

Brook View

New Warrington Road, Wincham

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Brook View is a superb development of individually designed new homes set within a large parkland in the heart of rural Cheshire. Half way between Manchester and Chester, located on the border of Wincham and Northwich, Brook View provides the best of both worlds; countryside living within easy reach of great amenities and excellent transport links.

With a selection of two, three and four bedroom homes ideal for growing families, professional couples, first time buyers and downsizers alike, Brook View offers an exceptional opportunity to buy a property to be proud of in a truly fantastic location.

The development

A new community within Wincham village, Brook View is surrounded by lush green fields and the tree-lined Wincham Brook. Set well back off the main road, it is a destination popular with those looking for a peaceful location within a beautifully landscaped parkland but with easy access to all the amenities modern life demands.

It is minutes from rural rambling routes and country pubs in one direction and major supermarkets, restaurants and entertainment venues in the other. It boasts delightful views, but has the main regional road and rail links virtually on the doorstep, providing the perfect balance for buyers.

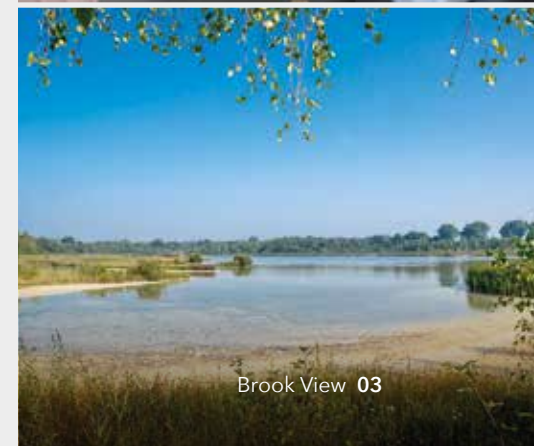
The development sits in an area known for its sites of special scientific interest. Across the main road are the Witton Lime Beds and Neumanns Flashes nature reserves, while the Eyres Pit fishing lake, home to the private Northwich Angling Club, is close to the entrance. The community hub of Witton Albion Football club lies to the east, as does the Trent and Mersey Canal and Wincham village itself.

More than half of the development will be public open space, with existing trees supplemented by extensive planting. Native species and wildflower meadows will be introduced as part of a biodiversity enhancement programme and Russell Homes' commitment to carbon reduction. Two play areas will also be set aside, one featuring an informal pitch for ball games.

Brook View, New Warrington Road, Wincham, Cheshire CW9 5LS

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For the latest development information visit RussellHomes.co.uk



Location and local amenities

Less than one mile from the centre of Northwich, on the B5075 New Warrington Road, Brook View is ideally located for a wide range of local amenities and easy access to the regional transport network.

