



WISTASTON
BROOK
WISTASTON

WISTASTON BROOK SALES & MARKETING SUITE
CHURCH LANE, WISTASTON, CHESHIRE CW2 8EP
TEL: 01270 899158



WISTASTON
BROOK



Bloor Homes North West
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Station Road
Holmes Chapel
Cheshire. CW4 8AA

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www.bloorhomes.com

CRAFTED BY OUR FAMILY,
LOVED BY YOURS SINCE 1969



AN EXCITING
COLLECTION
OF WONDERFUL
NEW HOMES

BUILDING QUALITY NEW HOMES FOR FIFTY YEARS	04
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02 **03**
Wistaston Brook
Wistaston
CW2 8EP

CRAFTED BY OUR FAMILY,
LOVED BY YOURS SINCE 1969

50 YEARS
& COUNTING

BLOOR HOMES

1969

THE YEAR WE
STARTED MAKING
DREAM HOMES A REALITY



At Wistaston Brook, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor and run today with his son Adrian. They are both actively involved within the day to day running of the business to ensure "The Bloor Difference" is achieved on all the homes we build.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle.

We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features.

Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

WE ONLY BUILD
HOMES WE'D BE
PROUD TO LIVE
IN OURSELVES

Choosing to buy a new Bloor home at Wistaston Brook eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with each new home having an insurance backed 10 year warranty from the LABC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.



06 **07**
Wistaston Brook
Wistaston
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ATTENTION
TO DETAIL IS
IMPORTANT WHEN
IT COMES TO
INTERNAL DESIGN



HAND CRAFTED ENTRANCES

Generously designed with substantial porches and extra wide front doors for a grand entrance and the added wow factor.



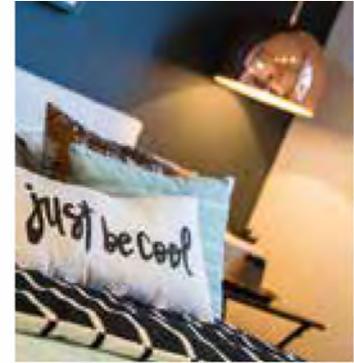
TRUSTED BRANDS

We carefully select components to provide high specification as standard, such as Porcelanosa, Roca and Bosch to name a few.



WIDER STAIRCASES

Enjoy that feeling of luxury when moving between floors with genuine oak handrails and thicker stair spindles.

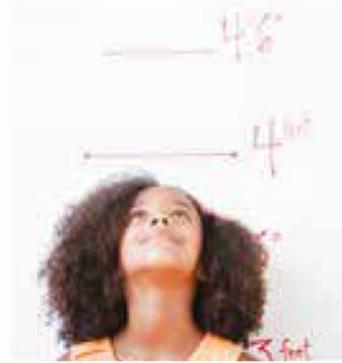


GLOSS FINISH

Doors, skirting, architrave and window boards are finished in gloss not eggshell.

RAISED CEILING HEIGHTS

Our homes are generally higher on each floor than most other house builders, giving you the feeling of extra space.



FINISHING TOUCHES

We know that the small things add up to a big difference and it's not just what you can see that makes our homes special.



QUALITY FLOORING

We only ever use better grade chipboard which is glued and nailed to avoid unwanted creaks.



ENERGY EFFICIENT

We include high levels of insulation to reduce energy bills and all pipe work is cleverly integrated into the floor.



PUTTING OUR CUSTOMERS FIRST - DON'T JUST TAKE OUR WORD FOR IT

97%
OF CUSTOMERS WOULD RECOMMEND BLOOR HOMES TO FAMILY & FRIENDS*



The Worthington 01 Family, Worsley Fold

01

Great community, superb customer service and wonderful new build homes, made Bloor Homes' Worsley Fold development the best option for Annie and Steven Worthington.

The couple and new parents to baby Verity, purchased a four bedroom Silchester at the highly popular development in Walkden.

Annie and Steven set their hearts on the three-storey house after initially looking at buying a pre-owned home.

Annie said: "We wanted to buy a forever home and the layout of the property was a very important factor for us. After visiting the development several times and looking at other options we decided that Worsley Fold has everything we need to create our family memories together.

Initially, we weren't considering buying a new build home but after discussing all the renovation costs, time and effort involved in the process, we changed our mind. This particular house at Worsley Fold just ticked all our boxes right from the beginning and we really like spending our time at home."

