HOLT PLACE

SALE, MANCHESTER

BLUEOAK
ESTATES

Welcome to Holt Place

An exclusive collection of just four beautifully designed homes, Holt Place is tucked away in one of Sale's most sought-after residential settings. Each home has been thoughtfully arranged over three spacious floors, offering four generous bedrooms, flexible living spaces and a carefully considered layout designed to adapt to modern family life, whether that's working from home, hosting, or simply enjoying more room to relax.

At Holt Place, design is about more than just appearance. Light-filled interiors, high-quality finishes and energy-efficient features come together to create homes that are both practical and enjoyable to live in, now and for years to come. As locations go, Holt Place strikes the perfect balance. A peaceful setting within easy reach of Sale's thriving town centre, excellent schools and green open spaces, all with convenient access into Manchester city centre.

Space to Grow.
A Place to Belong.

Specification



Specification

External doors and windows

- Partially glazed entrance door with brushed chrome ironmongery
- Sash UPVC windows with brushed chrome ironmongery finished in white; selected windows to be obscured glazed
- Sliding 3-pane patio doors with brushed chrome ironmongery
- Velux rooflights

Internal doors and joinery

- Three panel traditional white door
- Brushed chrome ironmongery fitted to all doors with thumb-turn locks provided to wet rooms
- 5" Ogee profile skirtings and architraves throughout

Internal finish

- Ceilings finished in matte white emulsion
- Walls finished in a soft taupe matt emulsion. Bathrooms in white.
- Straight lay Luxury Vinyl Tile (LVT) flooring in oak finish to be fitted throughout the ground floor (with exception to the formal lounge).
- Carpet to be fitted to the formal lounge and all bedrooms.
- Tiling to all bathroom and en-suite floors.

Plumbing, heating and ventilation

- Gas fired Worcester BOSCH Greenstar 8000 boiler
- Baxi assure shower heat recovery unit (SHRU)
- Ground floor feature white 3-column style radiators
- Panel radiators to first and second floors
- Utility water connection point for washer & tumble dryer
- Heated chrome towel rails in utility, bathrooms and en-suite with 'summer settings' to allow independent operation

Kitchen

- Shaker kitchen units with style options available subject to build stage
- Silestone quartz worktops with cut out sink and grooved drainer to sinks
- Silestone splash backs
- Inset sink bowl
- BOSCH touch control ceramic hob with downdraft extractor
- BOSCH multifunction oven
- BOSCH integrated microwave
- BOSCH fully integrated dishwasher
- BOSCH full height Integrated fridge
- BOSCH full height integrated freezer
- Boiling hot water tap
- Wine fridge

Bathrooms and en-suites

- Armera basin & vanity unit with mixer tap
- White porcelain toilet with back to wall cistern and soft-close seat
- Shower with Aqualla drench shower head
- Bath in family bathroom
- Egg shaped bath in master en-suite
- Signature two-fold bath screen
- Demisting mirror with lighting and shaver socket
- Heated towel radiator
- Wall tiling to be fitted as follows: full height over baths and within shower enclosures, half height to other walls with sanitaryware fitted

Electrical

- Brushed chrome sockets and switch faceplates
- USB charging ports to living areas, kitchen and bedrooms
- BT points to be provided to living areas and master bedroom
- Ultrafast high speed WIFI via full fibre connection (up to 1Gbps)
- SKY point to living areas
- TV points to bedrooms
- Energy efficient LED downlights to living, kitchen, bathroom & en-suite
- Energy efficient pendant drop lighting to all other locations
- External wall lights to balconies and terraces
- Photovoltaic panels to roof

External works

- Landscaping to garden areas
- Smooth paving flags to ground floor terraces

Security

- Mains powered smoke and heat detectors where required with battery back-up
- Security alarms fitted to all homes
- All windows and doors to comply with enhanced security standards

Energy Saving Summary

- Electric vehicle charging points
- Photovoltaic panels to roof
- Baxi assure shower heat recovery unit (SHRU)
- A-rated EPC
- A-rated applicances throughout
- High performance insulation

Warranty

- All homes come with the benefit of a ten-year Architects certificate from the date of completion



Internal

A home should reflect the way you live, thoughtfully designed, beautifully finished and ready to be enjoyed from the moment you arrive. At Holt Place, each home has been carefully considered to offer a seamless blend of style, comfort and practicality.

Modern family life has shaped every aspect of the design. Generous, light-filled living spaces flow effortlessly, with Velux windows drawing in natural light and enhancing the sense of openness throughout. A separate family room and a more formal lounge provide the flexibility to come together or enjoy quieter moments apart, while a dedicated study area offers the perfect space for working from home.

Upstairs, the master suite has been designed as a true retreat, complete with a walk-in wardrobe and private en-suite, creating a calm and considered space to unwind. Across the home, well-planned storage ensures there is plenty of room to keep everyday life organised and clutter out of sight.

Flexible layouts provide the freedom to adapt as life evolves, whether that’s entertaining, growing as a family, or simply enjoying more space to relax. With homes fully finished and ready to move into, Holt Place offers a sense of ease and reassurance, allowing you to settle in from day one and start enjoying your new home without compromise.









Kitchen

The heart of the home deserves special attention, and at Holt Place, the kitchens have been designed to rise effortlessly to every occasion. Spacious and contemporary in their design, they provide the perfect setting whether you're preparing everyday meals or hosting family and friends.

At the centre of each kitchen, a stylish island creates a natural focal point offering additional workspace, generous storage and a place to gather, making it as practical as it is sociable. Thoughtfully laid out to maximise both functionality and flow, the kitchens offer ample worktop space and clever storage solutions, ensuring everything has its place while maintaining a clean, uncluttered feel.

A separate utility room, with direct access to the garden, allows the main kitchen space to remain sleek and organised, ideal for busy family life and everyday convenience. Fully equipped with Bosch appliances, including an oven, touch control hob, microwave, fridge freezer and dishwasher, the kitchens combine reliability with ease of use.

Silestone quartz worktops, complete with matching upstands and splashbacks, bring a refined finish while offering durability for day-to-day living. The result is a space that feels as good to use as it looks, practical, elegant and ready for whatever the day brings.

