

THE PASTURES



HEYWOOD

This exclusive development in Heywood comprises
six stunning detached homes with 4 or 5 bedrooms and garages,
and one bungalow with 3 bedrooms

WIGGETT
• HOMES •

OUT AND ABOUT

This exclusive development in Heywood comprises six stunning detached homes with 4 bedrooms and garages, and one bungalow with 3 bedrooms.

Located on Bury Old Road, Heywood, this development is perfectly placed between the towns of Rochdale and Bury, boasting impressive views over the Roch Valley to Scout Moor Wind Farm. There are some great amenities nearby, including Tesco Express and Morrisons, as well as impressive retail offerings and a cinema at The Rock, Bury, which is just 6 minutes' drive away. There are also a range of nurseries, primary schools, and secondary schools to choose from in the area, making this a great location for families.

There are some lovely green spaces nearby for walks, the 42 acre Springfield Park is a short drive away, with a children's playground, miniature railway, football pitches, golf course and more. Queen's Park is just 2 miles from the development, and it is a short drive to Elton Reservoir in Bury.

Connectivity is good here, with the M62, M66 and M60 all in proximity. The closest train station is Castleton, with trains to Manchester Victoria taking just 18 minutes, perfect for the daily commute.



THE PASTURES SPECIFICATION

WARRANTY

- 10 year LABC Building Warranty Cover

ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators

SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Front exterior light

GENERAL

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles
- Ample electrical sockets
- Polished chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging point to kitchen, lounge and primary bedroom
- TV point to lounge and primary bedroom
- Telephone point to lounge and primary bedroom
- Fitted wardrobes to primary bedroom

KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 ½ bowl sink
- Fully integrated appliances, where applicable (dishwasher, washing machine, fridge freezer)
- Double electric oven
- Gas hob
- Stainless steel splashback to hob
- Under wall unit lighting
- Chrome LED downlights

BATHROOM, EN-SUITE AND CLOAK ROOM

- To en-suite: Full height tiling to shower enclosure, splash back tiling to sink
- To family bathroom: Half height tiling to bath area and splash back tiling to sink
- Tiled splash back to cloak room
- White Villeroy & Boch porcelain sanitaryware
- Chrome towel heaters
- Dual voltage shaver socket to bathroom
- Chrome LED downlights

EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden

HOME OPTIONS

Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant*. From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.

*Choices and upgrades are only available subject to construction stage of the property.

CUSTOMER SERVICE

We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Find out more at:

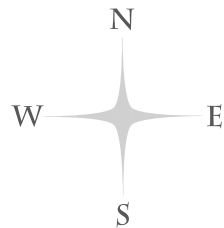
www.consumercodeforhomebuilders.com

All properties are built in accordance with all relevant planning and building regulations and come complete with an LABC Building Warranty Cover, which provides protection against any defects or damage covered by the policy for 10 years.



THE PASTURES, HEYWOOD

-  THE NADAN
3 BEDROOM HOME
-  THE ASHWORTH
5 BEDROOM HOME
-  THE IRWELL
4 BEDROOM HOME
-  THE HEALEY
4 BEDROOM HOME



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to your Sales Consultant.

A NAME YOU CAN TRUST

The Wiggett Group was founded in 1979; and since then, has established itself as a family run business with a team of dedicated, long standing staff members.

Wiggett Homes is the private residential development side of the business, providing beautiful homes to a range of people, including first time buyers, families, and down sizers. The sites we develop usually consist of between 10 - 100 homes, and at many sites local, natural

materials are used, to complement their surroundings. We design our developments with a neighbourhood feel in mind, as we know how important placemaking is to help you feel at home from the day you move in.

We strive to create well designed homes, that suit a range of needs, including the evolving lifestyles of the modern homeowner. It is important to us that the fixtures and fittings, craftsmanship and the materials used are always high quality.



