



# Onward

---

living

*Bollin Grange*

---

Bringing happiness home

# Welcome to Bollin Grange

WELCOME TO BOLLIN GRANGE, AN EXCLUSIVE DEVELOPMENT OF HIGH QUALITY NEW BUILD HOMES ON THE EDGE OF THE SOUGHT-AFTER TOWN OF MACCLESFIELD.

The perfect place to call home, Bollin Grange offers a mix of beautifully designed two, three and four-bedroom detached and semi-detached homes for Shared Ownership.

These homes are part of a larger development from Linden Homes and Bovis Homes, and have been set aside specifically for Onward Living, offering people the chance to step onto the property ladder and join this exciting new community.

Situated in the heart of the Cheshire countryside, yet within easy reach of handy amenities and popular attractions, Bollin Grange offers the perfect combination of modern living and outstanding natural beauty.

Boasting stylish homes in a peaceful semi-rural location, with access to great transport links and fantastic schools, Bollin Grange will appeal to a variety of homebuyers looking for their dream home in one of Cheshire's most exciting and culturally significant towns.



*So, whatever you're looking for in a place to call home, you're sure to find it at Bollin Grange.*

## THE PERFECT PLACE TO CALL HOME

Perfectly positioned next to Macclesfield Canal and surrounded by farmland, Bollin Grange offers a peaceful setting without feeling too remote.

The development sits just over two miles south of the historic Macclesfield town centre, renowned for its thriving 19th century silk weaving industry, which lives on through the town's famous Silk Museum.

Today, Macclesfield's vibrant centre is home to a wonderful mix of independent shops, quirky boutiques, big-name stores, and everyday amenities. For even more retail therapy, the nearby Grosvenor Shopping Centre offers everything you need.

A magnet for food enthusiasts, Macclesfield is also home to an amazing array of pubs, restaurants, wine bars, coffee shops, delis and tea rooms offering everything from Thai to tapas. Once a month, the town centre welcomes the Treacle Market to its cobbled streets, one of the largest artisan markets in the north west with over 140 stalls selling the very best food and drink products that Cheshire has to offer.

Bollin Grange is also well placed to make the most of the surrounding Cheshire countryside. Teggs Nose Country Park and Macclesfield Forest are both within easy reach, offering endless walking and cycling trails. A bit further out, there's the vast Cheshire Plain and Peak District National Park, with outdoor activities such as hiking, horse riding and water sports.

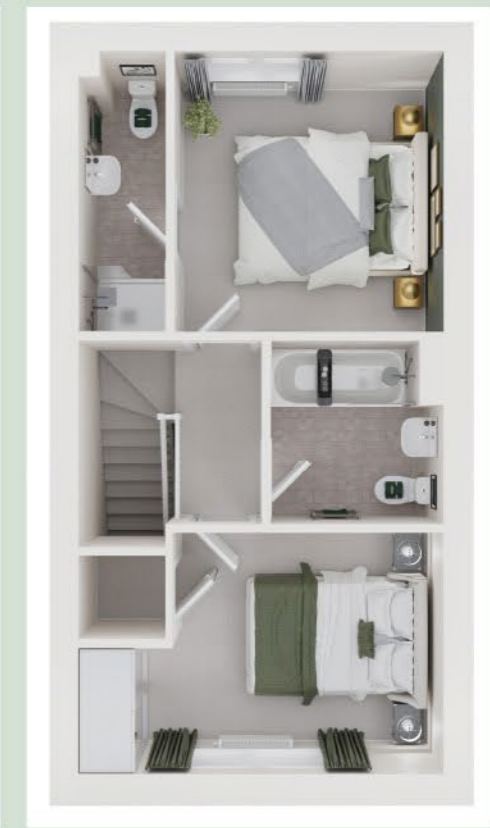
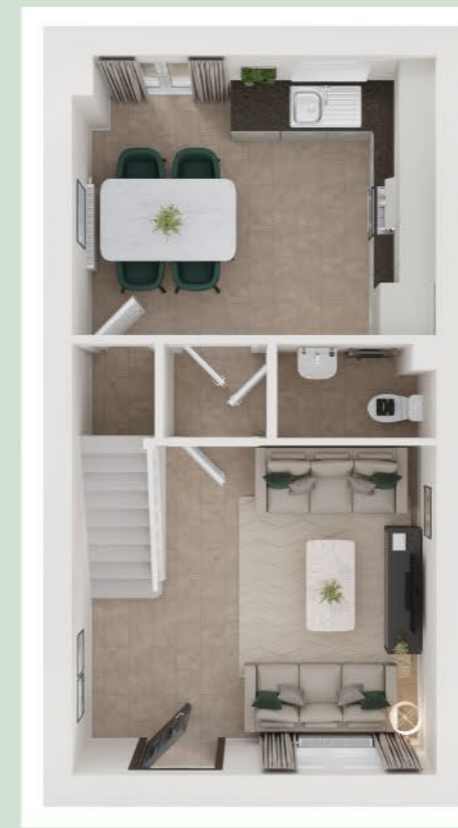


Despite its rural location, Bollin Grange offers fantastic transport links. Macclesfield train station is just a 15-minute drive away, providing fast connections to Manchester, Stoke-on-Trent, and London. There are also several bus routes operating in the area which connect to neighbouring towns and villages. Meanwhile, the A523 and A536 roads are within easy reach, and commuters can be on the M6 motorway within just 20 minutes.