"Worsley Fold attracted us for many reasons, but mainly because of the identity and character of the homes here. We really liked the idea of being able to personalise our home and make it our dream place. The build quality as well as the fixtures and fittings are fantastic, which is another reason why we chose to buy a new Bloor home.

We were so impressed with what we saw at Worsley Fold that we recommended the development to my brother and his family. They also had a really pleasant experience and we are delighted to live on the same street."

Buying a property is normally a very stressful process, but thanks to the Bloor Homes sales team we had a really positive experience, where everything went so smoothly."

Bloor Homes are proud to be a National 5-Star Housebuilder, but above that, over 9 out of 10 customers would recommend us to family and friends†.

* Figure based on customer feedback received between Jun and Dec 2018.
†Based on NHBC National New Home Survey at 8 Weeks.

10 11
Wistaston Brook
Wistaston
CW2 8EP

**5%
DEPOSIT**

IS ALL YOU NEED TO
START YOUR JOURNEY TO
A NEW BLOOR HOME*

Simon said the opportunity to live on a street named in memory of his Grandfather's service during the Second World War made the move extra special.

Simon, said: "I have always been extremely proud of my Grandfather's achievements, and it is a real privilege to live on the street named after him. It makes me happy to know I can show my appreciation by purchasing a property here. We were previously living at home with parents but decided it was the right time and place to make our first steps to get on the property ladder.

When the Sales Advisors showed us the house we fell in love with it straight away, and we were very lucky because it was the only plot available on that street. The house we purchased at Saxon Gate has a very symbolic meaning to Amy and I because we secured the deposit thanks to the inheritance left to me by my Grandfather."

Amy said: "We were completely taken by the house as soon as we came to see it. It is a great quality build, and the rooms are spacious and bright."

The couple were able to secure their new home with a small deposit and reduced mortgage thanks to the Government backed Help to Buy scheme.



There has never been a better time to buy a new Bloor home. The Government backed Help to Buy scheme can get you moving – but it won't be around forever!

If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just a 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need a 5% deposit to move.

To find out more, please speak to our experienced Sales Team who will be happy to help and put you in touch with an Independent Financial Advisor for free advice.



Backed by
HM Government

HOW IT WORKS:



Example house value - £200k

As this is a Government Scheme, we advise that you refer to the Help to Buy website for full details regarding the scheme: helptobuy.gov.uk/equity-loan

ENJOY HIGH SPECIFICATION THROUGHOUT AS STANDARD

KITCHEN

Choice of fully fitted quality **Symphony** kitchens with worktops and matching laminate up-stand and internal drawer system.

Carron Phoenix granite effect Jet Black 1.5 bowl sink complete with **Carron Phoenix** tap to Kitchen.

Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (where applicable).

Symphony stainless steel splashback behind the hob.

BOSCH APPLIANCES

Electric hob

Single electric oven (2 & 3 bed properties)

Double electric oven (4 bed properties)

Chimney style cooker hood



10 YEAR
INSURANCE BACKED LABC
WARRANTY AND 2 YEAR
BUILDERS GUARANTEE



BATHROOM

Roca contemporary style white sanitaryware with complementing **Hansgrohe** chrome fittings.

Merlyn metallic shower enclosure complete with **Hansgrohe** shower to en suite (and bathrooms where applicable).

White heated towel rail (thermostatic) to bathroom.

Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

BEDROOM

Fitted **Space•Pro** wardrobes to master bedroom, finished with silver mirrored soft-close door fronts and silver framing (3 & 4 bed properties).



INTERNAL FINISHES

Internal walls and ceilings finished in Dulux 'Timeless' matt emulsion.

Painted MDF window boards throughout, except to bathrooms where tiling is included.

Chamfered skirting board and architrave.

6 panel white painted internal doors complete with chrome ironmongery.

ELECTRICAL

Deta white light switches and sockets.

Power and lighting to garage (to integral and attached garages only, also included within detached garages to properties over 1500sq ft).

Deta mains operated doorbell and smoke alarms.

Telephone point to living room.

TV point to living room, family area and master bedroom.

Data point to living room and master bedroom.



LIGHTING

Green Lighting Warm White D-LUX LED downlights to the kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for details).

Pendant light fittings to all other locations (batten light fittings to cloakroom, bathroom and en suites on selected plots).



HEATING

Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (subject to gas supply).

Energy efficient gas fired central heating with compact radiators including top and side covers (subject to gas supply).