Bathroom

Elegant design has been carefully combined with practical family living to ensure every day begins and ends in comfort. Across Holt Place, bathrooms have been thoughtfully positioned to offer both convenience and privacy, with en-suites to multiple bedrooms alongside a well-appointed family bathroom and additional ground floor WC.

Each space has been finished to a exceptional standards, featuring contemporary sanitaryware, designer tiles and sleek, concealed fittings that create a clean, refined aesthetic. Waterfall showers provide a spa-like experience, while carefully considered layouts ensure these spaces work effortlessly for busy mornings and more relaxed routines alike.

The master suite offers a sense of indulgence, complete with its own luxurious en-suite, a calm, private space designed for unwinding at the end of the day. Throughout, the focus remains on delivering bathrooms that are both beautiful and practical, bringing a touch of everyday luxury to family life.





Location

About Sale

Situated within one of South Manchester's most desirable neighbourhoods, these beautifully designed homes place you at the heart of a thriving town known for its excellent schools, green open spaces and welcoming, family-friendly atmosphere.

Sale town centre is just a short distance away, offering a great mix of independent shops, cafés, restaurants and everyday essentials. From relaxed weekend brunches to evening meals with friends, everything you need is close at hand. For those who enjoy the outdoors, nearby highlights such as Worthington Park, the Bridgewater Canal and Sale Water Park provide the perfect setting for walks, cycling and family days out.

Connectivity is another key part of life here. With the Metrolink offering direct access into Manchester city centre, along with strong road links across the region, Holt Place is ideally positioned for both work and leisure.

Combining a well-established community feel with modern convenience, Sale continues to be one of the most sought-after places to live in Greater Manchester, and it's easy to see why.

Useful Amenities

Washway Road Medical Centre
0.2 miles | 1 minute drive | 4 minutes

Boots Pharmacy
0.5 miles | 3 minute drive

Sainsbury's Supermarket
0.7 miles | 4 minute drive | 15 minute walk

Sale Metrolink Station
1 mile | 5 minute drive | 20 minute walk

Worthington Park
0.7 miles | 3 minute drive | 12 minute walk

Sale Water Park
2 miles | 6 minute drive

M&S Food
0.4 miles | 1 minute drive | 8 minute walk





Nearby

Altrincham
Just a short drive from Sale, Altrincham is one of South Manchester's most popular destinations. Known for its award-winning Market House, you'll find a vibrant mix of independent food vendors, artisan coffee spots and stylish bars. The town also offers a great selection of boutiques and high street favourites, making it a go-to for weekend browsing or relaxed evenings out.

Manchester City Centre
Only a short Metrolink journey away, Manchester city centre offers everything you could need, from world-class shopping at Selfridges and Harvey Nichols to theatres, galleries and an ever-evolving food and drink scene. Whether it's a night out, a day shopping or cultural experiences, it's all within easy reach.

Chorlton
A short distance from Sale, Chorlton offers a slightly more laid-back, village-style feel with a strong sense of community. Known for its independent cafés, delis and green spaces, it's a popular spot for weekend brunches and relaxed afternoons.

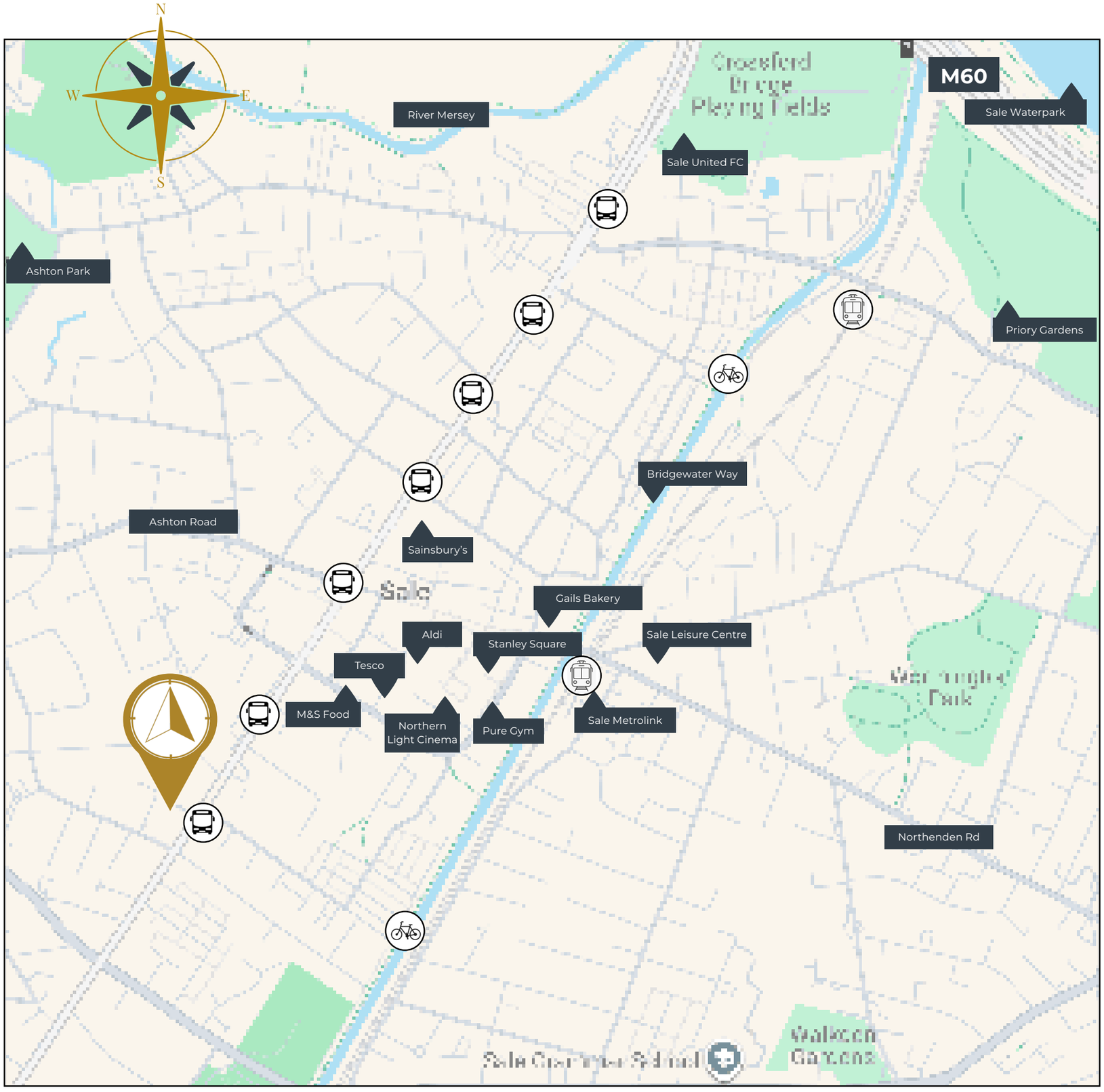
Trafford Centre
For a more extensive shopping experience, the Trafford Centre is just a short drive away. With a wide range of retail stores, restaurants, cinema and leisure activities, it's ideal for family days out or when you need everything in one place.