If you are moving to the area with children, you'll find an excellent range of schools. Within 3-miles are the primary schools of Puss Bank School, St John the Evangelist Catholic Primary School, and Park Royal Community School. For secondary education, Macclesfield Academy is within 2.5 miles and both Fallibroome Academy and the prestigious King's Schools are within a 15-minute drive.



# The Hardwick



## 2-bedroom semi-detached

The Hardwick is an attractive two-bedroom home benefiting from a bright open plan kitchen/dining area with separate sitting room and downstairs cloakroom.

Upstairs there are two good sized double bedrooms. An en suite serves Bedroom One and in addition there is a main bathroom for Bedroom Two.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

### OVERALL FLOOR AREA

65.87m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Kitchen/Dining Area – 3.17m x 4.13m

Living Room – 3.73m x 4.13m

WC – 1.09m x 1.84m

### FIRST FLOOR DIMENSIONS

Bedroom One – 3.19m x 3.03m

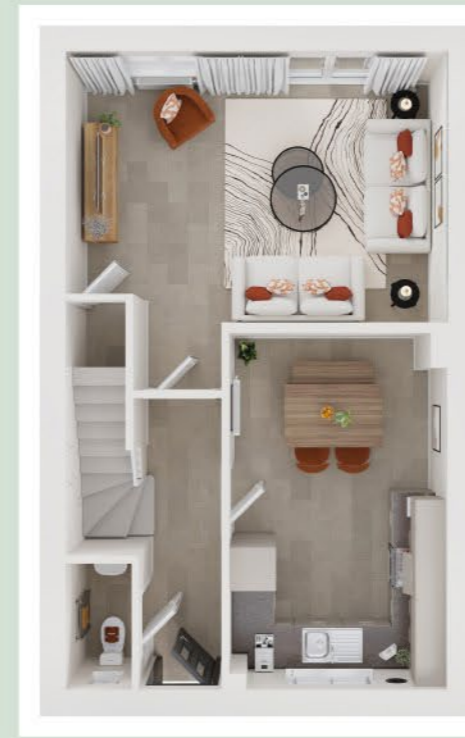
En suite – 3.19m x 1.04m

Bedroom Two – 2.73m\* x 4.13m\*

Bathroom – 2.08m x 1.97m

\*Maximum room dimensions.

# The Elmslie



## 3-bedroom semi-detached/ detached

The Elmslie boasts a sizeable living room with French doors out to the garden. The ground floor also features a kitchen/dining room; the perfect sociable space in which to entertain.

Upstairs, the main bedroom has its own en suite bathroom. Two further generous bedrooms share a modern family bathroom.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

### OVERALL FLOOR AREA

86.77m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Kitchen/Dining Area - 4.81m x 2.95m

Living Room - 3.68m x 5.15m

WC - 1.75m x 0.92m

### FIRST FLOOR DIMENSIONS

Bedroom One - 3.70m\* x 2.89m\*

En suite - 2.31m x 1.41m

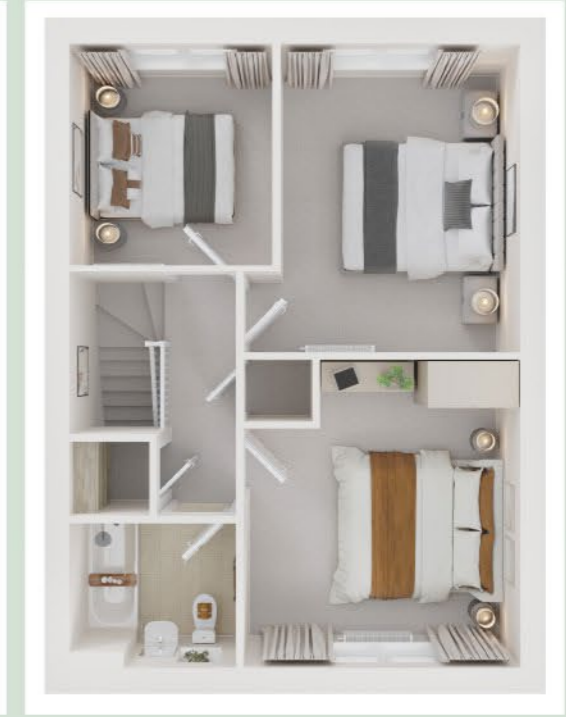
Bedroom Two - 2.42m x 2.89m

Bedroom Three - 3.70m x 2.19m

Bathroom - 1.75m x 2.19m

\*Maximum room dimensions.