EXTERIOR FINISHES

Turfed front garden.

Paved area to rear garden using buff paving slabs.

1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

PIR sensed downlight to front entrance (selected plots only).



SUPERB
NEW HOMES,
PRIME
LOCATION

Extensive research is carried out to ensure the right location and selection of homes.

For those who commute on a daily basis, there are fantastic links to the M6, M62 and M56 motorway networks just minutes away, train stations with lines to Birmingham, Manchester and London just a short car journey and two major airports Liverpool (33 miles) and Manchester (28 miles) away.



SAT NAV:	DEVELOPMENT:
	Wistaston Brook
FIND US HERE:	
	Church Lane, Wistaston. CW2 8EP

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Wistaston Brook
Wistaston
CW2 8EP



◀ 8 MILES

M6 MOTORWAY (JUNCTION 16)

Travel just got that little bit easier, with simple access to the M6 motorway for excellent travel links, wherever your destination.

trafficengland.com



▲ 2.8 MILES

GRAND JUNCTION RETAIL PARK

Just minutes away from the town centre, this retail park offers a range of large retail units and restaurants.

Crewe. CW1 2RP
visitnorthwest.com

▶ 3.1 MILES

NANTWICH TOWN CENTRE

Discover the stunning Cheshire market town of Nantwich, with beautiful Tudor and Georgian style architecture.

visitcheshire.com



▼ 30 MILES

MANCHESTER AIRPORT

Just 45 minutes by car, enjoy easy access to one of the UK's busiest airports for travel to nearly 200 destinations worldwide.

Manchester. M90 1QX
manchesterairport.co.uk

▼ 2 MILES

CREWE TOWN CENTRE

Visit the beautiful Queens Park, have a ball at The Lyceum, or enjoy a spot of retail therapy.

visitcheshire.com



▲ 38 MILES

MANCHESTER CITY CENTRE

Easily reached by road or rail, one of the UK's most exciting places with its proud history of science, politics, music, arts & sports.

visitmanchester.com



◀ 46 MILES

LIVERPOOL CITY CENTRE

A city with unique attractions, exciting events and the largest collection of museums and galleries outside of London.

visitliverpool.com



◀ 2.1 MILES

CREWE RAILWAY STATION

Crewe is a major junction on the West Coast Main Line and serves as a rail gateway for North West England.

Crewe. CW2 6HR
nationalrail.co.uk



◀ 36 MILES

LIVERPOOL JOHN LENNON AIRPORT

Just over an hour away by car is Liverpool's John Lennon International airport that handled over 5 million passengers last year.

Liverpool. L24 1YD
liverpoolairport.com

All details correct at time of production.
Distances and journey times calculated using maps.google.com

Wistaston Brook is a collection of impressive 2, 3, 4 & 5 bedroom new homes in the beautiful Cheshire village of Wistaston. Nestled along side the brook, with stunning views across attractive countryside and parkland.

The parkland adjacent to the development is affectionally known as Joey the Swan by local residents (after the legendary swan who lived on the front lawn of Wistaston Hall). The area is rich in wildlife, including ancient trees and a wildflower garden planted by the volunteers of Wistaston Conservation Group.



Ideal for dog walkers, The Joey the Swan walk lined in trees and shrubs, follows the line of the brook around the park, there are also a range of circular walks perfect for pushchairs and wheelchairs. Families can enjoy picnics en route, or use the designated picnic tables by the ever popular children's play area.

Hundreds of villagers gather each September for the annual duck and children's model boat race on the brook. The guest of honour, the Rose Queen and her Consort award the prizes. It's a real community event with stalls selling a range of goods, with all proceeds to the local charities.

The village itself has a range of amenities, such as a Vets, Pharmacy, Tesco Express and Co-op supermarket, perfect for your everyday essentials, and not forgetting the local pub, The Rising Sun, a traditional inn serving great food and a tempting range of cask ales.



Playground at Joey the Swan 01
Annual duck race 02
The Rising Sun 03
Wistaston sign 04

AN ATTRACTIVE LOCATION IN THE HEART OF A PICTURESQUE REGION

There are plenty of lovely places to visit in the local area.

Wistaston sits just 2 miles west of Crewe and 3 miles east of Nantwich, so the choice is yours, on where you head for a wider range of amenities, restaurants and bars.