WIGGETT

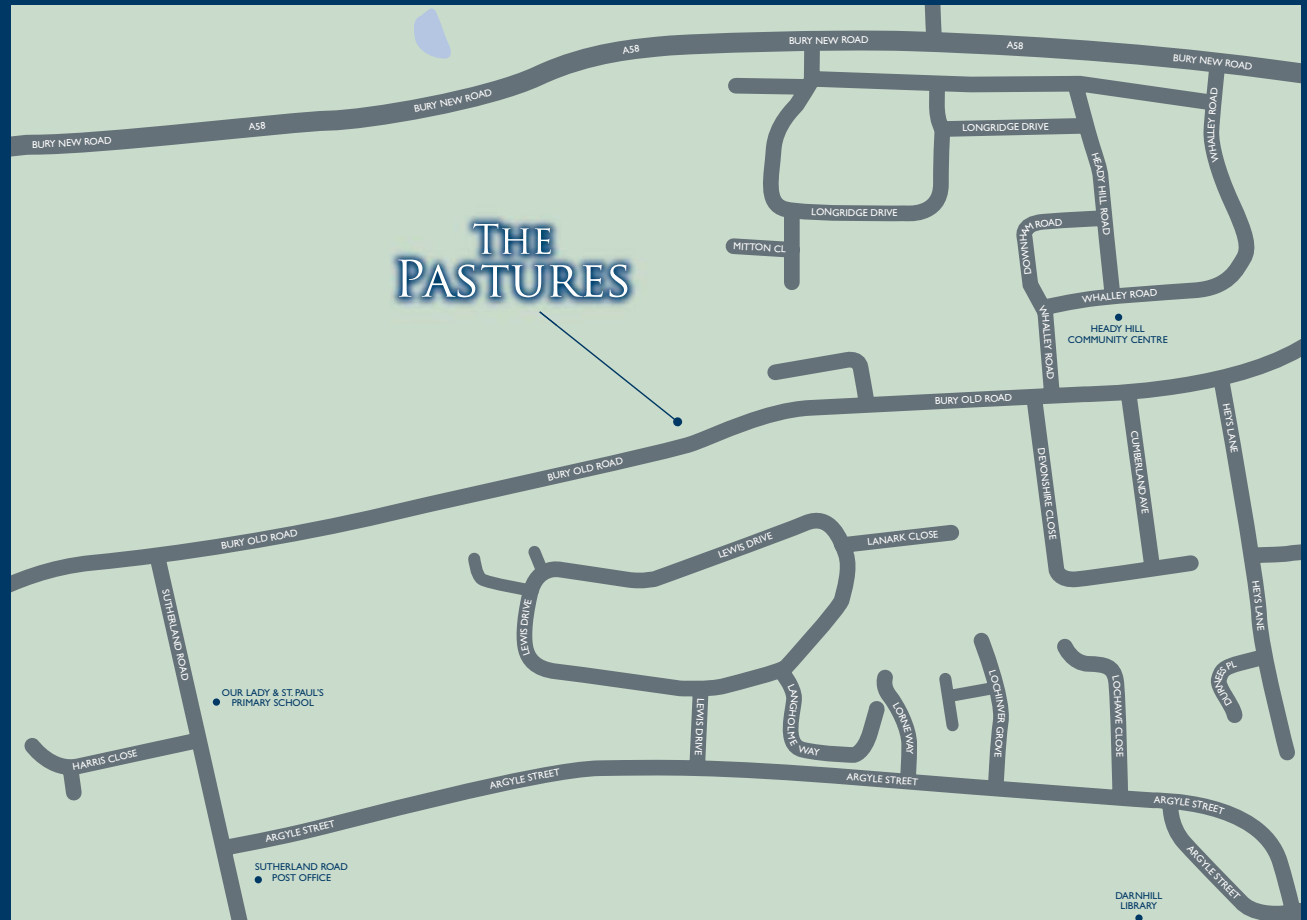
YOUR DESTINATION

The Pastures
174 Bury Old Road
Heywood
Rochdale
OL10 3LN

For more information please contact:

T: 07977 415 723

E: thepastures@wiggett.co.uk



WIGGETT
• HOMES •

WWW.WIGGETTHOMES.CO.UK

www.facebook.com/wiggetthomes [@wiggetthomes](https://twitter.com/wiggetthomes) [@wiggetthomes](https://www.instagram.com/wiggetthomes)