# The Asher



## 3-bedroom semi-detached

The stylish Asher is a superb three-bedroom home with a spacious kitchen/dining area at the rear which includes French doors out to the garden. To the front is a bright and airy lounge. The ground floor also features a handy WC and storage.

On the first floor are three good-sized bedrooms – two doubles and one single – which all share a modern family bathroom.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

## OVERALL FLOOR AREA

94.67m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Kitchen/Dining Area – 3.86m\* x 5.89m\*

Living Room – 4.20m\* x 3.61m\*

WC – 1.88m x 1.54m

## FIRST FLOOR DIMENSIONS

Bedroom One – 4.06m\* x 3.64m\*

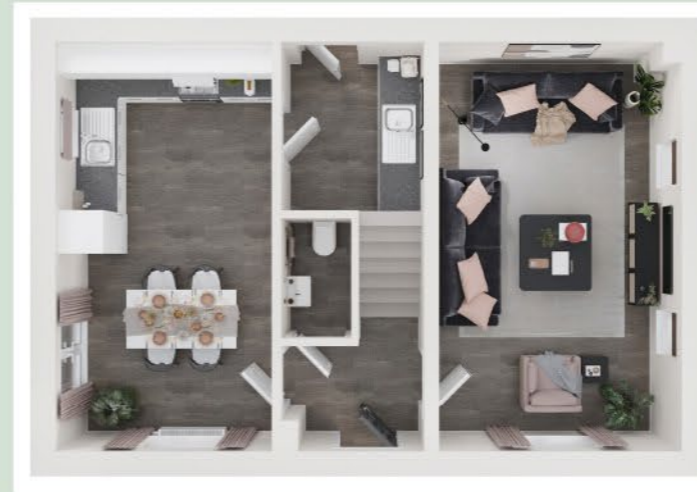
Bedroom Two – 4.04m x 3.16m

Bedroom Three – 2.92m x 2.66m

Bathroom – 1.94m x 2.19m

\*Maximum room dimensions.

# The Becket



## 3-bedroom detached

The Becket is a beautifully designed three-bedroom home featuring a dual aspect living room and a separate open plan kitchen/dining area with French doors leading out to the garden. The ground floor also has a downstairs cloakroom and utility room for convenience.

Upstairs there are three good sized double bedrooms, each with storage. Bedroom One has an en-suite bathroom, while Bedrooms Two and Three share a modern family bathroom.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

## OVERALL FLOOR AREA

95.22m<sup>2</sup>

## GROUND FLOOR DIMENSIONS

Kitchen/Dining Area – 5.64m x 2.98m

Living Room – 5.64m x 3.38m

WC – 1.68m x 1.04m

## FIRST FLOOR DIMENSIONS

Bedroom One – 2.79m\* x 3.48m\*

En suite – 1.87m x 1.61m

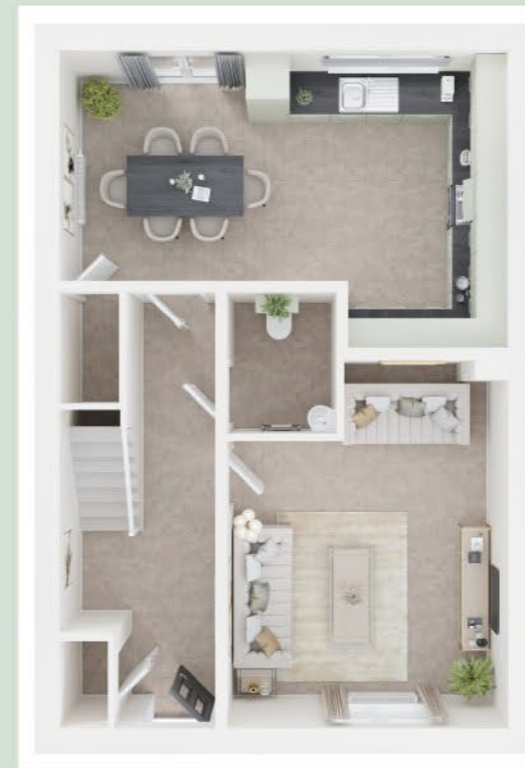
Bedroom Two – 2.99m\* x 3.39m\*

Bedroom Three – 2.60m x 3.03m

Bathroom – 2.10m x 2.09m

\*Maximum room dimensions.

