



Water's Edge  
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**MORRIS**  
**Water's Edge**

  
**MORRIS**



# Welcome to Water's Edge

Discover stylish living at Water's Edge, an exclusive collection of brand new homes designed especially with first-time buyers and families in mind. These superb 2, 3, and 4 bedroom homes offer contemporary design and thoughtfully considered interiors with the advantages of a waterside location. Water's Edge provides a wide choice of spacious houses and apartments to choose from, with homes designed to suit your lifestyle.

Located just a two-minute walk from the tranquil Preston Brook Marina and the Bridgewater Canal, you can enjoy the scenic surroundings while still benefiting from great commuter routes to Manchester, Chester, Liverpool and beyond.

It is the ideal balance of village life, waterside living, and stylish architecture. Together, these combine to make Water's Edge a wonderful place to call home.



# It's all about location

At Water's Edge, life flows seamlessly between countryside, waterside, and city convenience. These bright, modern homes offer a unique lifestyle surrounded by nature while remaining closely connected to town & city centres. Whether you're seeking your first home or more space for your growing family, Water's Edge has the answer.

With open green spaces nearby and a thriving local community, this is the place where you can relax and enjoy life. A local Spar shop is located just across the road for everyday essentials while nearby Stockton Heath and Frodsham offer a range of restaurants and pubs for dining out.

Located just off Junction 11 of the M56, Water's Edge provides unbeatable access to major motorways, including the M6, making commuting and exploring the region straightforward.

You're perfectly placed to enjoy the best of the North West, from Manchester and Chester to Liverpool and Warrington. Runcorn train station is nearby, offering fast rail connections, while Liverpool John Lennon Airport is within easy reach for when you're travelling further afield.

## Friends, family & fun

Living at Water's Edge means joining a growing, new community. Preston Brook Village Hall serves as a social hub, offering regular events, classes, and activities. Enjoy days out at popular attractions like Chester Zoo, Blue Planet Aquarium and Go Ape Delamere, while outdoor enthusiasts will love the nearby Delamere Forest and Helsby Hill. A little further afield lie the beaches of the North Wales coast.

Just along the way, you'll find Lewis Carroll Centenary Wood, owned by the National Trust, and the picturesque Whitley Nature Reserve, which offers a mile-long woodland walk around a wildlife-rich lake. For more adventures, Gulliver's World Theme Park is just the other side of Warrington and the RSPB's Moore Nature Reserve boasts 200 acres of lakes, meadows and woodland.

Families will appreciate the proximity to excellent schools, including St Mary's

Church of England Primary, Hallwood Park Primary School and Nursery, and St Chad's Catholic High School.

