



EARLSBROOK

Floor Plans and Specification

Rent to Buy

L&Q



Stylish living *and a wonderful location*

Nestled on the boundary of the tranquil beauty of Delamere Forest, Earlsbrook presents a rare opportunity to live in a stunning new home built on historic former regal land.

Earlsbrook offers an outstanding collection of three to five bedroom family homes, with styles to suit all. Everyone deserves to own their dream home, and with Rent to Buy from L&Q it's easier than you think.

Delamere, despite its rural ambiance, offers a wealth of amenities beyond the local shops, pubs, and exceptional schools. The village boasts a thriving community with charming cafes, diverse restaurants, and vibrant cultural venues.

Sports enthusiasts can enjoy well-maintained fields, tennis courts, and swimming facilities. Regular events and festivals bring residents together, fostering a strong sense of community.

The unique location of Earlsbrook, bordering the historic Delamere Forest, also means there's no shortage of activities right on your doorstep, from walking and cycle routes, to GoApe for those looking for more thrill seeking activities.

Rent to Buy from L&Q

Rent to Buy (RtB) is a government scheme designed to transition you from a renter into a homeowner. The rents are often priced at 80% of a similar property on the open market. The savings you make on the discounted rent can then be used towards a deposit for your first home.

Rent to Buy lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership, or on the open market with L&Q within 5 years*

Rent a brand-new and stylish home and you can benefit from:



