, a dentist, NHS health centre, pharmacy, and GP surgery, all within one mile, making it a well-equipped and connected place to live.



If you're after a relaxed meal or a drink, the Hawk Inn on Crewe Road is a great spot. It's a lively, welcoming pub with plenty of character. The building itself goes back to the 16th century, when it was a coaching inn used for stabling horses, and local legend even says Dick Turpin once stopped by.

Looking for a family day out? Lakemore Farm on Clay Lane is perfect. You can get hands on with the animals, wander scenic nature trails, let the kids loose in the indoor and outdoor play areas, or just relax with a picnic and a coffee from the cosy café. A short drive away, Wheelock Farm has plenty going on for all ages, whether you're little or just young at heart. If you head



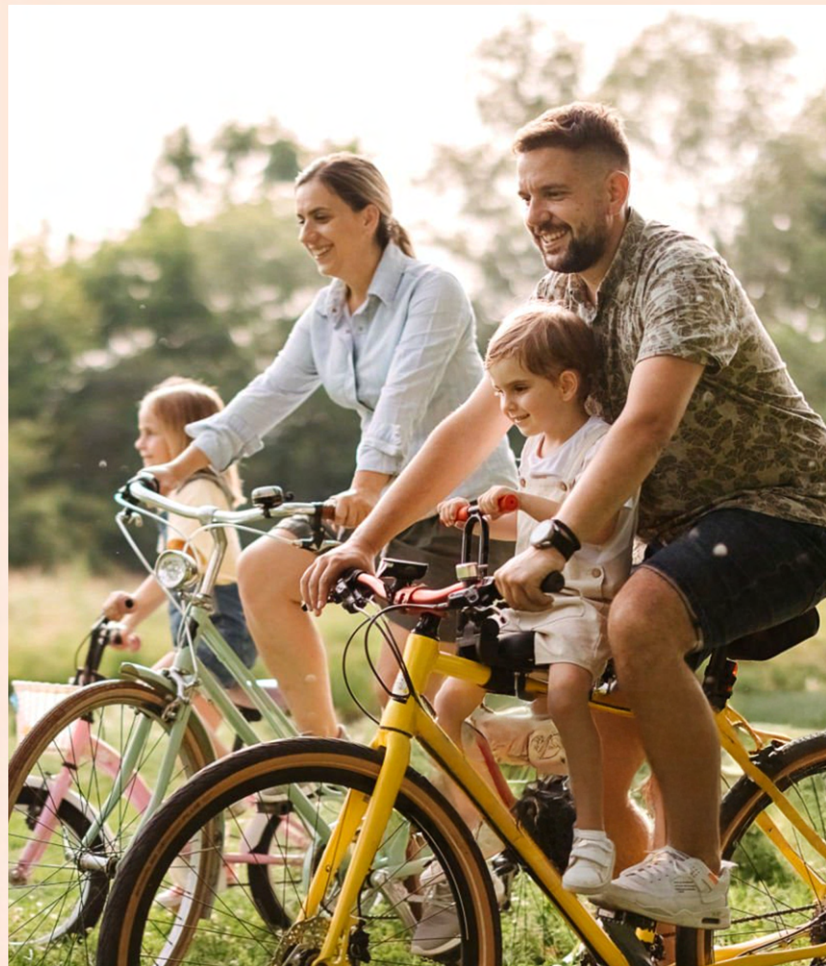


into Crewe, you'll be spoilt for choice: catch a film at the Odeon, challenge friends to a game of bowling, or enjoy a show at the historic Lyceum Theatre.

Haslington has some great options when it comes to schools. The village is home to two primaries. The Dingle and Haslington Primary, both part of the Sandbach Education Partnership and linked to Sandbach School and Sandbach High School. The Dingle was rated Outstanding by Ofsted in 2023, while Haslington Primary earned a solid Good. For secondary education, Sandbach School (for boys) and Sandbach High School (for girls) also hold good ratings, offering

supportive environments and ambitious curriculums that help students thrive.

Haslington enjoys excellent connectivity, with bus routes linking the village to Crewe, Northwich, Macclesfield, and Hanley. Its close proximity to Crewe provides easy access to frequent train services to Manchester and London via Crewe station. The nearby M6 motorway (junctions 16 and 17) enhances road travel, while Manchester Airport less than 30 miles away offers convenient options for international travel.