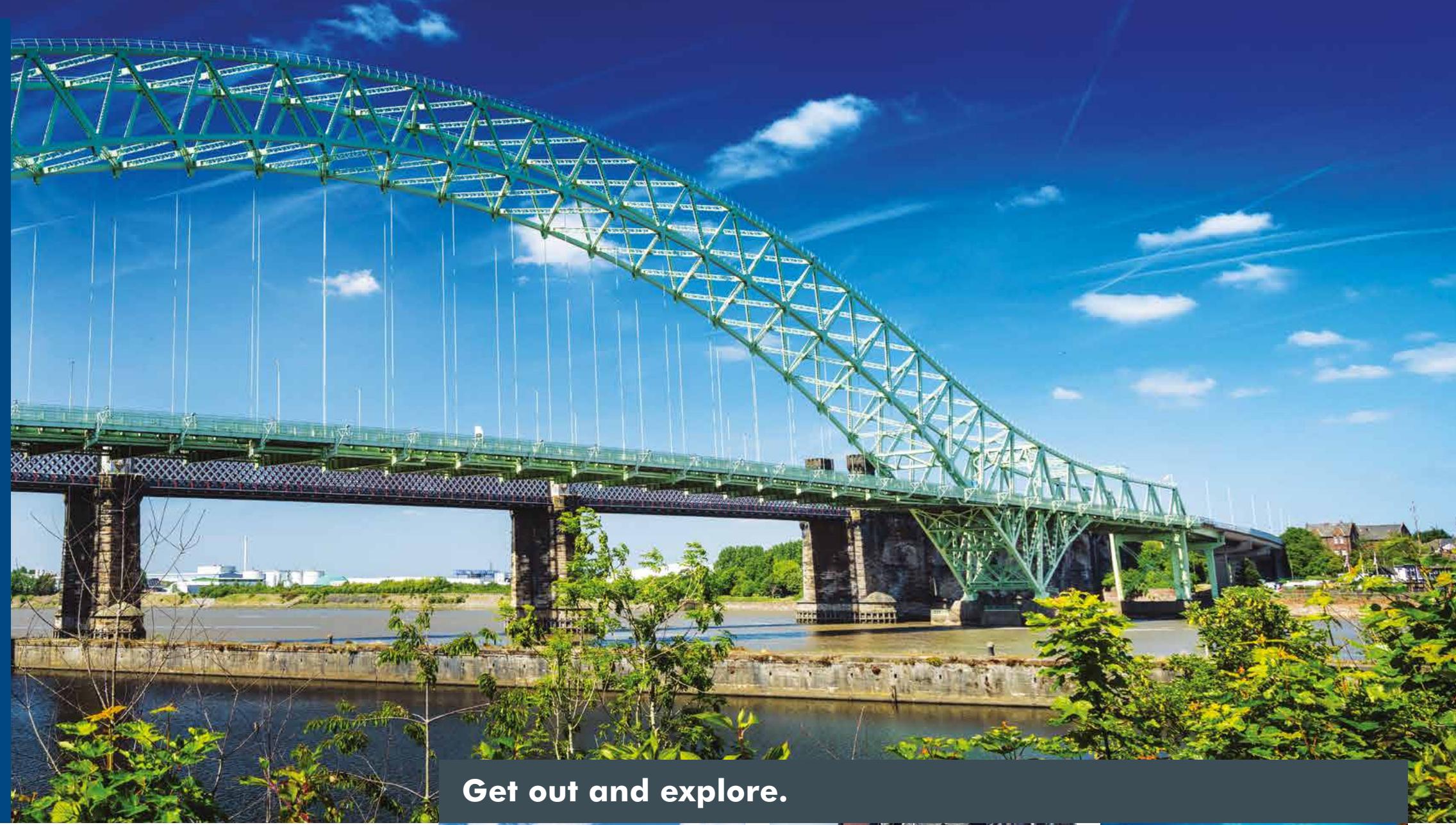
## Sporting Life

Sports lovers are spoiled for choice with a variety of local options. Golfers can tee off at Walton Golf Course, Helsby Golf Course, or Warrington Golf Course. And for water-based adventures, the Manley Mere Water Sports Centre and Runcorn Rowing Club offer a range of activities.

Whether you prefer a leisurely canal-side walk or an adrenaline-filled afternoon on the slopes at Runcorn Ski Centre, there is something for everyone.

## Culture, Heritage and more...

History and culture enthusiasts will find plenty to explore. The nearby village of Daresbury is famous as the birthplace of Lewis Carroll, author of Alice's Adventures



## Get out and explore.



## Manchester

Just 25 miles from Water's Edge, Manchester is a fantastic city with a dynamic arts scene, iconic sports & football venues, and world-class shopping. Explore the trendy Northern Quarter, indulge in gourmet dining, or enjoy a concert at one of the city's renowned music venues.

## Chester

Chester is a city steeped in history just 17 miles away. Walk the famous Roman walls, visit Chester Zoo (one of the UK's most popular attractions) or discover boutique shops and charming cafes in the heart of the city.

## Liverpool

A 44-minute drive takes you to Liverpool, home to the iconic Royal Albert Dock, The Beatles Story, and a vibrant cultural and entertainment scene. Whether it's a day of shopping, socialising and sightseeing or a night on the town, Liverpool offers something for everyone - and of course the mighty River Mersey.