The Cheshire Countryside
For a more extensive shopping experience, the Trafford Centre is just a short drive away. With a wide range of retail stores, restaurants, cinema and leisure activities, it's ideal for family days out or when you need everything in one place.

Transport

Well positioned for commuting and travelling, Holt Place benefits from excellent transport connections. Sale Metrolink station is within easy reach, offering frequent services into Manchester city centre and beyond, making daily travel simple and convenient.

The nearby M60 motorway provides quick access to the wider motorway network, connecting you to Manchester Airport, the Trafford Centre and key destinations across the North West. For those travelling further afield, Manchester Airport is just a short drive away, offering both domestic and international flights.



Food and Drink

The Boathouse, Sale Water Park
3.3 miles | 10 minute drive
Bar & Grill with panoramic views across Sale Water Park

Blanchflower, Standley Square
0.6 miles | 2 minute drive | 9 minute walk
Great lunch venue with own in-house bakery

Ceresis, Sale Moor
1.5 miles | 6 minute drive
Serves italian tray bake pizzas with a great following

The Fat Loaf, Ashton Upon Mersey
0.9 miles | 4 minute drive
A warm and welcoming pub serving tapas and al a carte food

Grapefruit Coffee, School Road
0.8 miles | 3 minute drive
A popular, friendly neighbourhood Coffee Shop next door to Sale Metrolink

Gail's Bakery
0.6 miles | 2 minute drive
A warm and welcoming pub serving tapas and al a carte food

