



# THE STAMFORD ARMS



LITTLE BOLLINGTON, CHESHIRE

# GECKO™

A Gecko Homes Shared Ownership Development



**WELCOME TO THE STAMFORD ARMS**

**AN EXCLUSIVE DEVELOPMENT OF 7  
BESPOKE APARTMENTS SITUATED IN A  
BEAUTIFULLY RESTORED HISTORICAL  
BUILDING IN THE HEART OF THE  
CHESHIRE COUNTRYSIDE.**



# LUXURY COUNTRY LIFESTYLE



The Stamford Arms former public house in Little Bollington is a local landmark and serves as a gateway to the historic village itself. The first new development in the village for many years, this impressive building has been carefully restored to its original state.



It is the first new development in the village for many years. The impressive main building has been carefully restored to its original state. Unwieldy modern extensions have been removed and the building's original features such as stained-glass windows and fireplaces have been fastidiously recreated. Internally the building has been converted into two 1 bed and five 2 bed bespoke apartments, each offering expansive views across the surrounding countryside. Each apartment benefits from allocated parking in the grounds.



Every apartment has a unique layout catering to all tastes and preferences such as open plan kitchen / dining / living room areas or self-contained kitchens, yet all the apartments are spacious and high ceilinged, with spectacular views. Affordability is a key feature of this development, with all of them being sold through a shared ownership scheme. The Stamford Arms is a unique opportunity to own a new home in this historic building to enjoy the village lifestyle that Little Bollington has to offer.



With such beautiful countryside on the doorstep, this is a nature-lover's paradise offering a plethora of walks in Dunham Massey and along the Bridgewater Canal from the very doorstep of the development, along with easy access to cycle routes which lead into nearby Lymm, thriving Altrincham with its eateries, bars and shopping, Manchester city centre and a range of quirky canal-side pubs along the way.

Little Bollington is a gem of a rural location, a small village with its own pub, the popular Swan with Two Nicks. It is nestled amongst National Trust country parks and golf clubs, with easy access to nearby urban areas such as the historic cities of Chester and Manchester, both of which are a half hour's drive away. With Stockport and Warrington also a twenty-minute drive away it is the perfect countryside retreat, with a choice of easily-accessible urban centres for nightlife, culture, restaurants and shopping all within easy reach.

As well as being within walking distance of Little Bollington CofE Primary School (Ofsted Outstanding), The Stamford Arms is conveniently located for access to many of the area's highly regarded secondary schools.

The location offers easy access to Manchester Airport (10 mins) as well as the motorway network including the M6 and M56. Warrington and Manchester are both within commuting distance. Bollington is connected by bus to Warrington, Altrincham and Lymm, with a bus stop right outside the Stamford Arms development.









# A RARE OPPORTUNITY TO BUY INTO A PIECE OF CHESHIRE HISTORY

Little Bollington and the Stamford Arms site have a long and interesting history that was tied to that of the Dunham Massey Estate from until the turn of the 20th Century.

As preserving the history of the building has been a key part in its redevelopment, and the site is about to enter a new phase in its existence, please find below a timeline which details the various phases of the site from Medieval times through to the present day.

**1758 - 1976** The Dunham Estate and its surroundings were held by the Grey family over seven generations.

**1839** The first evidence we have of built form on the site is shown on an 1839 Tithe Map of the area. The map itself is not labelled but shows an 'L' shape building fronting onto Park Lane and Lymm Road.



**1882** An OS map is created where the buildings on the site have changed into two distinct structures and for the first time is labelled 'Stamford Arms Inn'. These buildings have a prominent location facing onto Lymm Road, the historic turnpike road.



**1898** The 1898 OS Map shows the buildings have developed further, with additions merging the two buildings into one once again. The buildings are known as 'Bollington Building Ground No.4' and were sold to The Chesters Brewery Company Limited.



Within the first few years of ownership of the site (at some point between 1904 and 1910), Chesters demolished all of the existing buildings on the site and constructed the Stamford Arms and the coach houses as we know them today in their distinctive mock-Tudor Edwardian style.