Nantwich is a historic market town, known for having amongst the highest concentration of listed buildings in England! Centuries on, traditional markets still take place every Tuesday, Thursday and Saturday with specialist markets, such as farmers markets held monthly.



Shopping in the stunning surroundings of the black and white streets is a pleasure in itself, with many of your favourite High Street names, such as M&S food, Joules and Bratt's department store, nestled amongst the beautiful buildings.

The annual Nantwich Food Festival is held in the town centre over the first weekend in September. Re-established as a free-entry festival in 2010, it attracts numerous artisan producers from the local area and further afield, and provides chef demonstrations, family activities and entertainment. It draws in an estimated 30,000 visitors a year.

There are plenty of eateries around the area, including traditional inns, such as the Swan Inn and Wickstead Arms. Or if you are after Indian cuisine, Basmati is rated very highly. Chopstix also features highly on Trip Advisor for Asian cuisine.

Located in Hurleston, just outside Nantwich is Snugburys Ice cream Farm, 30 years on, and still a family run business, they serve over 55 flavours using only the finest ingredients from the cobbled courtyard, attracting over 300,000 visitors a year for a scoop or two of their award winning ice cream.

When most people think of Crewe, they think of railways. During the 19th century Crewe was one of the world's greatest railway workshops.

It was a hotbed of craft and invention, building elegant locomotives that brought wealth and prestige to the town. It was these fantastic rail links that bought the world famous Rolls Royce / Bentley Motors to the area in 1938. Since then the brand has experienced extensive growth and provides the community with hundreds of jobs including trainee and apprenticeship opportunities.



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However there is a lot more to Crewe than just trains and prestige car manufacturers; take a stroll around the lake in Queen's Park, a traditional Victorian park that has been restored to her former glory or enjoy a show with the family at the award winning Crewe Lyceum Theatre.

Crewe town centre provides the hustle and bustle of community life that is abundantly showcased within the local area. There is a collection of essential amenities such as the post office, hairdressers, bakers and a lovely selection of well known cafes to choose from, as well as a range of high street branded shops such as River Island, New Look and Topshop. Grand Junction Retail Park boasts an assortment of fashion and furniture shops including Next, TK Maxx, Laura Ashley, Harveys and Bathstore, all of which are within walking distance from the main town centre.

There is an excellent choice of well known and independent restaurants serving international dishes, such as the stunning Passage to India, eclectic Bella Italia, Chiquitos and Nandos providing a wide variety to suit the whole family.



03



A POPULAR
ATTRACTION
JUST MOMENTS
FROM YOUR
FRONT DOOR

Set amongst the beautiful
Cheshire Countryside is
Cheerbrook Farm Shop,
specialising in produce from
local farmers, bringing you the
best the region has to offer.

The award winning butchery provides traditional cuts, using delicious fresh ingredients to create a variety of creative, seasonal ready to cook meat products, such as beef olives, spatchcock chicken and chinese pork ribs - so preparing a delicious home-cooked meal really couldn't be easier. Sausages are another Cheerbrook speciality, made to closely guarded recipes that have been honed to perfection over the years.

In the Bakery, there is a range of delicious cake creations and master pies that change seasonally, the delicatessen counter has a selection of pies, quiches and home cooked meats and much more. The Farm Shop is fully stocked with an array of tempting produce from Cheshire and surrounding counties, and The Cheerbrook Café showcases the best of its own homemade and local produce, with a seasonally changing menu which includes light bites, hearty meals and of course cakes and treats.

The kitchen is where they create their very own range of delicious Cheerbrook ready meals, using the very best quality ingredients that you can also buy in the shop. Dishes include lasagne, lamb in red wine, beef in Guinness, a variety of pies and many more - all are perfect standbys for the freezer, when you have run out of time or just when you need a break!