Sport and Leisure

Sale Leisure Centre
0.9 miles | 4 minute drive

Everlast Gym, Washway Road
0.7 miles | 4 minute walk | 1 minute drive

Sale Water Park
3.4 miles | 11 minute drive

Sale Golf Course
1.6 miles | 7 minute drive

Sale United Football Club
1.7 miles | 7 minute drive

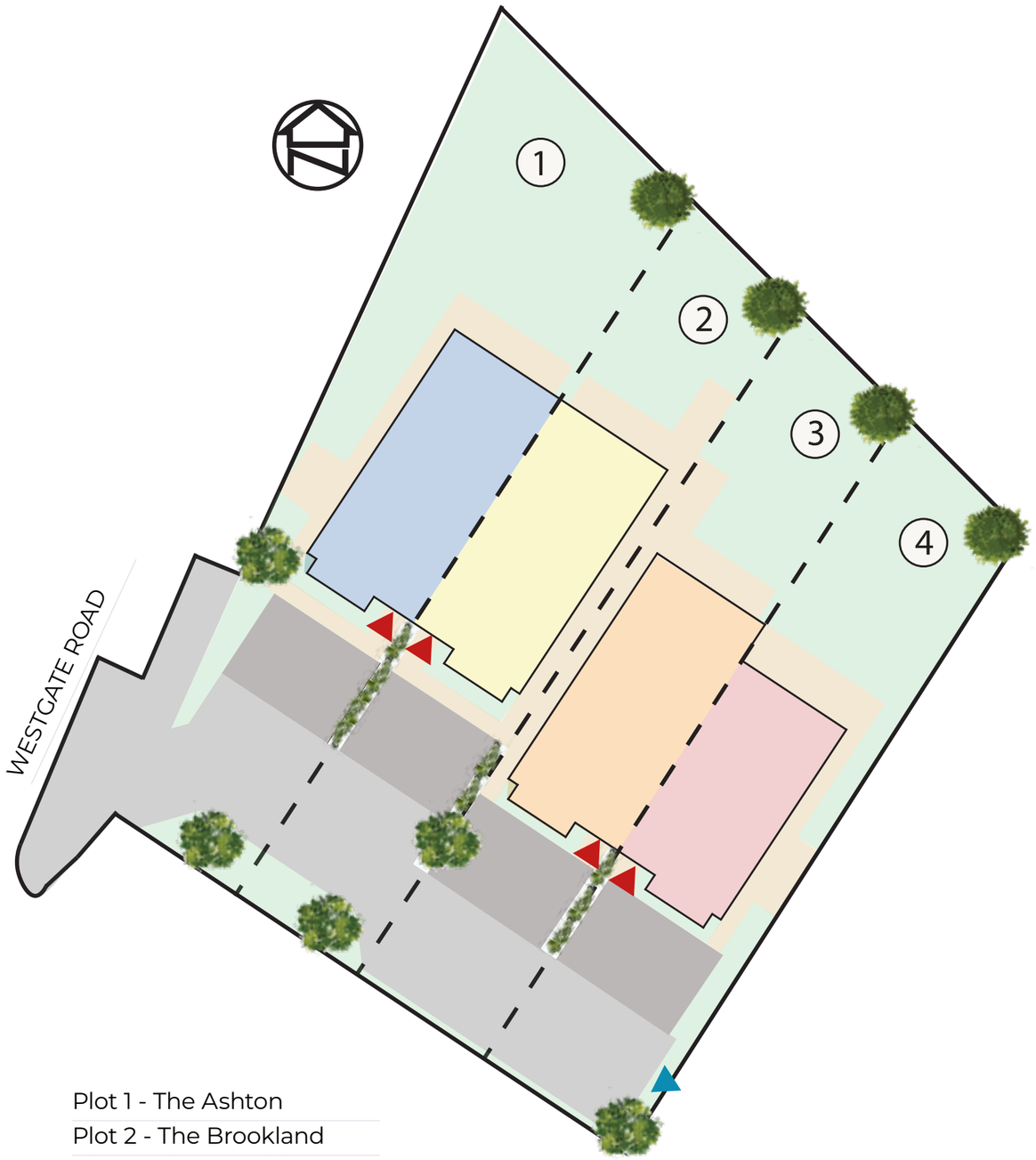
Transport

Sale Metrolink
0.9 miles | 4 minute drive | 8 minute walk
Services to Manchester every 12-15 minutes

Manchester Airport
9.8 miles | 18 minute drive | 16 minute walk

Liverpool City Centre
33 miles | 49 minute drive

Beautifully Considered. Life Made Simpler.



Plot 1 - The Ashton
Plot 2 - The Brookland
Plot 3 - The Worthington
Plot 4 - The Bridgewater

