



HAZELMERE
HASLINGTON



Welcome to Hazelmere

A beautiful development in the historic and vibrant Cheshire village of Haslington and within easy reach of Crewe, Sandbach and Nantwich and the M6.

Hazelmere offers a collection of traditional two-bedroom homes available exclusively through Shared Ownership, perfect for young professionals, first time buyers and those who want to get back on the property ladder.

So if you're looking for a quality new home in an historic village with great transport links, your search ends here!





Enjoying Life in Haslington

Haslington is a vibrant village with many community events and its own football and cricket clubs. For avid golfers, Crewe Golf Club is just a short drive away, with wide open fairways and pristine greens.

There are plenty of village pubs to choose from, a local favourite, Hawk Inn is located in the centre of Haslington, the Hawk is full of historic interest with small cosy rooms and a welcoming atmosphere.

A plethora of local footpaths for keen walkers allows you to get outside and enjoy the beautiful local countryside. At Haslington Hall, built in 1545, you can enjoy fine dining, afternoon teas and has 25 acres of grounds to explore.

With the Odeon Cinema in nearby Crewe and with live events at The Lyceum Theatre, there's always plenty of entertainment on offer. Crewe Lifestyle Centre is perfect for those exercise fanatics and there is more fun to be had at the Lakeside Superbowl.

Cheshire is a county known for its rural villages and industrial revolution heritage with excellent links to Manchester, Liverpool and Chester. The Cheshire countryside offers large open spaces, plenty of greenery and is highly regarded as the best in the English countryside.

Closer to Haslington, Queens Park is well-known as one of the best parks in the Northwest. It has 45 acres of walkways, trees and planting and benefits from not only a children's play area and crown green bowling, but also an outdoor gym and ornamental boating lake, when you're finished exploring all that the park has to offer, visit the stunning Lakeside Pavilion for refreshments.

Location & Lifestyle

Where we decide to build our homes is important to us as we know there's more to creating the perfect home than just the property itself.

Our locations are chosen to continue the strength of local community and to meet your modern lifestyle expectations.

Our offer is always to believe that everyone should have the opportunity to purchase their own home, and so we offer a range of purchase options including Shared Ownership as a method to purchase your very own home.



Transport



Haslington is between Sandbach and Crewe, just off the A534 and enables direct access to the M6 via junction 17 at Sandbach.

To the south, the A534 links to the A500 and Junction 16 of the M6 is less than five miles away, providing access across the North West to Stoke-on-Trent, Warrington and Manchester. These excellent road networks can ease the commute to work and allow you to access the wider network for any slightly further afield leisure activity.

With Sandbach, Macclesfield and Crewe railway stations close by, you're never too far away from other cities including London Euston (1hr 36m), Manchester (40m), Birmingham (1hr), Cardiff (2hr 44m), Liverpool (44m) and Glasgow (3hr 53m). Manchester Airport is only 25 miles away.

Shopping



Haslington has a great choice of shops to meet your everyday needs, and in nearby Crewe the Market Shopping Centre is situated within Crewe Town Centre. The Town Centre itself offers supermarket shopping with an Asda superstore, Aldi and Morrisons.

Nantwich is just 9 miles away, which includes a pretty medieval market town, independent shops and vintage boutiques selling antiques.

Further afield, Chester offers a perfect place to shop, with undercover shopping centres and a wealth of fashion boutiques, independent shops and high street favourites, you're sure to find something just for you.

Leisure and Attractions



From excellent shopping facilities and community events, Haslington and nearby locations really do have something for everyone.

Haslington has a range of swimming pools and leisure facilities for you to choose from.

BeWILDerwood is close by offering an outdoor wonderland adventure park, perfect for all ages and packed full of fun.

From cinemas and theatres, indoor soft play and Wacky Warehouses and an outdoor pool in Nantwich you really aren't far away from an abundance of leisure activities.

Education



Haslington has two well performing primary schools, Haslington Primary School and The Dingle County Primary School.

There are also pre-school, nursery, and toddler groups for those younger.

For higher education, there are many local options including the mixed Sandbach School and Sixth Form College, and for boys, Sandbach School which also has a mixed sixth form.

Cheshire College South & West offers exciting higher education opportunities at the nearby campuses, Crewe, Ellesmere Port and Chester.

Why buy a new home?

There are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer a variety of ways to buy, but they are also designed for modern-day lifestyles.



Less DIY

We all lead busy lives, and when we're relaxing, we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, a new boiler, a new kitchen, a new bathroom, and fresh finishes.

Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration, taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we can offer you flexibility in the design and the opportunity to personalise your home before it's even built!

Built for modern living

Our new homes have been designed with you in mind. We've considered it all with more focus on family rooms, entertaining and multi-function living spaces, and open plan living.

Peace of mind

All our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home. We also adopt the Consumer Code for Housebuilders to ensure that you're fully supported throughout your buying journey.

Stress-free buying

As soon as a new-build home is built, it's ready to move in straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

Save more

Today's new build homes are built to the latest environmental standards with far fewer carbon emissions than older properties. Not only good news for the planet but you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.



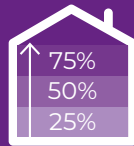
Shared Ownership

Shared Ownership

As a government-backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means you can often have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

The Benefits of Shared Ownership:



A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy.



A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



Owning 100%

Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.



Your home

Because you're buying your home you can personalise it and make it your own.

Buying process



A stylized, light-colored tree graphic is positioned on the left side of the page. It features a curved trunk at the bottom and several branches extending upwards and to the right, each ending in a teardrop-shaped leaf. The entire graphic is rendered in a lighter shade of purple than the background.