# Specification.

Homes at Haslington Gate offer the perfect blend of style, space, and comfort. Crafted with high-quality materials and smart, energy-efficient systems, each home features premium fixtures and finishes that promise durability and timeless appeal.

Key features include:

- **Symphony fitted kitchen with soft close doors and drawers**
- **Induction or ceramic hob with electric oven, extractor fan & splashback**
- **Ideal Logic combi boiler**
- **Integrated Electrolux 70/30 fridge freezer**
- **Electrolux Dishwasher (3 bed homes only)**
- **Luxury bathroom sanitaryware, with full height Porcelanosa tiles**
- **Flooring to wet areas**
- **Garden laid to lawn, fully fenced with a flagged patio area**
- **Driveway parking**
- **Solar PV roof panels**
- **External lighting**
- **Outside tap**

\*Specification is subject to change and may vary dependant on plot, house, and tenure type.



According to the Home Builders Federation, on average, energy bills for new build homes are 58% cheaper. The monthly average energy bill for a new build property is £109, whereas the bill for existing property is £245 – that's a saving of £136\* per month or £1,632 per year. Those that buy a new build house specifically see even greater annual savings.



These homes feature solar panels which will help you save money on your electricity bill. Please speak to our Sales team for more information.



For illustration purposes. Features and specifications vary according to house type.

2 bedroom

# The Oakdene.

Spanning 650 sq. Ft. the Oakdene is a beautifully crafted two-bedroom home that offers a smart and open plan kitchen, making excellent use of space throughout. Designed with modern living in mind, it's ideal for working professionals, first-time buyers, or those looking to downsize.

On the ground floor, you'll find a sleek open-plan kitchen area fitted with integrated appliances, perfect for cooking and entertaining. A spacious dining and living room flows seamlessly from the kitchen, with doors that open out onto a rear patio and lawned garden creating a wonderful indoor-outdoor living experience. A convenient downstairs cloakroom and thoughtful layout add to the home's practicality.

Upstairs, there are two generous double bedrooms and a well-appointed bathroom. The principal bedroom features a large built-in storage cupboard, which could be used as a walk-in wardrobe! Every detail of The Oakdene has been carefully considered to provide comfort, style, and functionality.

Room	Size	
<b>Ground floor</b>		
Lounge/Dining	3.9m x 3.7m	12'9" x 12'2"
Kitchen	3.9m x 3.6m	12'9" x 11'9"
Cloakroom	1.0m x 1.8m	3'3" x 5'10"
<b>First floor</b>		
Principal Bedroom	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	2.8m x 2.5m	9'2" x 8'2"
Bathroom	2.2m x 1.9m	7'2" x 6'6"
Landing	2.4m x 2.0m	7'10" x 6'6"

Measurements are estimates.

## Floorplan



Plots: 12 & 13





## 3 bedroom

# The Lymewood.

Step into The Lymewood, a spacious and thoughtfully designed 3-bedroom home measuring approx. 1053 sq. Ft tailored for the needs of today's modern family. From the moment you enter, you're greeted by a light-filled kitchen and dining area, complete with integrated appliances and a striking floor-to-ceiling glazing that floods the space with natural light.

Just off the welcoming hallway, discover clever under-stair storage, a convenient downstairs cloakroom, and a generous open-plan family room. This inviting space features patio doors that lead out to a rear garden-fully turfed and complete with a paved area, ideal for relaxing or entertaining after a busy day.

Upstairs, two well-proportioned bedrooms and a sleek family bathroom offer comfort and flexibility. The third and principal bedroom is a true sanctuary, boasting a luxurious en-suite and a design that blends sophistication with practicality. Crafted with modern lifestyles in mind, this home provides ample room and comfort for families to grow and thrive.

Room	Size	
<b>Ground floor</b>		
Lounge	5.7m x 3.7m	18'8" x 12'1"
Kitchen/Dining area	4.58m x 3.2m	15' x 10'6"
Cloakroom	1.0m x 1.8m	3'3" x 5'10"
<b>First floor</b>		
Principal Bedroom	4.95m x 3.86m	10'1" x 12'7"
Bedroom 2	4.03m x 2.73m	13'2" x 8'11"
Bedroom 3	2.93m x 2.34m	9'7" x 7'8"
En-suite	1.86m x 2.11m	6'1" x 6'11"
Bathroom	2.0m x 2.18m	6'6" x 7'1"

Measurements are estimates.