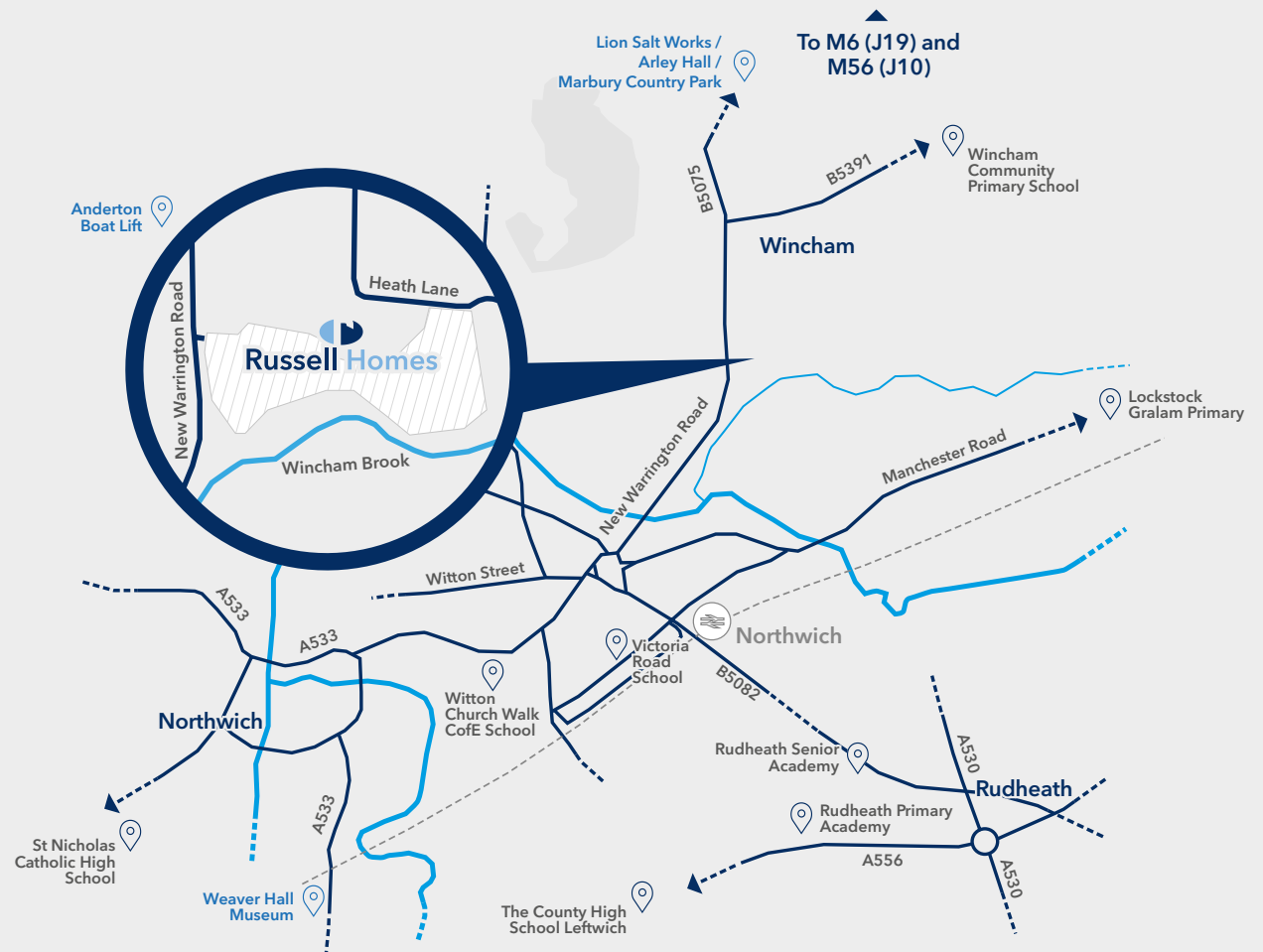
It sits on the edge of the Cheshire countryside, with its delightful walks, cosy pubs, farm shops and a host of visitor attractions providing buyers with their own perfect slice of rural living.

Just up the road is the world famous Anderton Boat Lift and round the corner is the fascinating Lion Salt Works visitor centre. Within walking distance are numerous nature reserves and walking trails, including a route to the popular country estate at Marbury Park, with its well-loved outdoor swimming pool. Movie maker's favourite Arley Hall is close by, while the picture perfect village of Great Budworth, lakeside routes around Pickmere or along the River Weaver, are all great options for a weekend stroll.

Home to the multi-million pound Barons Quay retail and leisure regeneration, the town of Northwich is a visitor destination with a variety of big name shops, cafés and a five-screen Odeon cinema. The town also houses all of the major supermarket brands including Waitrose in the town centre and a huge Tesco Extra just off New Warrington Road, plus a selection of gyms and leisure centres, a whole host of independent shops, and a monthly artisan market.

Hourly trains run straight into Manchester city centre in under an hour from Northwich railway station – which is just a four minute drive in the car – or into Chester in half an hour. Commuters are well served with access to the M6 at junction 19 in 10 minutes, and numbers 88 and 89 Northwich to Knutsford bus routes also pass by the entrance to the development.

Families at Brook View will have a choice of great local schools including Wincham Primary which is rated Outstanding by Ofsted and is 1.6 miles away. The development is also in the catchment for a number of faith and secular primary and secondary schools.



A great location for country living, close to local amenities and with excellent transport links.



Primary Schools

 **Distance**

Victoria Road School	0.6 miles
Witton Church Walk CofE School	0.7 miles
Wincham Community Primary School	1.6 miles
Rudheath Primary Academy	1.7 miles
Lockstock Gralam Primary	2.1 miles

Secondary Schools

Rudheath Senior Academy	1.7 miles
The County High School Leftwich	2.4 miles
St Nicholas Catholic High School	2.6 miles

Transport Links

Northwich Train Station	0.6 miles
M6, Junction 19	6.4 miles
M56, Junction 10	6.6 miles

Tourist Attractions

Lion Salt Works	0.6 miles
Weaver Hall Museum and Workhouse	2.4 miles
Marbury Country Park	4.3 miles
Anderton Boat Lift	4.7 miles
Arley Hall and Gardens	6.1 miles



The homes

We design every home from scratch for each of our exclusive developments and Brook View is no exception. Echoing the character of the traditional Cheshire red brick properties the area is known for, Brook View is designed in a similar style, with stone lintels and slate roofs in keeping with the local vernacular. High quality materials are used throughout all Russell Homes developments, and there is an impressive internal specification for all fixtures and finishings.