**1910 - 2012** The Stamford Arms came into existence as a public house serving the local area. It passed between various owners and landlords several times. Historic maps show a bowling green was situated in place of the current car park between 1910 and 1968. During this period throughout the 50s, 60s and 70s a certain Alexander Bennett was the landlord of the Stamford Arms, during which time he operated a riding school and the UK's first private guard dog training business from the grounds.

British Pathe have a video of Mr Bennett training his guard dogs in 1956, available here: <https://www.britishpathe.com/video/guard-dog-training>



The pub became particularly popular with bikers in the 60's and 70's before becoming more gastro-focused in 1983 after purchase and renovation by Beefeater Steak House.

It was also during this time in 1976 that Roger Gray, the 10th Earl of Stamford bequeathed the Dunham Massey estate, the hall and its contents to the National Trust.

**2012 - 2019** The pub and its surrounding buildings were abandoned until the site was purchased by the developer Novo in 2019.

**2019** Present day. In conjunction with the local community, plans were developed to transform the main building, coach house and car park into new family homes.



# FLOOR PLANS



## GROUND FLOOR



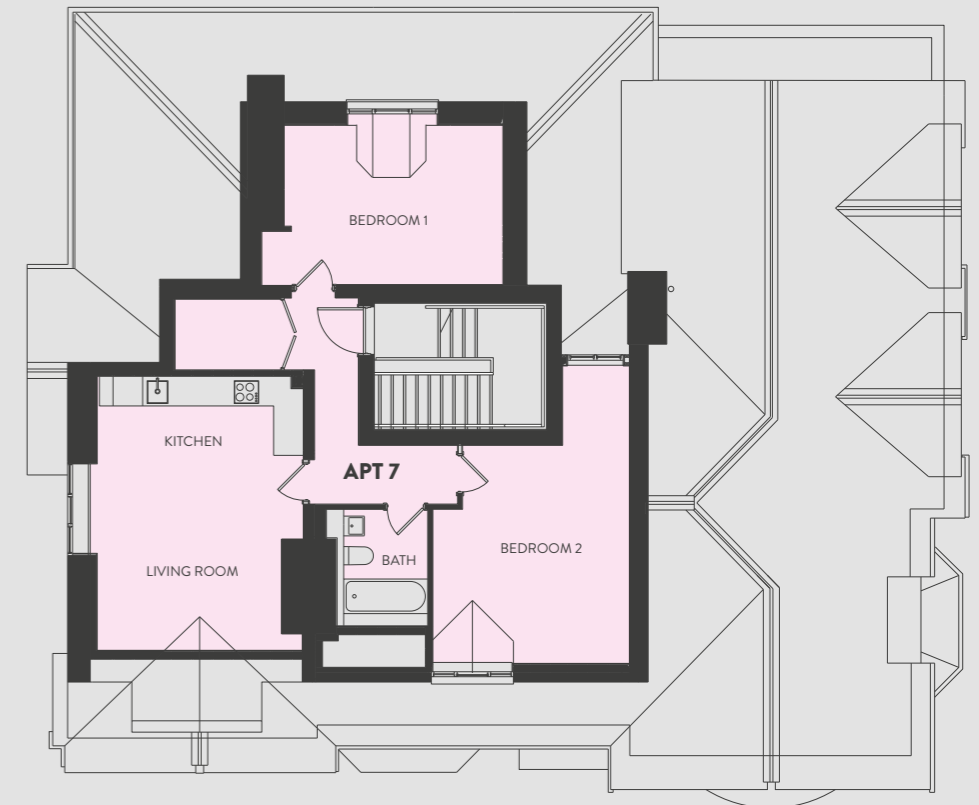
- APARTMENT 1
- APARTMENT 2
- APARTMENT 3