Cheerbrook Farm Shop

FIND YOURSELF
WELL CONNECTED,
WHICHEVER WAY
YOU TRAVEL

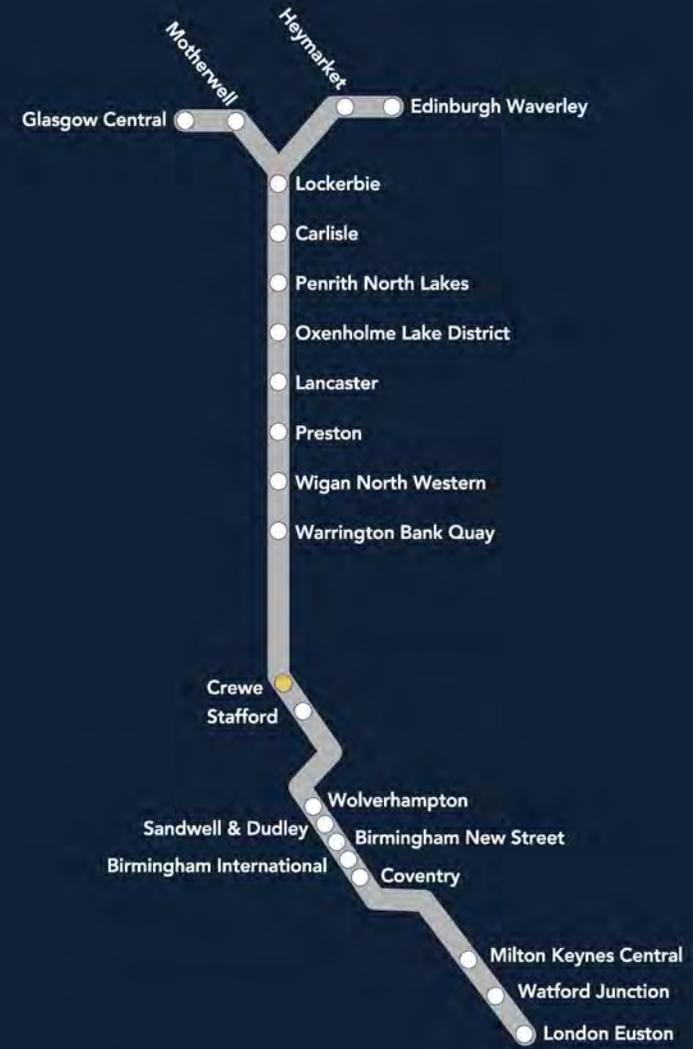


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Signal box, 01
Crewe Station
Virgin Express train, 02
Crewe Station



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Wistaston Brook
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Crewe is a major junction on the West Coast Main Line and serves as a rail gateway for North West England. It is 158 miles north of London Euston and 243 miles south of Glasgow Central.

It is located at the point where the lines to Manchester Piccadilly and North Wales diverge from this route, and is the last major station before the branch to Liverpool Lime Street diverges. It is also served by lines to Stoke-on-Trent and Shrewsbury.

Rail network and all details were correct at time of production.

With excellent railway connections, you can explore the two fantastic cities of Manchester and Liverpool.

Manchester is a shoppers paradise, the Arndale Centre is full of flagship high street stores, The Exchange Square and King Street offers upmarket stores such as Selfridges and Harvey Nichols.

The Northern Quarter is known for its Bohemian style with many independent stores. After all this retail therapy, why not enjoy some locally brewed real ale in a summer beer garden, or indulge with an experimental cocktail in little-known back street gems.



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Liverpool has so many attractions it's hard to work out what to visit first! The stunning Albert Dock, a World Heritage waterfront, is a must-see, visit Tate Liverpool, the Merseyside Maritime Museum, hear The Beatles Story and experience the world famous Cavern Club.

Liverpool One shopping district is perfect for a bit of retail therapy, packed full of designer names and high street stores, you can shop until you drop.



Media City
Salford Quays
Manchester

34 **35**
Wistaston Brook
Wistaston
CW2 8EP

BLOOR HOMES

WE UNDERSTAND
HOW IMPORTANT
YOUR CHILD'S
EDUCATION IS



All information
shown was correct at
time of production.

Families moving to Wistaston Brook will find they don't have to travel far to find good local schools.

Wistaston Academy Primary and Nursery School is within walking distance of development, just over half a mile away, and has accomplished an Ofsted 'Outstanding' rating.

Secondary Schools are well catered for, St Thomas More Catholic High School, Ruskin Community High School and Shavington Academy are all Ofsted rated 'good' schools, within a commutable distance of Wistaston Brook.

Cheshire College offers further education for 16-18 years, with a range of courses including A-levels, Vocational and Apprenticeships, they also have a range of adult education courses.

Set amongst 33 hectares of farms, parklands, lakes and woodland is Reasheath College on the outskirts of Nantwich, is one of the leading specialist land based colleges in the UK, focusing on a diverse range of courses from Equine, Construction, Motor Vehicle and Agriculture.

Crewe Engineering and Design University Technical College is a government non selective school, designed for students age 14-18 offering technically oriented courses of study, combining National Curriculum requirements with technical and vocational elements.