Buyers have the choice of nine different house types, either detached or semi-detached, providing plenty of choice in the number of bedrooms and internal layout they prefer. Most have open plan kitchen diners, some with a separate lounge, others with a more flexible living space. Every house at Brook View has a garden and off-road parking, with many benefiting from an integral or separate single garage.

This development is guaranteed under the NHBC standard 10-year new home structural warranty. All of our homes are quality checked by our site managers throughout the build process. Our dedicated Customer Care team covers all aspects of after-care service and support, and can be contacted via support@russellhomes.co.uk







Environmental and sustainable living


- 


500mm loft insulation fitted




High quality acoustic dampening and sound insulating materials together with the latest construction methods to minimise sound transfer
- 


Argon filled and low-emission coating double glazing units incorporating Planitherm Total+ Low E glass to achieve a maximum permissible U-value of 1.2W/m²K




Helping to save the British honeybee, by landscaping our green areas with bee-friendly plants and flowers
- 


Insulated external doors




Our experienced ecologists assess and confirm the ecological value of our sites
- 


A-rated condensing boilers




Where possible we use environmentally friendly materials that are rated A/A+ by the Building Research Establishment's Green Guide
- 


Low heat-loss hot water cylinders




All our timber is responsibly sourced, minimising deforestation, with FSC approved or PEFC approved certification
- 


Energy and water efficient kitchen appliances that have an A/A+ rating





95% of our building waste is recycled and reused
- 

Energy efficient light bulbs



This development benefits from a sustainable urban drainage system creating an ecological habitat and aiding the water management of Wincham Brook
- 

Kitchens and bathrooms with industry leading water saving fixtures and fittings
- 

More than 50 homes will benefit from Solar PV panels as standard
- 

All homes benefit from an electric car charging point fitted as standard

Designed for living, built for life



Working with some of the best architects and designers, Russell Homes has built a reputation for delivering well-thought-out designs, complete with superior materials and specification. We are committed to delivering beautifully-finished properties with an attention to detail that sets us apart.

At Brook View there is a range of different house types to choose from, giving buyers the chance to select their favourite style, size and internal layout. Be it two bedrooms or four, fully open plan or with a more cosy feel, buyers can finish their new home just the way they want with the Russell Homes **Designed for You** optional extras package.

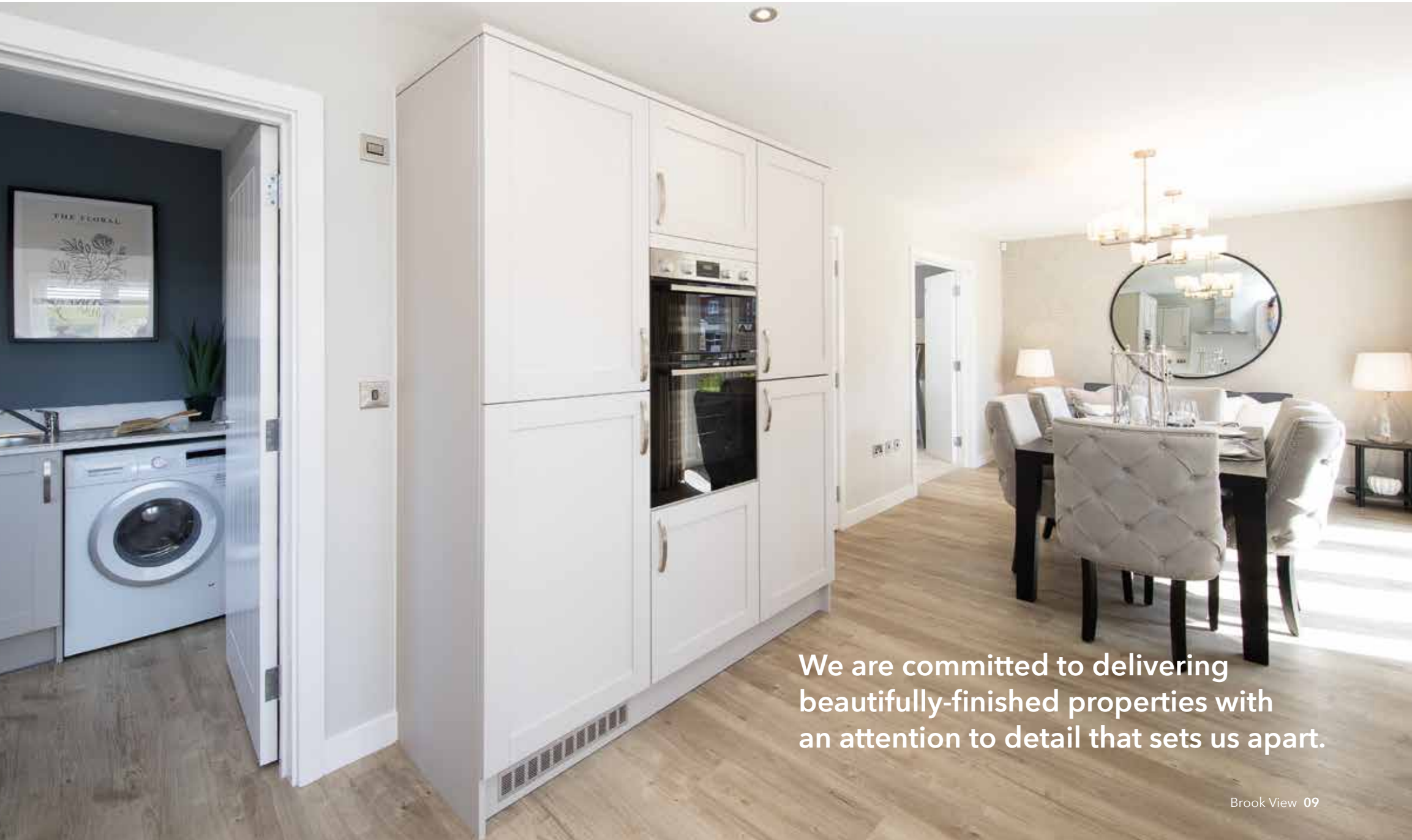
Homes at Brook View are well proportioned and provide spacious accommodation. Double bedrooms are just that and reception rooms have ample room for family living and entertaining. The design of each property aims to make the most of natural light and to create an easy flow between inside and out.