Generously
sized homes



Beautiful green
open spaces in the
surrounding area



Excellent transport
links close by



We provide the home

*and you make
it your own*

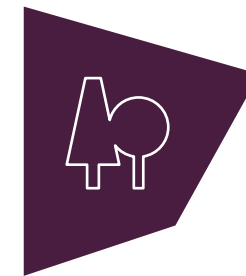




The essentials you need *and all close at hand*



Homes with plenty
of space to grow



Beautiful countryside
in the surrounding area



Paths and cycle routes
on your doorstep



Local pubs, bars and
restaurants close by



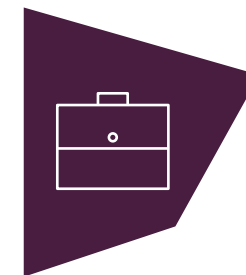
In the catchment
area for good schools



Frodsham high street
close to home



Short drive to Cheshire
Oaks Designer Outlet



Delamere train station
on your doorstep

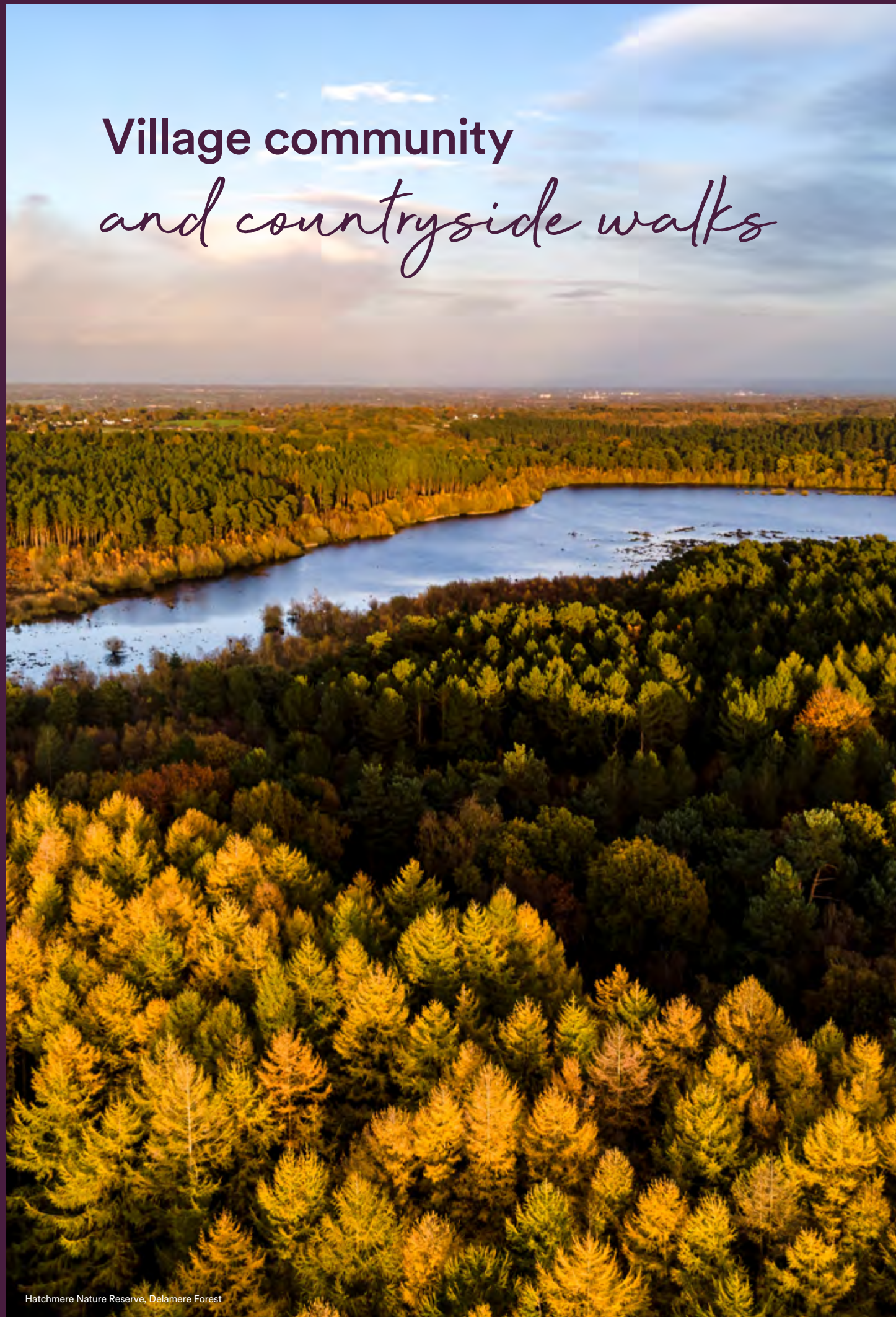


Great transport links
to M56, M53 & M6



**Well connected
in a rural location**

Village community *and countryside walks*



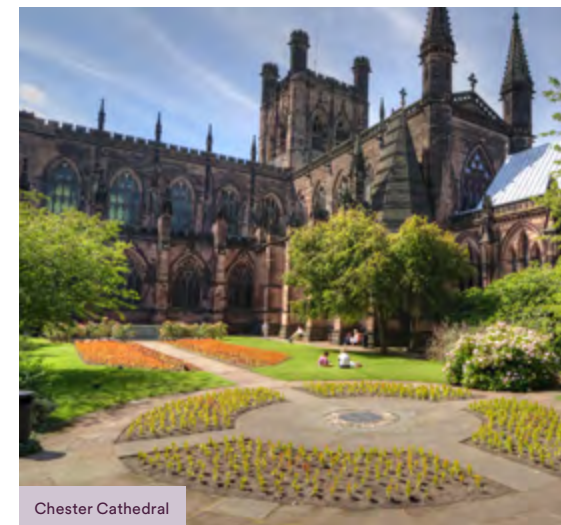
Hatchmere Nature Reserve, Delamere Forest



Treetop adventure, Delamere Forest



Delamere Station



Chester Cathedral



Cycle/footpath, Delamere Forest

Whether you're seeking a better work-life balance or looking to escape the stresses of everyday life, you can immerse yourself within the serenity of the trees at Delamere Forest. Guided paths provide natural ways to explore the woodlands, navigating your way around ancient lakes and encounter ancient relics of the Ice Age all while being surrounded by colourful hues of green and blue. Delamere is much more than woodland.

Neighbouring Oakmere, Tarporley & Frodsham, Delamere is a traditional parish village. Quaint cottages and sandstone churches dominate village life. With a warm sense of community, you will be surrounded by local pubs, and people leisurely going about their daily life.

Travel a little further through the Cheshire countryside, you are not far away from the idyllic market towns of Northwich and Chester, with its beautifully preserved Roman-inspired medieval city walls, just eleven miles from Earlsbrook. The pretty market towns of Sandbach and Congleton offer a great shopping experience amongst ancient surroundings.

Just a five-minute walk away you'll find Delamere Golf Course. Absorb the breathtaking views of the countryside as you play in one of the top 50 ranked English golf courses, beautifully set between the rolling Cheshire hills. Away from the hustle & bustle of the city, but never that far away from thriving, flourishing cities around Cheshire & North West.



Sports

Tucked away in Cheshire at the edge of ancient woodland lies Delamere Forest Golf Club where hospitality at the clubhouse is the aim of the game, along with 18 holes of golf of course.

Delamere Forest Golf Club
0.4 miles by bike/car*
Delamere Park
3.8 miles by bike/car*

Outdoors

Delamere Forest provides many gentle forest roads and trails ideal for families. There's an adventure for everyone at Go-Ape, with tree top experiences and Forest Segways to explore the woods.