## 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



### 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 Water's Edge 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 Water's Edge 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.

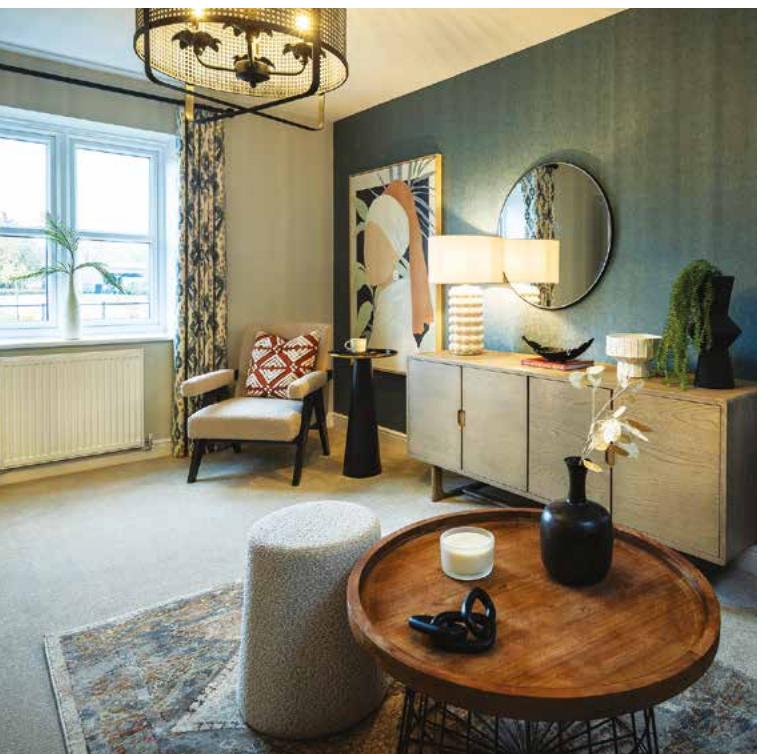
So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a premium specification.

**Roca**

**NEFF**

**amtico**

**PORCELANOSA**



### **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.

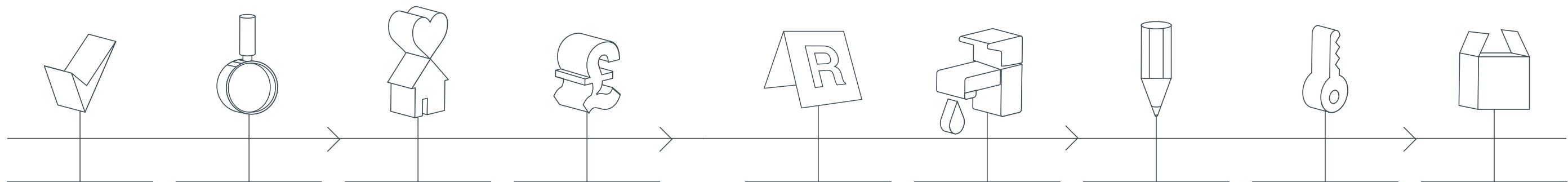
It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

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 Water's Edge. 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 Water's Edge. 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.<sup>†</sup>

**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.

<sup>†</sup>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 (NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you they 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.

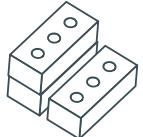
### Customer Care Team

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.

# Why buy NEW?



**Here are just a few reasons why buying new could be right for you:**



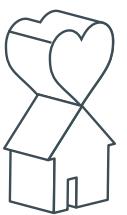
## Insulated loft / walls

Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.



## Reduce water usage

Serious about saving water? We are too. The average new build home uses 40 litres per person per day less than owners of older properties.\* It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.



## Less stressful move & peace of mind

Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.



# Energy efficient homes



When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

## Notes



# Our houses, your home.