The individual house types are detailed at the back of the brochure, with images, floor plans and room sizes provided.

Specification

- Fully fitted kitchen
- Soft close doors and drawers
- Glass splashback
- Integrated fridge freezer, gas hob, electric oven and extractor hood
- Integrated dishwasher in all detached homes
- Vitra sanitaryware in bathroom, en-suite and cloakroom
- Choice of Porcelanosa tiles in bathroom, en-suite and cloakroom where applicable
- Chrome heated towel rail in family bathroom and en-suite
- Satin stainless steel door handles throughout
- Polished natural wood stair handrail
- High security front, rear and French doors
- Mains-wired smoke detectors
- Combination or system boiler
- Paved paths and tarmac drive
- Timber fencing
- Turfed front and rear gardens
- Outside tap
- Electric car charging point
- Solar PV Panels are fitted as standard to selected plots
- Optional extras:
 - Kitchen finishes
 - Kitchen appliances
 - Flooring
 - Fitted wardrobes
 - Intruder alarm

The images and information in this brochure are for illustrative purposes only to give an indication of the quality that can be expected at Brook View. This brochure does not form part of a contract, it is intended to give a general indication of the development. Russell Homes reserves the right to alter specification and layout at any time.



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About Russell Homes

At Russell Homes, we understand that buying a new home is one of the biggest investments you'll ever make. That's why it is important to know you're buying from a housebuilder with exacting standards and a reputation for quality. We have a team of experienced professionals who care passionately about the properties they build and the new communities they create.

We believe we have a great responsibility as house builders, and always seek to establish aspirational developments in locations people actually want to live. Bringing together style and practicality with craftsmanship and high quality specification, we build homes that buyers can truly fall in love with.

But there's more to what we do than just build exceptional properties in great locations. At Russell Homes we are committed to helping our buyers and provide as much support and reassurance as we can. For peace of mind, all our developments are guaranteed under a new homes warranty standard.

Russell Homes can assist with selling your own property and even recommending approved professional advisors. Our dedicated sales consultants offer a highly personal service to guide you through the buying process and make it as easy as possible to buy the home of your dreams.

We are also committed to the communities in which we work, and will be investing more than £400,000 in local amenities around this development. Just over £156,500 will be allocated by Cheshire West and Chester for local education provision and £179,352 to fund local sports pitches and play facilities. A further £102,744 is being provided to support local primary care surgeries.

Over the last 20 years Russell Homes has developed new properties right across the North West, from historic conversions to beachfront residences, contemporary urban schemes to exclusive rural developments. Despite their differences in design and setting, they all have the same thing in common, each one is someone's home.

**That matters to us.
That's the Russell Homes difference.**



Russell Homes

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