HAZELMERE

HASLINGTON

SITE PLAN

HAZELMERE

HASLINGTON



2 bedroom homes

 The Marbury

NB. This site plan is indicative and to be used for plot identification purposes only. Speak to the Sales Advisor for more detailed information regarding specific plots, site layout and landscaping.





HAZELMERE

THE
MARBURY

2 BEDROOM SEMI-DETACHED/TERRACED HOME



THE MARBURY

2 BEDROOM
SEMI-DETACHED/
TERRACED HOME

OVERALL PLOT SIZE

71m² 764ft²

GROUND FLOOR

Kitchen
2.48m x 3.50m 8'1" x 11'6"

Cloakroom/WC
2.30m x 1.22m 7'6" x 4'0"

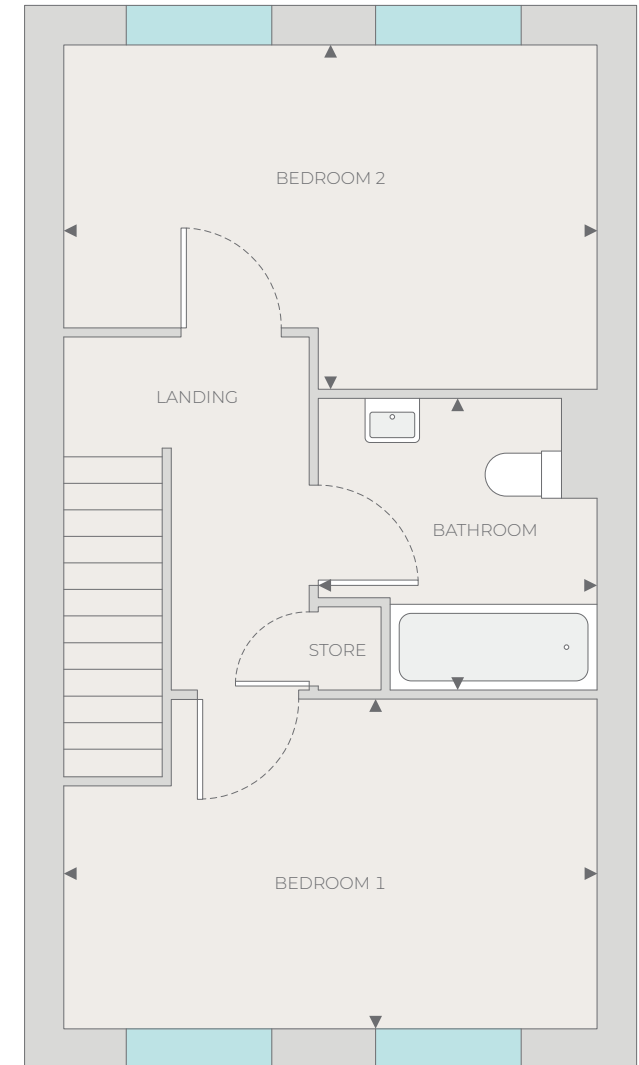
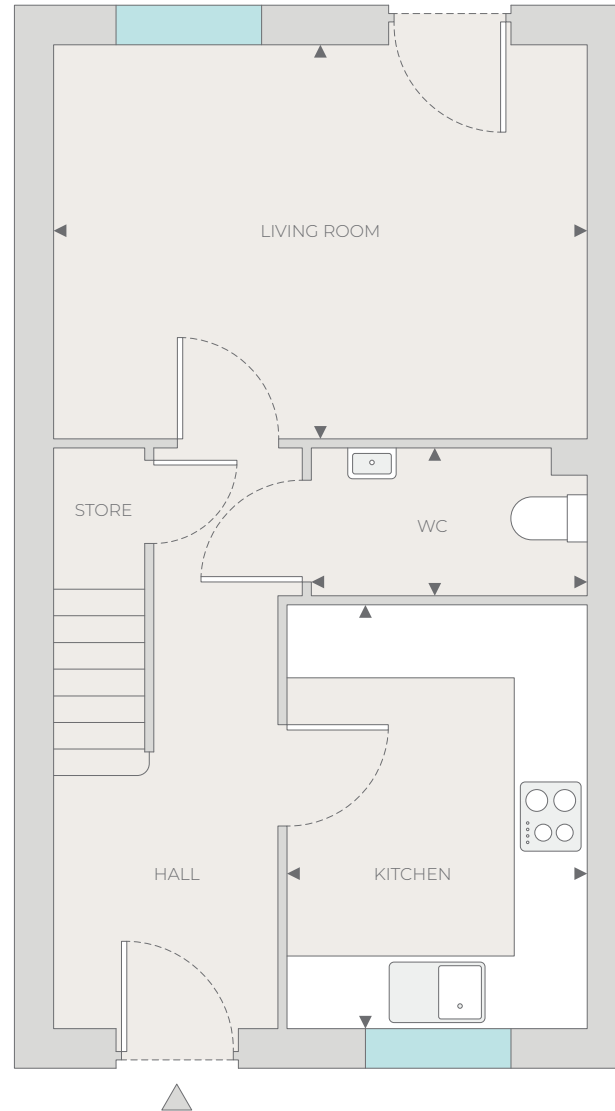
Living Room
4.45m x 3.27m 14'7" x 10'8"

FIRST FLOOR

Bedroom 1
4.45m x 2.74m 14'7" x 9'0"

Bedroom 2
4.45m x 2.84m 14'7" x 9'4"

Bathroom
2.25m x 2.38m 7'4" x 7'10"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF



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BUILT FOR BETTER LIVING