<p>AT WISTASTON BROOK, YOU CAN REST ASSURED YOUR CHILD'S EDUCATION IS WELL CATERED FOR AT ANY LEVEL</p>	
<p>PRE-SCHOOL</p>	<p>WISTASTON ACADEMY NURSERY Moreton Road, Crewe. CW2 8QS Tel: 01270 685666</p> <p>Ofsted: Outstanding</p>
<p>PRIMARY</p>	<p>WISTASTON ACADEMY PRIMARY Moreton Road, Crewe. CW2 8QS Tel: 01270 685666</p> <p>Ofsted: Outstanding</p> <p>ST MARY'S CATHOLIC PRIMARY Dane Bank Avenue, Crewe. CW2 8AD Tel: 01270 685174</p> <p>Ofsted: Good</p> <p>VINE TREE PRIMARY SCHOOL Danebank Avenue, Crewe. CW2 8AD Tel: 01270 661526</p> <p>Ofsted: Good</p>
<p>SECONDARY</p>	<p>RUSKIN COMMUNITY HIGH SCHOOL Ruskin Road, Crewe. CW2 7JT Tel: 01270 560514</p> <p>Ofsted: Good</p> <p>SHAVINGTON ACADEMY Rope Lane, Shavington. CW2 5DH Tel: 01270 685111</p> <p>Ofsted: Good</p> <p>ST THOMAS MORE CATHOLIC HIGH SCHOOL Dane Bank Avenue, Crewe. CW2 8AE Tel: 01270 568014</p> <p>Ofsted: Good</p>
<p>FURTHER</p>	<p>CHESHIRE COLLEGE South & West Dane Bank Avenue, Crewe. CW2 8AB Tel: 01270 654654</p>

WE TAKE A
GREAT DEAL
OF CARE
OVER WHERE
WE BUILD



Before a spade touches the ground, we make every effort to ensure the right location of your new home, not because we have to, but because we want to.

All our homes are carefully designed down to the finest detail to ensure our developments stand the test of time. We carry out extensive research in the early planning stage to select characterful streetscenes that complement the surrounding styles and existing materials.

We also choose all construction materials by performance and quality, never by price. The Bloor Difference is in everything we do and we're proud to share that with you, every step of the way.

Artist's Impression of
Bloor Homes streetscene

WE'RE HERE
TO HELP,
WHATEVER
YOUR
SITUATION



NEEDING MORE SPACE

If a growing family is leaving you needing extra room, our schemes and incentives can help get you moving up the property ladder.



RELATIONSHIP OR FRESH START

Whatever exciting times lie ahead, Bloor Homes and Help to Buy could help start your next chapter even sooner.



UPGRADE

Don't improve your current home, make the move to a new Bloor home and enjoy having more time for friends and family.

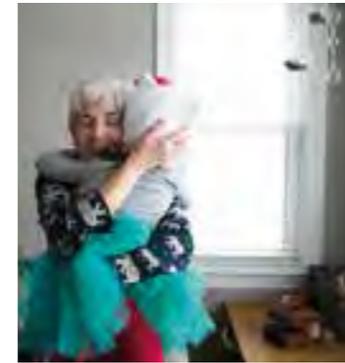


NEW JOB

Whether you're relocating to a different area or looking to reduce the commute, Wistaston Brook is extremely well connected.

MOVING CLOSER TO FAMILY

For help raising children or to look after parents, we have the answer and with our Part Exchange scheme, just leave it all to us.



SCHOOL CATCHMENT AREAS

With more and more families moving to an area within their preferred school's catchment area, Wistaston Brook won't disappoint.



EMPTY NEST

Children have grown up, so need to downsize to a smaller home? We could have the answer you've been waiting for.



CHANGE OF SCENERY / LIFESTYLE

Bright lights of the city to the peaceful countryside or vice versa, with Wistaston Brook, you can enjoy the best of both worlds.



All schemes & incentives available on selected plots only, full details available from our Sales Team.

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Wistaston Brook
Wistaston
CW2 8EP

BLOOR HOMES

WE'RE HERE,
LONG AFTER
WE HAND
OVER THE KEYS

3,200

THE NUMBER OF
DREAMS WE MADE
REALITY LAST YEAR*

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.



*Figure based on legal completions between July 2017 and June 2018.

All information shown in this brochure was correct at time of going to press.