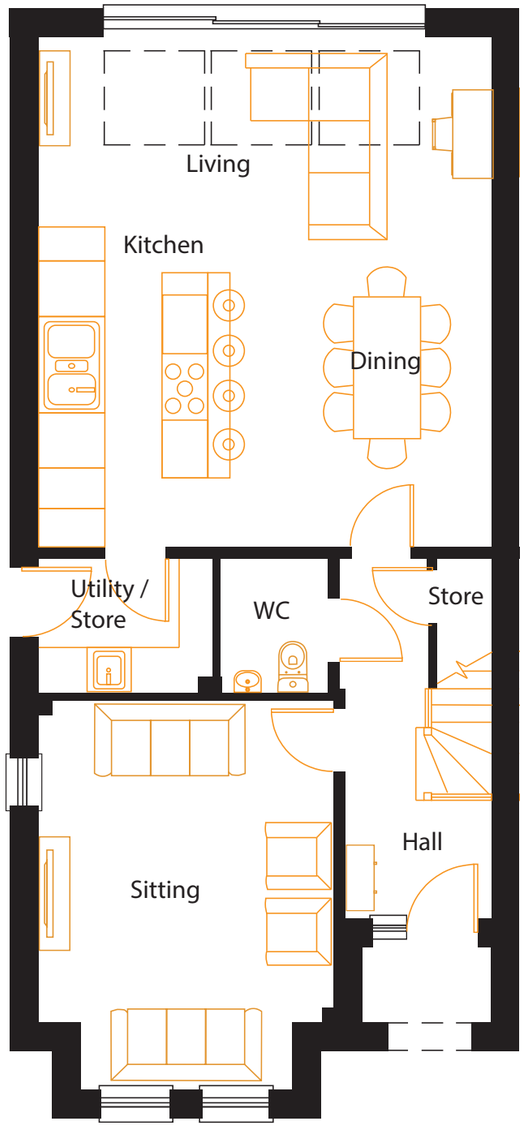
Front Entrance Door
Private Access Gate

Plot 1 - The Ashton

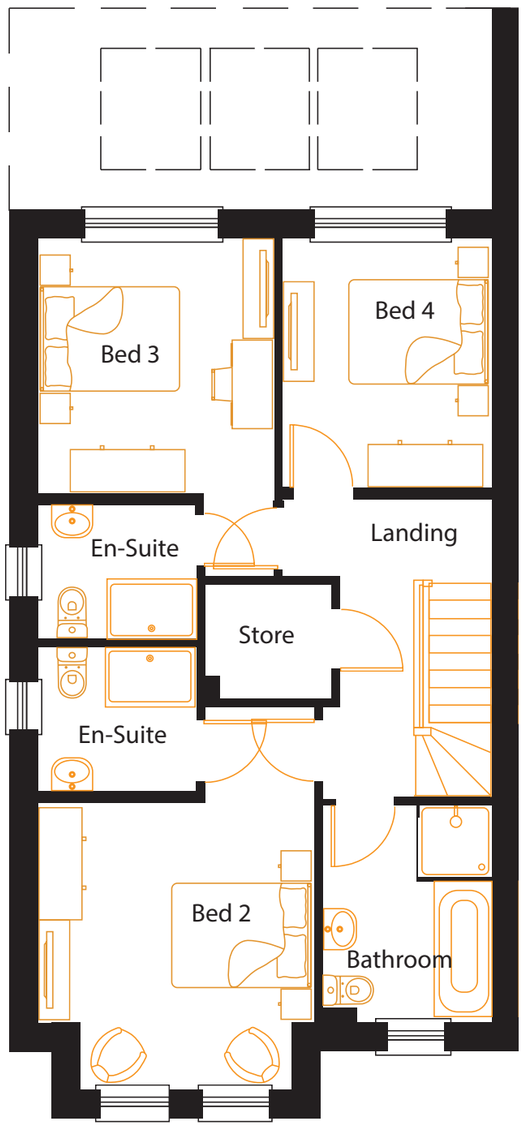
3 FLOORS

Dimensions

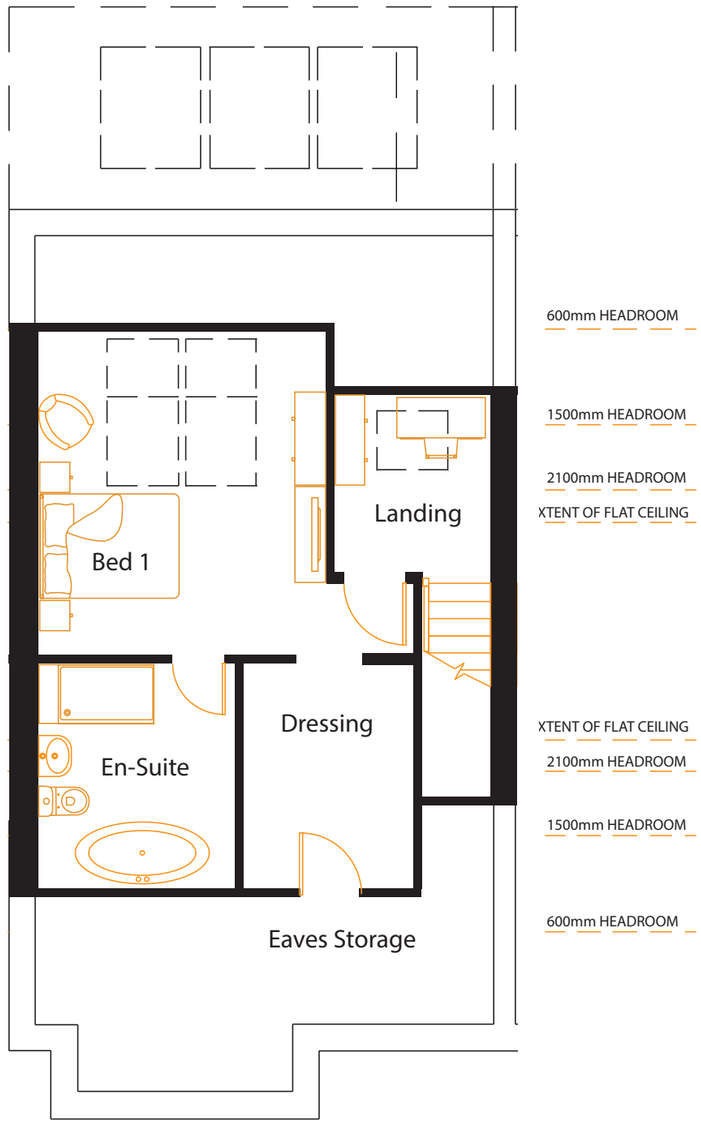
Kitchen/Living/Dining	6085 [20'0"] x 6830 [22'5"] max
Utility/Boots	2335 [7'8"] x 1800 [5'11"]
Sitting Room	3978 [13'1"] x 5215 [17'1"]
Bed 2	3712 [12'2"] x 5099 [16'9"]
Bed 2 En-suite	2128 [7'0"] x 1950 [6'5"]
Bed 3	3178 [10'5"] x 3411 [11'2"]
Bed 3 En-suite	2128 [7'0"] x 1800 [5'11"]
Bed 4	2807 [9'3"] x 3335 [10'11"]
Bathroom	2273 [7'5"] x 2914 [9'7"]
Bed 1	5049 [16'7"] x 3050 [10'0"]
Bed 1 En-suite	2649 [8'8"] x 2295 [7'6"]
Dressing Room	2300 [7'7"] x 2295 [7'6"]



PLOT 1



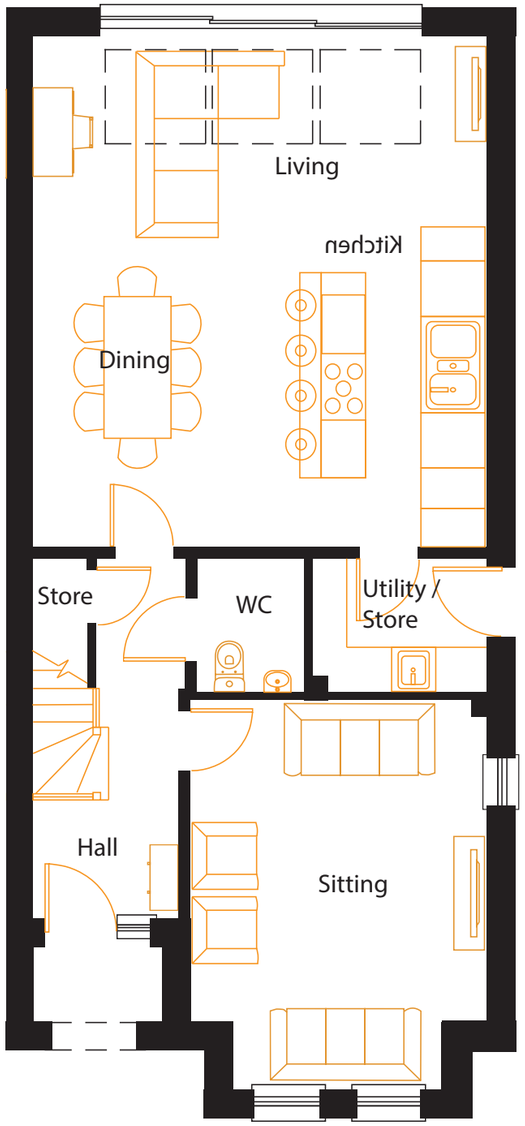
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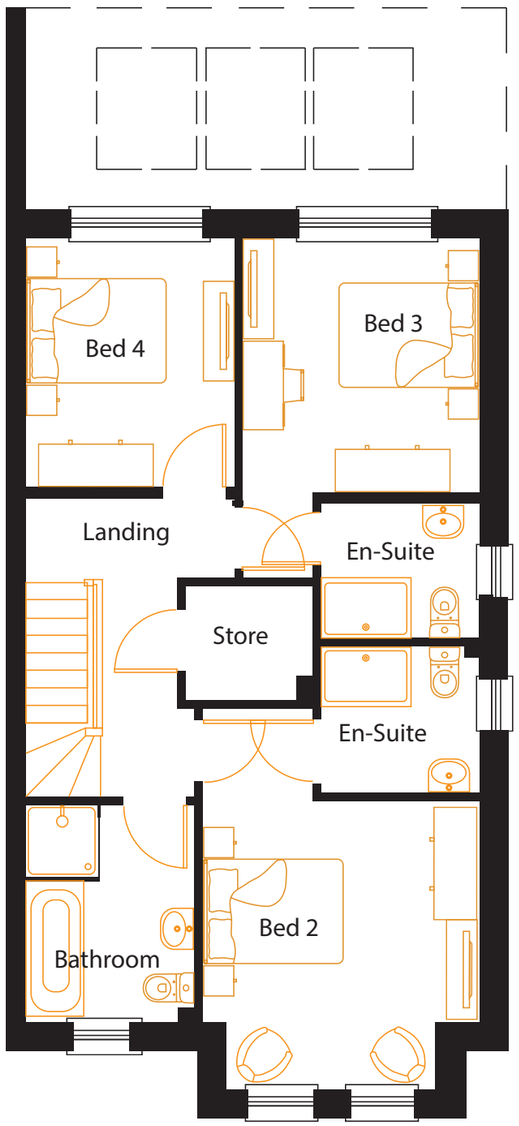