## FIRST FLOOR



- APARTMENT 4
- APARTMENT 5
- APARTMENT 6

## SECOND FLOOR



- APARTMENT 7

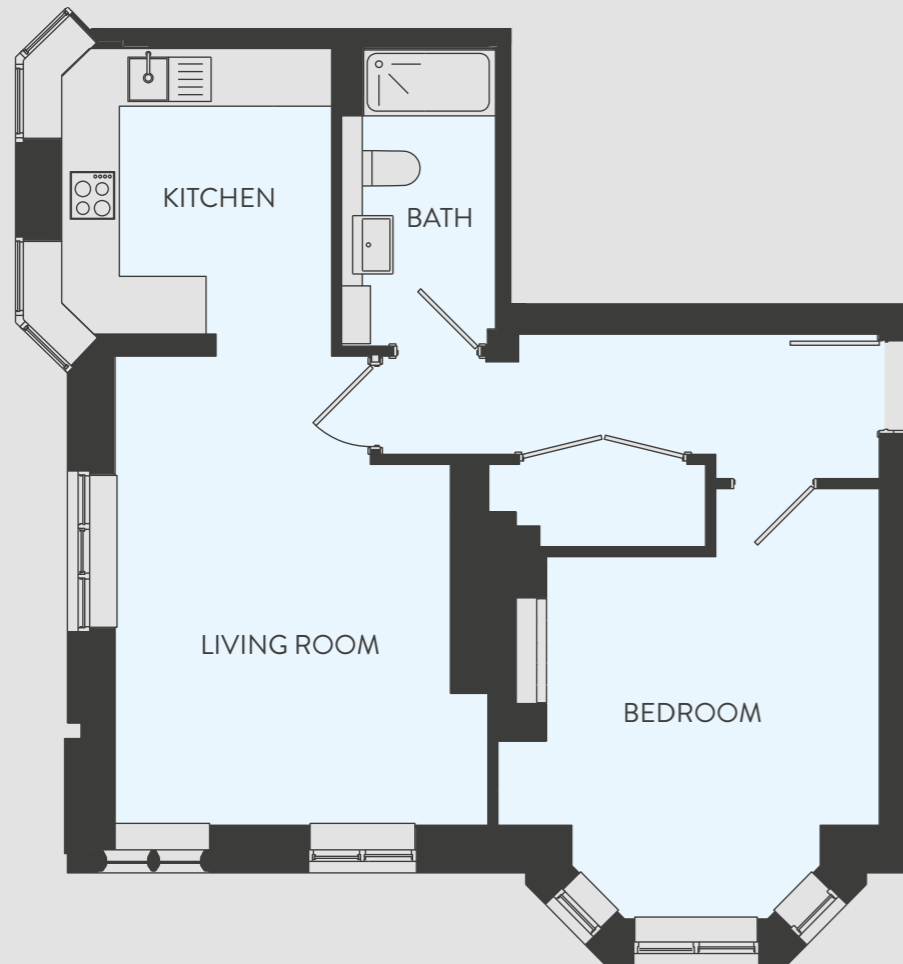


# APARTMENT 1

Ground Floor | 1 bed

# APARTMENT 2

Ground Floor | 1 bed



## KITCHEN

2836mm x 2824mm

## BEDROOM

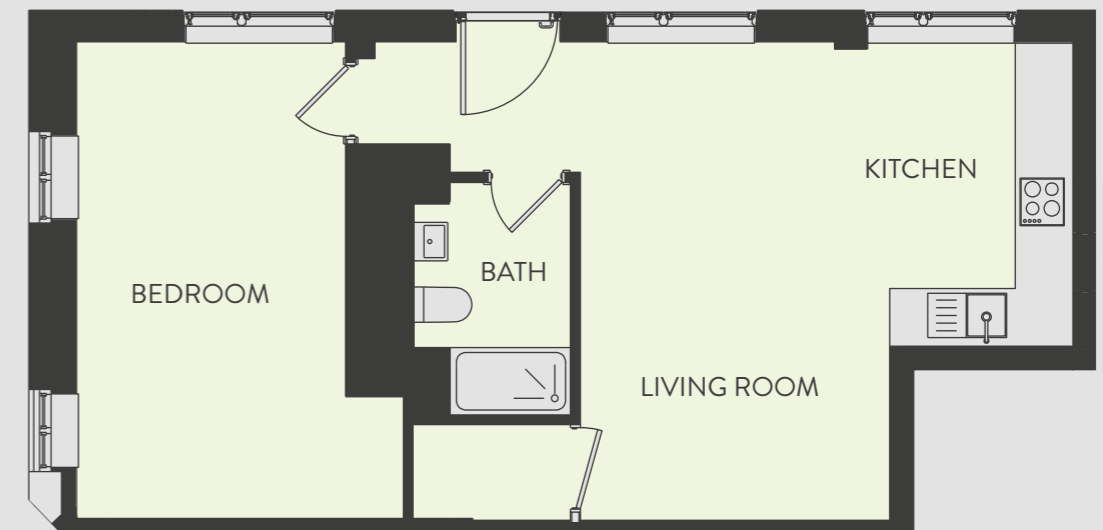
4448mm x 3159mm

## LIVING ROOM

5017mm x 3319mm

## BATH

3109mm x 1617mm



## OPEN PLAN KITCHEN/ DINER/ LIVING ROOM

5035mm x 4864mm

## BEDROOM

4749mm x 2575mm

## BATH

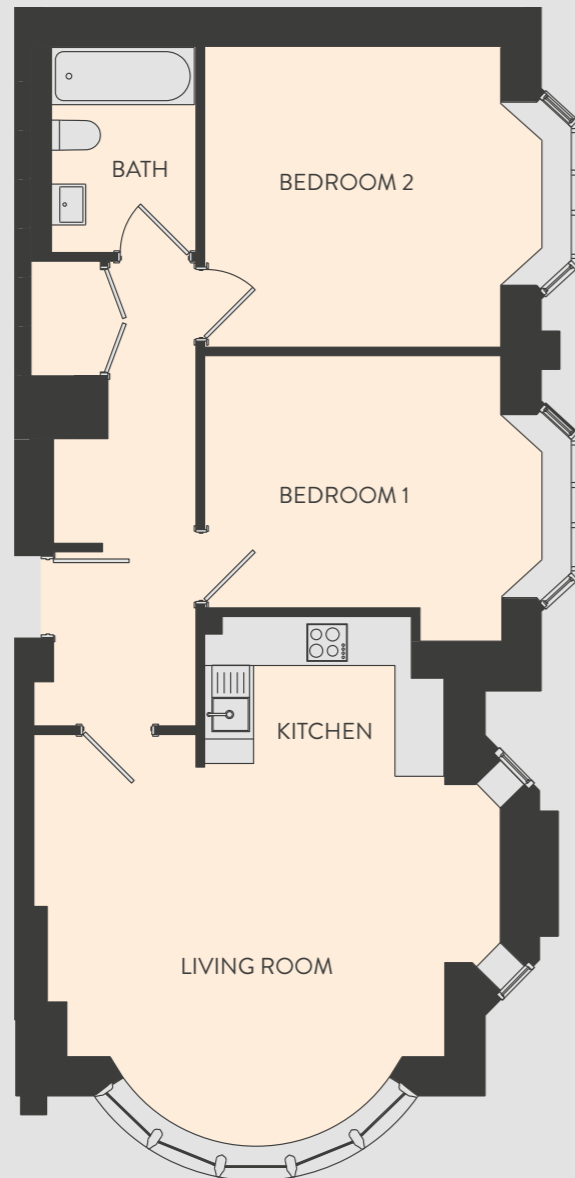
2413mm x 1742mm

# APARTMENT 3

Ground Floor | 2 bed

# APARTMENT 4

First Floor | 2 bed

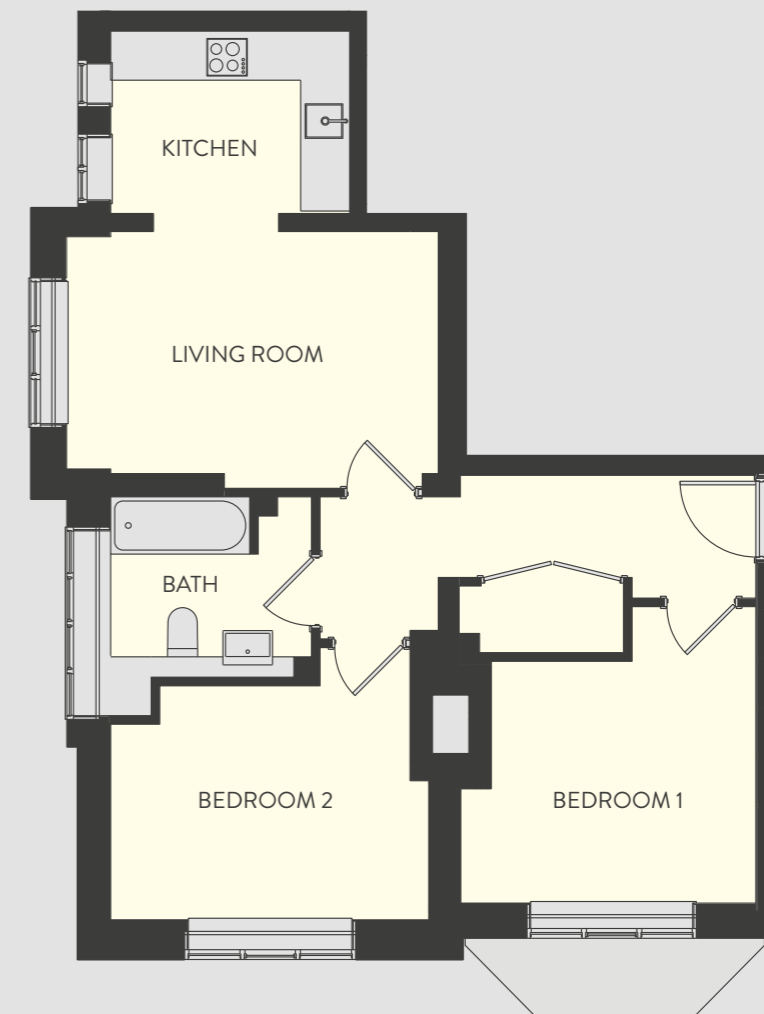


**OPEN PLAN  
KITCHEN/ DINER/  
LIVING ROOM**  
6589mm x 5587mm

**BEDROOM 1**  
4010mm x 3338mm

**BEDROOM 2**  
4039mm x 3604mm

**BATH**  
2436mm x 2030mm



**KITCHEN**  
2 2900mm x 2120mm

**LIVING ROOM**  
3420mm x 3150mm

**BEDROOM 1**  
3640mm x 3600mm

**BEDROOM 2**  
3860mm x 3360mm

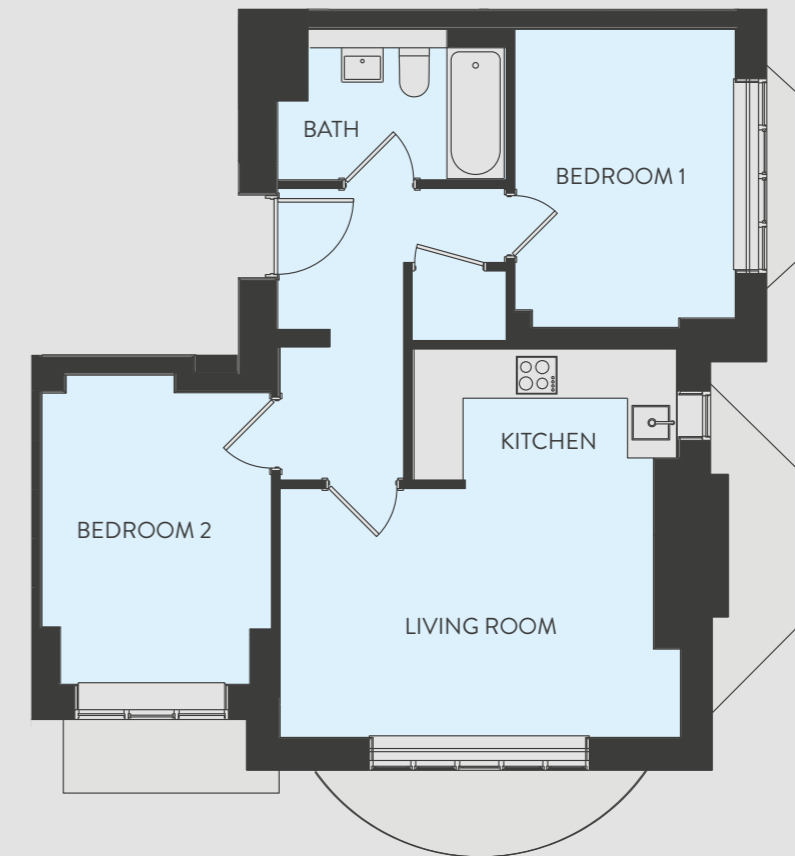