# The Speirs



## 4-bedroom semi-detached

The Speirs is a contemporary four-bedroom home featuring a spacious lounge to the front. Down the hall, past the handy WC, is an open-plan kitchen/dining area with French doors out to the garden.

To the first floor are four generously sized bedrooms, two of which include storage cupboards for convenience. This floor is completed by a modern family bathroom.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

### OVERALL FLOOR AREA

107.21m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Kitchen/Dining Area – 4.03m x 5.99m

Living Room – 4.93m\* x 3.77m\*

WC – 1.53m x 1.50m

### FIRST FLOOR DIMENSIONS

Bedroom One – 3.55m x 3.48m

Bedroom Two – 3.44m x 3.38m

Bedroom Three – 3.44m x 2.56m

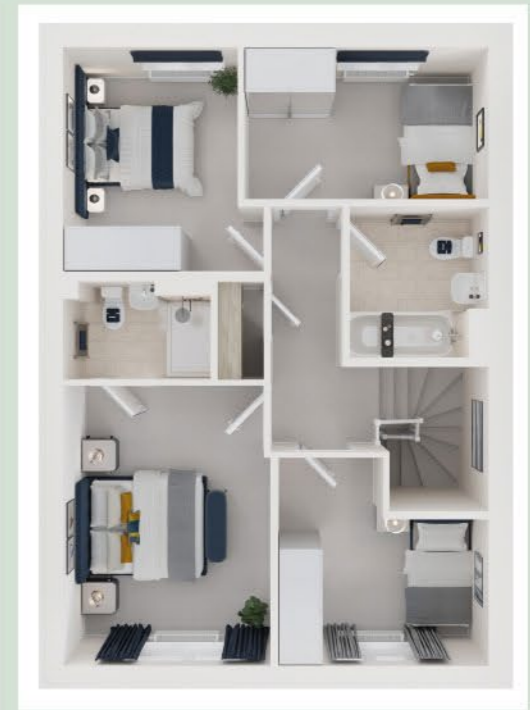
Bedroom Four – 2.54m x 2.46m

Bathroom – 1.94m x 2.19m

\*Maximum room dimensions.



# The Mylne



## 4-bedroom semi-detached

The Mylne is the perfect four-bedroom family home. It boasts a spacious kitchen/dining/family area with French doors to the garden. There is a large separate living room and downstairs cloakroom, plus storage for added convenience.

Upstairs, Bedroom One has an en suite shower room, while Bedrooms Two, Three & Four share a bathroom. This floor is completed by even more storage.

### Disclaimer:

\*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

### OVERALL FLOOR AREA

105.54m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Kitchen/Dining Area – 4.43m\* x 6.09m\*

Living Room – 4.89m x 3.40m

WC – 2.12m x 0.94m

### FIRST FLOOR DIMENSIONS

Bedroom One – 3.97m x 2.99m

En suite – 1.43m x 2.16m

Bedroom Two – 3.26m x 2.56m

Bedroom Three – 2.22m x 3.47m

Bedroom Four – 2.12m x 3.04m

Bathroom – 2.17m x 2.01m

\*Maximum room dimensions.

# PICK YOUR PLOT



\*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

# SPECIFICATION

## Kitchen

- Fully fitted contemporary kitchen – Urban range by Symphony
- Laminate worktops
- Stainless steel splashback
- Indesit integrated oven
- Indesit 4-burner stainless steel gas hob
- Indesit integrated extractor hood
- 1.5 stainless steel sink with drainer
- Single lever mixer tap
- Recessed LED lighting
- Chrome switches and sockets
- Amtico vinyl flooring



*What's more, all homes are covered by a 10-year NHBC building warranty.*



## Bathroom & En Suite

- Sandringham contemporary white sanitaryware
- Porcelanosa wall tiles
- Over-bath shower with glass screen
- Chrome heated towel rail
- Recessed LED lighting
- Amtico vinyl flooring

\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



## Electrics

- TV points to living space and Bedroom One
- Telephone points to living space
- Mains-operated smoke detectors with battery back-up
- Ideal Logic combi boiler
- Honeywell T3 Thermostat



## External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive



# ABOUT ONWARD LIVING

**At Onward Living we specialise in building quality new homes across the North West.**

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as shared ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



## ABOUT SHARED OWNERSHIP

**Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.**

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0300 555 0130 or email [sales@onward.co.uk](mailto:sales@onward.co.uk)

# Bollin Grange

Gaw End Lane  
Macclesfield  
Cheshire  
SK11 0JZ

0300 555 0130

[sales@onward.co.uk](mailto:sales@onward.co.uk)

[onward-living.co.uk](http://onward-living.co.uk)

\*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