PLOT 1

Plot 2 - The Brookland

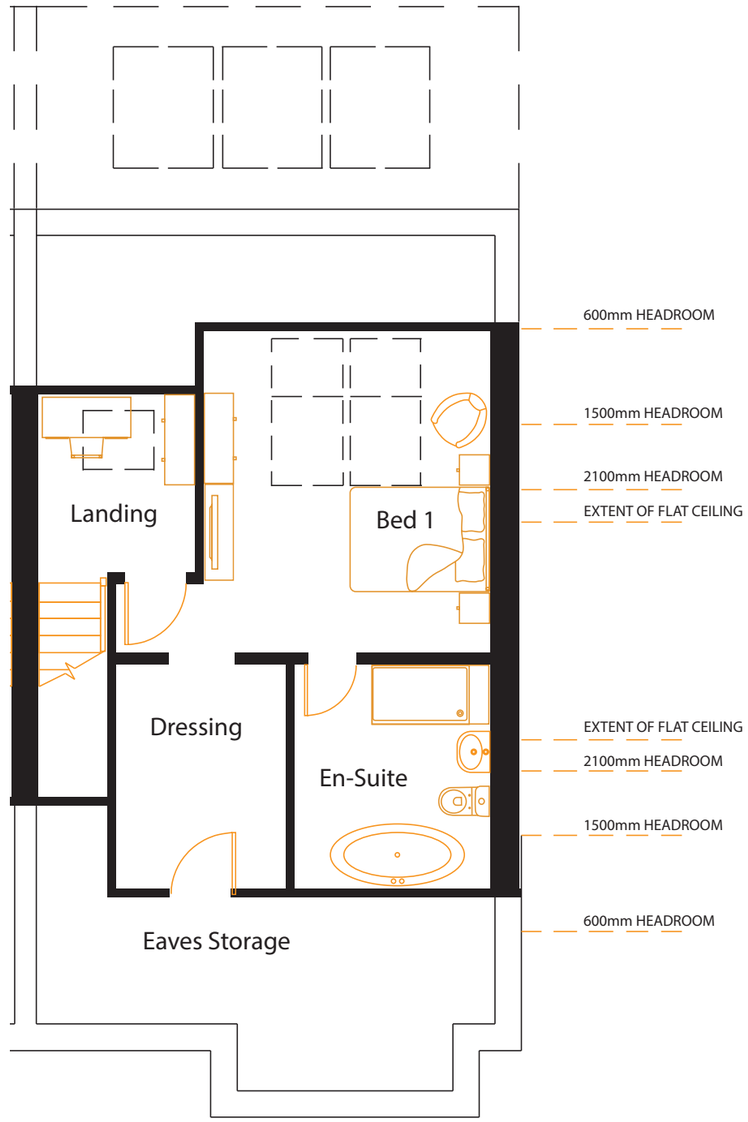
3 FLOORS





Dimensions

Kitchen/Living/Dining	6085 [20'0"] x 6830 [22'5"] max
Utility/Boots	2335 [7'8"] x 1800 [5'11"]
Sitting Room	3978 [13'1"] x 5215 [17'1"]
Bed 2	3712 [12'2"] x 5099 [16'9"]
Bed 2 En-suite	2128 [7'0"] x 1950 [6'5"]
Bed 3	3178 [10'5"] x 3411 [11'2"]
Bed 3 En-suite	2128 [7'0"] x 1800 [5'11"]
Bed 4	2807 [9'3"] x 3335 [10'11"]
Bathroom	2273 [7'5"] x 2914 [9'7"]
Bed 1	5049 [16'7"] x 3050 [10'0"]
Bed 1 En-suite	2649 [8'8"] x 2295 [7'6"]
Dressing Room	2300 [7'7"] x 2295 [7'6"]