**BATH**  
2740mm x 2387mm

# APARTMENT 5

First Floor | 2 bed

# APARTMENT 6

First Floor | 2 bed



## KITCHEN

2830mm x 2600mm

## BEDROOM 1

3200mm x 2850mm

## BATH

3200mm x 2850mm

## LIVING ROOM

4900mm x 4900mm

## BEDROOM 2

3400mm x 3100mm

## OPEN PLAN KITCHEN/ DINER/ LIVING ROOM

4750mm x 4650mm

## BEDROOM 1

3800mm x 2630mm

## BATH

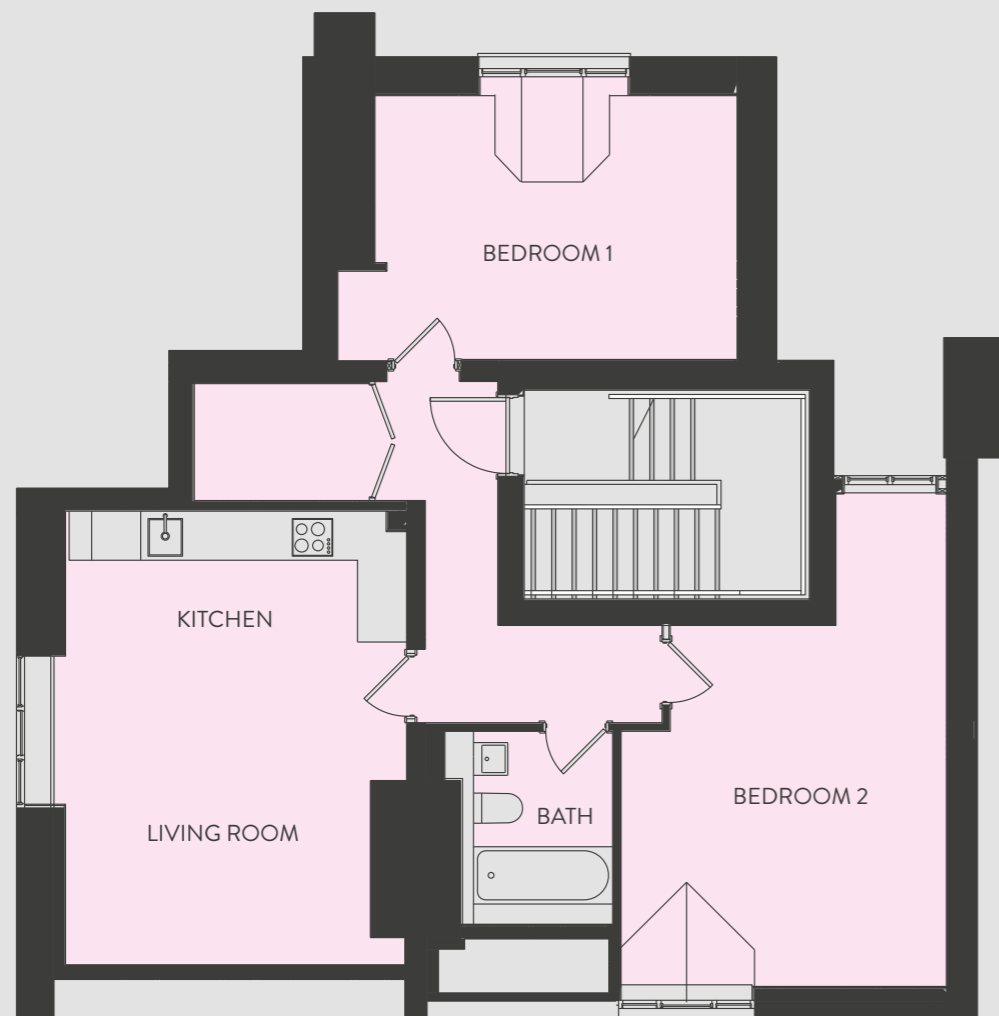
2809mm x 1849mm

## BEDROOM 2

3650mm x 2800mm

# APARTMENT 7

Second Floor | 2 bed



## THE STAMFORD ARMS

**OPEN PLAN  
KITCHEN/ DINER/  
LIVING ROOM**  
5360mm x 4100mm

**BEDROOM 1**  
4740mm x 3140mm

**BATH**  
2324mm x 1711mm

**BEDROOM 2**  
5900mm x 4860mm

# SPECIFICATIONS



## DOORS

Internal Doors      Engineered Pre-finished White faced

## PAINT

Wall      White Matt Emulsion

## ELECTRICAL

Sockets and Switches      Brushed steel effect sockets

## FLOORING

Tiled Flooring (Bathroom)      Eco Norwich Perla

Tiled Flooring (Kitchen)      Eco Norwich Marengo