Delamere Forest
0.6 miles by bike/car*

Culture

The historic cathedral city of Chester is only a short drive away, Chester has the most complete city walls, the oldest racecourse and the largest Roman Amphitheatre in Britain.

Chester
11.5 miles by bike/car*

Eat & Drink

There are plenty of nearby traditional family pubs and restaurants close to Earlsbrook, and everything you could ever wish for in the surrounding villages, towns and cities.

Vale Royal Abbey Arms
1.2 miles by bike/car*
The Fishpool Inn
1.9 miles by bike/car*

Shopping

Cheshire has plenty to satisfy the appetite of event the hardest shopaholic, nearby Frodsham high street offers a range of well-known brands and a selection of cafés.

Frodsham High Street
6.8 miles by bike/car*
Cheshire Oaks Designer Outlet
11.8 miles by bike/car*

Education

The Earlsbrook catchment area boasts top-performing primary and secondary schools, ensuring children have access to quality education.

Delamere CofE Primary Academy
1.3 miles by bike/car*
Tarporley High School & Sixth Form
1.3 miles by bike/car*

New roots and fast commutes



By rail from Delamere Station

Chester	17 mins
Crewe	54 mins
Warrington Bank Quay	60 mins
Liverpool Lime Street	1 hr 8 mins
Manchester Piccadilly	1 hr 12 mins



To the airports by car from Earlsbrook

Liverpool John Lennon Airport	31 mins
Manchester Airport	36 mins



By road from Earlsbrook

Winsford	16 mins
Northwich	18 mins
Cheshire Oaks Outlet	23 mins
Chester Zoo	24 mins
Chester City Centre	26 mins





By cycle from Earlsbrook

Delamere Train Station	3 mins
Go Ape Delamere	4 mins
Kelsall	22 mins
Winsford	43 mins
Northwich	45 mins

Site plan



5 bedroom homes

-  The Kingsbourne
-  The Buckingham

4 bedroom homes

-  The Clarence
-  The Windsor
-  The Westminster
-  The Kensington
-  The Sandringham
-  The Cambridge
-  The Balmoral

3 bedroom homes

-  The Allerton
-  The Langley
-  The Belvedere
-  Other tenures

MS – Market Sale | SO – Shared Ownership | AR – Affordable Rent

For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).





Images depict a typical L&Q show home

Specification

Kitchen



- Contemporary kitchen
- Laminate worktop with matching upstand
- Stainless steel splashback behind hob
- Stainless steel 1 and half bowl sink with mixer tap
- Fully integrated appliances including oven, hob and fridge/freezer
- Housing unit for boiler
- Plumbing for washing machine

Electrical and Heating



- Gas central heating with thermostatically controlled radiator valve
- Chrome switches and sockets to all rooms
- Downlighters to the bathroom and kitchen
- TV points will be provided in the lounge and master bedroom
- Mains operated smoke detectors
- Battery operated carbon monoxide detectors

Bathroom



- Chrome plated bath, shower and basin taps
- Chrome heated towel rail
- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Mirror above sink
- Ceramic wall tiles

Finishes



- White five vertical panel pre-finished internal doors
- Smooth finished ceilings, skirting and architraves in white
- Turf to rear garden and development landscaping to front gardens
- Light to front and rear

The specification of the properties is correct at the time of publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



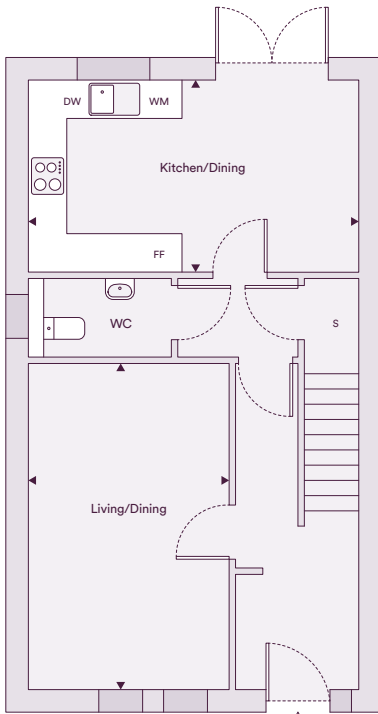
Image is a CGI and is for indicative purpose only