Plot 3 - The Worthington

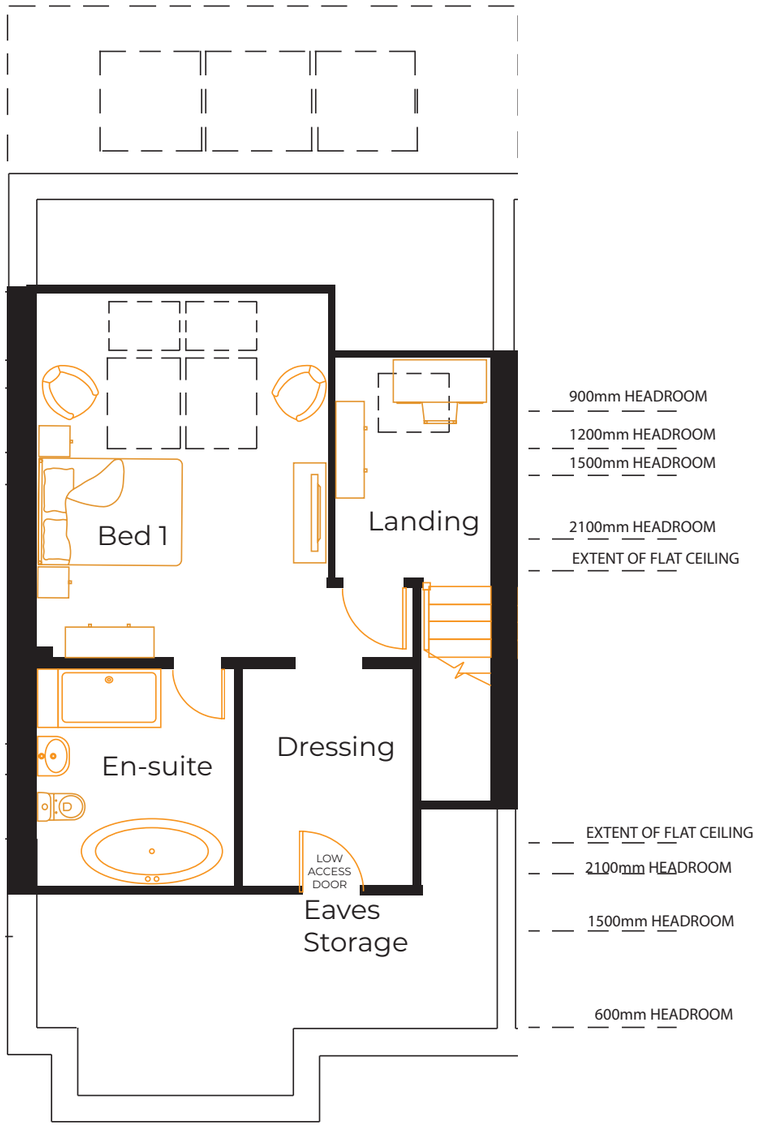
3 FLOORS

Dimensions

Kitchen/Living/Dining	6085 [20'0"] x 6944 [22'9"] max
Utility/Boots	2335 [7'8"] x 1815 [5'11"]
Sitting Room	3965 [13'0"] x 5215 [17'1"]
WC	1450 [4'9"] x 1800 [5'11']
Bed 2	3712 [12'2"] x 5099 [16'9"]
Bed 2 En-suite	2128 [7'0"] x 1950 [6'5"]

Bed 3	3178 [10'5"] x 3974 [13'0"]
Bed 3 En-suite	2128 [7'0"] x 1800 [5'11"]
Bed 4	2807 [9'3"] x 3898 [12'9"]
Bathroom	2273 [7'5"] x 2913 [9'7"]
Bed 1	5049 [16'7"] x 3613 [11'10"]
Bed 1 En-suite	2638 [8'8"] x 2295 [7'6"]
Dressing Room	2300 [7'7"] x 2295 [7'6"]





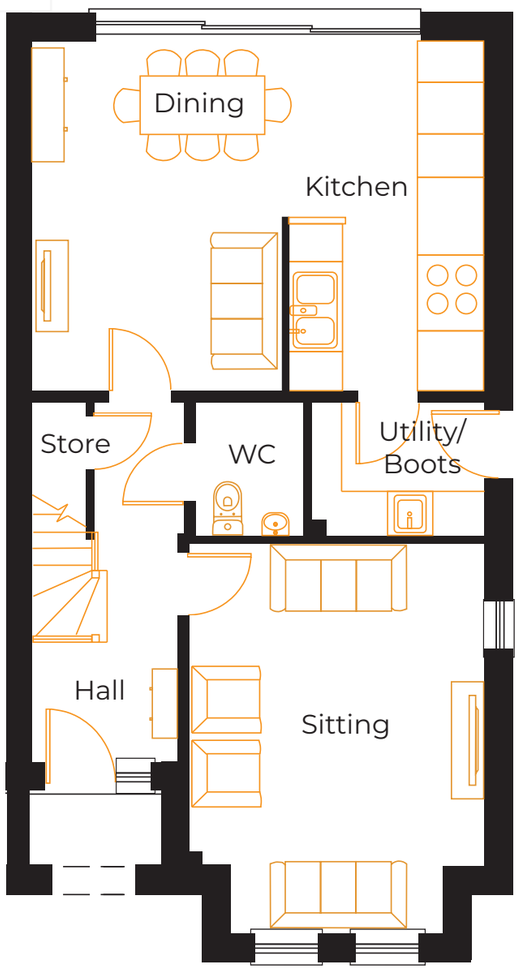
Plot 4 - The Bridgewater

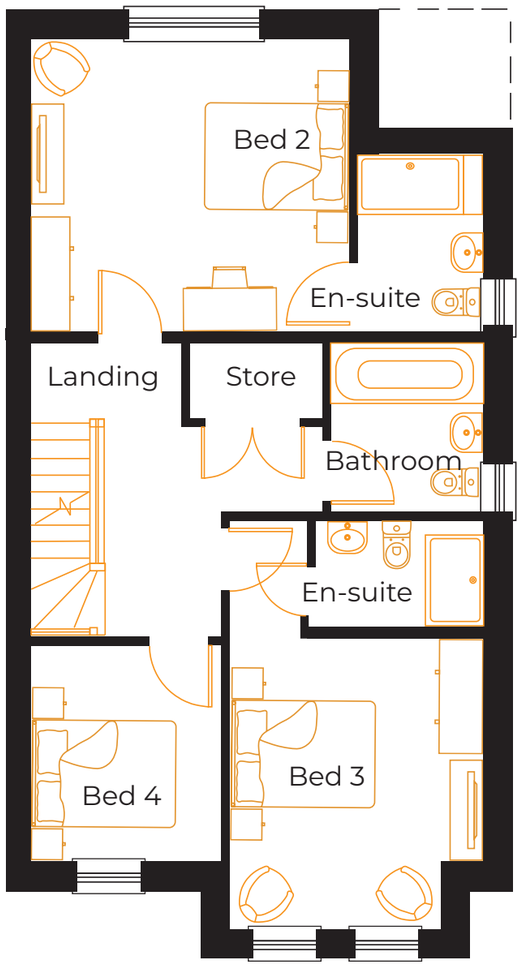
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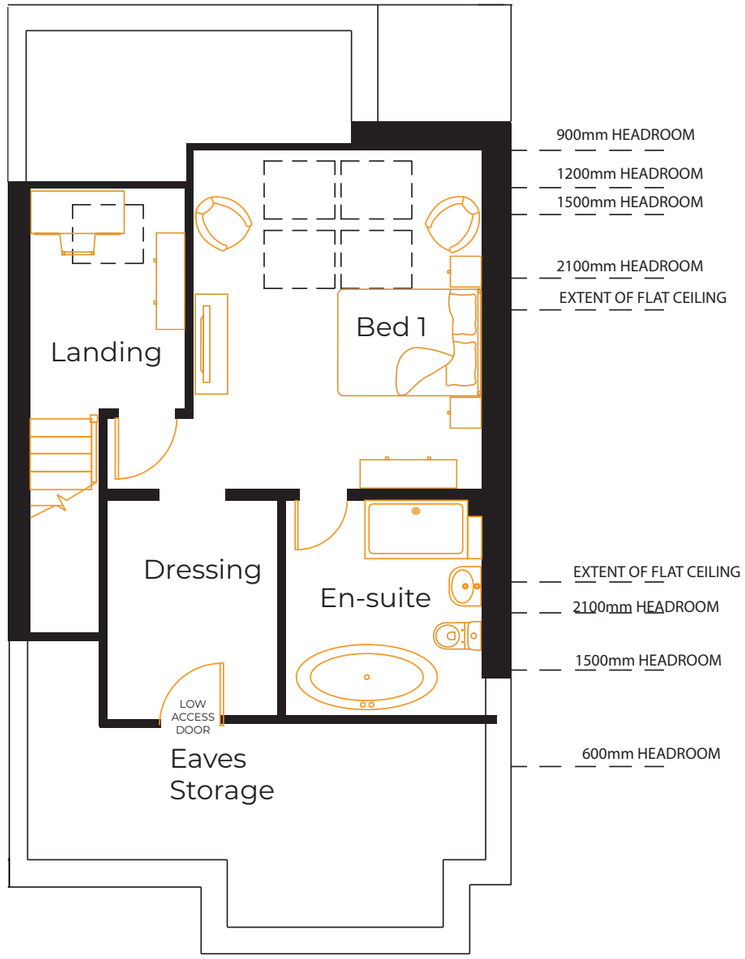
Dimensions