## APPLIANCES

Oven      Indesit

Hob

Extractor

Fridge Freezer

Dishwasher

Washer Dryer



## BATHROOM

Wall Tiling  
Floor Tiling

## SANITARYWARE

Shower           Thermostatic  
Towel Rail       Electric with themostatic  
                          touch

## HEATING

Electric



# GECKO HOMES

Gecko Homes are proud to present 7 apartments at The Stamford Arms for sale through the Shared Ownership scheme.

Priority for these homes at The Stamford Arms will be given to those who have a local connection to the area\*\*.

Established in 2018, Gecko Homes are part of Southway Housing Trust, a not-for-profit, local housing company who are passionate about providing excellent homes and outstanding customer care.

Gecko Homes aim to provide affordable routes to home ownership and enable buyers to stay in their local areas rather than being forced out due to rising prices.

The Shared Ownership scheme provides buyers the option to purchase a percentage of a property (25% - 75% initial purchase) and pay rent on the remaining percentage. In future, you can opt to buy extra shares as little as 5% (in some cases just 1%) to as much as 100% of your home to increase the size of the share you own and shrinking the size of the share you pay rent on, even not paying rent anymore if you buy 100% of your home.

You can find further information about Shared Ownership on the Gecko Homes website: [www.geckohomes.co.uk](http://www.geckohomes.co.uk)

\*To qualify for the Shared Ownership scheme, you must not own or part own another property or have a household income which exceeds £80,000 per annum.

\*\*Please contact Gecko Homes for further information on qualifying criteria.

For further information or to arrange a viewing, please contact the Gecko Homes on **0330 995 1333** (Option 1), or email us at [sales@geckohomes.co.uk](mailto:sales@geckohomes.co.uk)

**GECKO**<sup>™</sup>



# TRAVEL



The location offers easy access to Manchester Airport (7 miles) as well as the motorway network including the M6 and M56. Warrington and Manchester are both within commuting distance. Bollington is connected by bus to Warrington, Altrincham and Lymm, with a bus stop right outside the Stamford Arms development.

**CAR** The Stamford Arms lies on the A56, approximately 1 mile away from the junction to the M56 and A556, facilitating easy access to Chester (30 miles) Manchester (15 miles) Warrington (10 miles) and Stockport (13 miles)

**BUS** Bollington is served by the 191 connecting it to Warrington and Lymm and the X5 connecting it to Altrincham, Warrington and Partington.

**AIR** Manchester airport (7 miles)  
John Lennon Airport Liverpool (27 miles)



To arrange a viewing or request further information please contact us:

**GECKO™**

**Tel: 0330 995 1333**   **Email: [sales@geckohomes.co.uk](mailto:sales@geckohomes.co.uk)**

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