## Floorplan



Plots: 3 & 4





# Site Plan.



■ Limewood 3 & 4



■ Oakedene 12 & 13

## About Shared Ownership

Buying with Shared Ownership, provides an accessible way to buy a home, giving you a flexible, low-deposit step on to the property ladder. It's a great way to get onto the housing ladder and costs are usually lower than other home ownership options. Based on what you can afford, when you buy a Shared Ownership home through Open Door by Halton Housing, you buy a share in a home and pay a reduced rent on the share that you don't own. Halton Housing owns the share that you rent.

Buying a percentage of your home means a lower deposit and smaller mortgage is needed. Shares range from as low as 10% up to 75% initially, with the option for you to buy more once you've moved in, usually up to 100%.

You could be eligible to buy a Shared Ownership home if:

- You are at least 18 years old
- Your annual household income is less than £80,000
- You are unable to afford a home suitable for your housing needs on the open market
- Either you're a first-time buyer, you don't own your own home, or you already own a home and would like to move
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges
- Your chosen Shared Ownership home is affordable and sustainable for you.

Please note: homes are allocated on a first come first served basis. All applicants must meet the criteria outlined in our sales policy regarding Shared Ownership eligibility, affordability, minimum deposit, adverse credit, cash buyers and lender deposit, terms and rates.

For more information, please speak to a member of the Sales Team.

## 1% Staircasing

For shared owners who have bought a home at Haslington Gate, you'll be able to staircase 1% each year with no admin fees or RICS (Royal Institute of Chartered Surveyors) Valuation needed. This will make it easier for you to staircase without needing additional lending or mortgage fees.

You can staircase 1% each year in this way for up to 15 years from the date of purchase.

## Repairs allowance

There is a 10 year 'initial repair period' starting from the lease start date which applies while you own less than a 100% share in the home. In the initial repair period, you'll be able to claim costs up to £500 a year from your landlord to help with essential repairs or replacement (if faulty) of:

- Installations in the home for the supply of water, gas and electricity (including basins, sinks, baths and sanitary devices but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity such as ovens or washing machines), pipes and drainage
- Installations in the home for space heating and water heating

If you do not claim the full repairs allowance in one year, a maximum of one year's allowance will roll over to the following year.



## About us

Open Door by Halton Housing is the home ownership arm of Halton Housing; we build and sell quality homes for shared ownership, rent to buy and outright sale.

Halton Housing is an award-winning housing association, with over 7,000 homes across Runcorn and Widnes in Cheshire and now expanding geographically across the North West. We're known for our innovative approach – strengthening our reputation as a landlord of choice in the borough and beyond.

Our purpose is to improve people's lives. Specialising in affordable home ownership, the Open Door by Halton Housing team love nothing more than finding a property that's just right for you. We work closely with you to find out what your needs and aspirations are and which options will work best for you.

Our team bring together years of knowledge and experience from working in the property industry. We're an honest, trustworthy and approachable team. Our Sales Negotiators are highly experienced, so please get in touch if there is anything we can do to help you with your search for your new home.

Open Door by Halton Housing maintains a policy of continuous improvement. As a result, all information including internal layouts, images, build materials and specification is included as a guide only and is correct at the time of going to press. The company reserves the right to alter any of the information included at any time as it sees fit and without notice. This does not constitute or form any part of a contract or sale. Please contact the sales team for the most up-to-date information on homes available at this development.

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**0303 333 0101**

**[sales@haltonhousing.co.uk](mailto:sales@haltonhousing.co.uk)**

**[opendoor-homes.co.uk](http://opendoor-homes.co.uk)**



Open Door by Halton Housing is a trading name of Halton Housing and Open Solutions (OSUK) Ltd. Halton Housing is a charitable housing association registered under the Co-operative and Community Benefit Societies Act 2014. (Community benefit society number: 7744). Open Solutions (OSUK) Ltd is a company incorporated in England and Wales (company number: 082777320).