Kitchen/Living/Dining	6085 [20'0"] x 4696 [15'5"] max
Utility/Boots	2347 [7'8"] x 1800 [5'11"]
Sitting Room	3965 [13'0"] x 5215 [17'1"]
WC	1450 [4'9"] x 1800 [5'11']
Bed 2	4295 [14'1"] x 3961 [13'0"]
Bed 2 En-suite	1690 [5'7"] x 2386 [7'10"]

Bed 3	3402 [11'2"] x 5488 [18'0"]
Bed 3 En-suite	2253 [7'5"] x 1449 [4'9"]
Bed 4	2583 [8'6"] x 2913 [9'7"]
Bathroom	2048 [6'9"] x 2263 [7'5"]
Bed 1	5049 [16'7"] x 3674 [12'1"] max
Bed 1 En-suite	2649 [8'8"] x 2295 [7'6"]
Dressing Room	2300 [7'7"] x 2295 [7'6"]









Almost 70% of our homes are purchased before construction is complete.

Buying off-plan

Many of our homes are purchased before construction is complete and there are multiple benefits of doing this.

You will be the first owners of a brand new property and there is no chain of buyers and sellers to delay your purchase so once your new home is built, you can move in.



Step 1 - Select plot

Review the floor plans, brochure and specification and choose your preferred plot.



Step 2 - Pay reservation fee

Once you have found your perfect Blueoak home, we will ask for a reservation fee to secure it until the exchange of contracts deadline.

Step 3 - Appoint solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Blueoak home.



Step 4 - Exchange contracts

At this point, you will be ready to exchange contracts and pay the deposit whereby both parties are committed to the sale.



Step 5 - Moving day

We will arrange your full handover with our sales representative and you will receive your keys to your new Blueoak home.



Designed for modern living. Built for lower running costs.

Thoughtfully designed homes that are warmer, brighter, more energy efficient and better suited to the way we live today.

At Blueoak Estates, we believe modern homes should offer more than just beautiful interiors. That's why our developments are carefully designed to combine comfort, quality and sustainability, helping homeowners reduce energy usage and lower everyday running costs without compromising on style.

From high-performance insulation and energy-efficient construction methods to thoughtfully selected fixtures and appliances, every detail has been considered to create homes that feel comfortable all year round.

Our homes benefit from features including photovoltaic (PV) solar panels, electric vehicle charging points, energy-efficient LED lighting and A-rated appliances, all helping to improve efficiency and reduce household energy consumption. Velux roof windows maximise natural light and promote improved airflow and ventilation, creating healthier, brighter living spaces throughout the home.

Many of our properties also achieve strong EPC ratings, supporting both lower energy bills and a more sustainable way of living for the future.

Because a well-designed home should not only look good, it should work smarter too.

EV CHARGING

ENERGY EFFICIENT LED LIGHTING

FREEHOLD OWNERSHIP

HIGH PERFORMANCE INSULATION

VELUX WINDOWS

A-RATED APPLIANCES

BLUEOAK
ESTATES

A Blueoak home is quite simply unlike any other. Our commitment to building healthy homes for the future means every one of our schemes is purposefully and carefully conceived to maximise fresh air, natural daylight and space.

We are truly proud to create beautiful spaces where people can live not just happily but healthily too. Our developments can only be found in the most desirable locations in the North West. Whether it's a tranquil village, vibrant city centre or somewhere in between, our clients always know that they can expect a superior look, finish, specification and location from a Blueoak scheme – and our eco-conscious approach to construction offers peace of mind too.

As a team, we truly believe that buying a home should be a special experience which is why we will guide you through the entire process. From your very first enquiry, we will be there every step of the way.

Questions?

Contact our friendly sales team
Call: **01244 310 050**
Email: **sales@blueoakestates.co.uk**

Find out more via our website:

www.blueoakestates.co.uk

















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insider NORTH WEST RESIDENTIAL PROPERTY AWARDS 2026 SHORTLISTED

THE NWPAs 2017 WINNER

RICS Awards 2018 Shortlisted

Awards 2019 Shortlisted

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About Blueoak Estates

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this unique development:

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Call 01244 310050

Email sales@blueoakestates.co.uk

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Blueoak Estates, 20 Grosvenor Street, Chester, CH1 2DD

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