The Belvedere - Three bedroom home

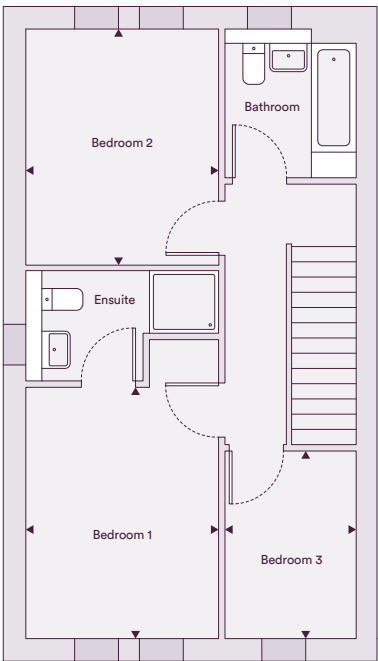
10, 12, 22 & 24 Longridge View



Ground Floor



First Floor



Dimensions

Kitchen/Dining	5.16m x 3.00m	16'9" x 9'8"
Living/Dining	3.13m x 5.09m	10'2" x 16'6"
Bedroom 1	3.01m x 3.92m	9'8" x 12'8"
Bedroom 2	3.01m x 3.67m	9'8" x 12'0"
Bedroom 3	2.05m x 2.92m	6'7" x 9'5"
Total	99m ²	1,065 ft ²

Gardens

10 Longridge View	84.9m ²	913ft ²
12 Longridge View	78.4m ²	844ft ²
22 Longridge View	69.6m ²	749ft ²
24 Longridge View	72.9m ²	784ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

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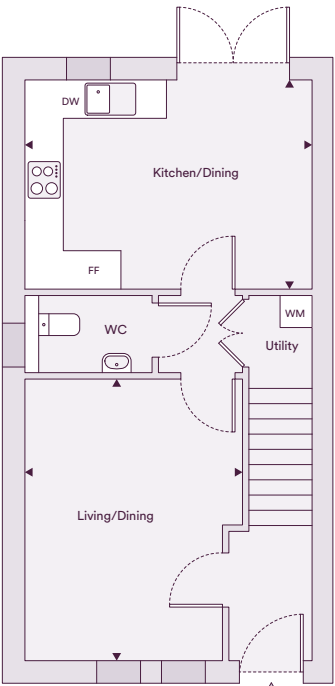
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The Allerton - Three bedroom home

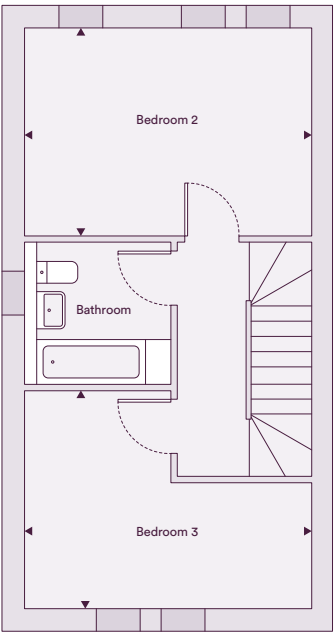
1 & 3 Fir Brook Avenue - 6 & 8 Longridge View



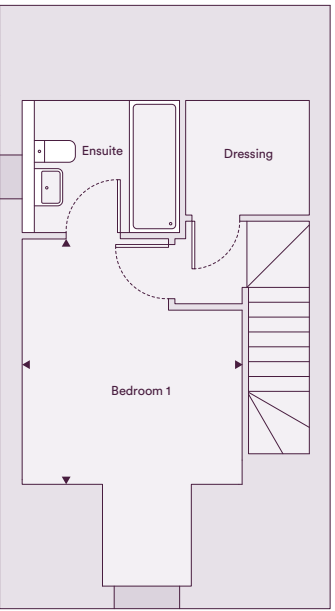
Ground Floor



First Floor



Second Floor



Dimensions

Kitchen/Dining	4.48m x 3.26m	14'6" x 10'6"
Living/Dining	3.39m x 4.39m	11'1" x 14'4"
Bedroom 1	3.43m x 3.94m	11'2" x 12'9"
Bedroom 2	4.48m x 3.25m	14'6" x 10'6"
Bedroom 3	4.48m x 3.40m	14'6" x 11'1"
Dressing room	1.93m x 1.79m	6'9" x 5'10"
Total	110m ²	1,184 ft ²

Gardens

1 Fir Brook Avenue	58.3m ²	627ft ²
3 Fir Brook Avenue	102.5m ²	1,103ft ²
6 Longridge View	61.7m ²	664ft ²
8 Longridge View	57.7m ²	621ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine

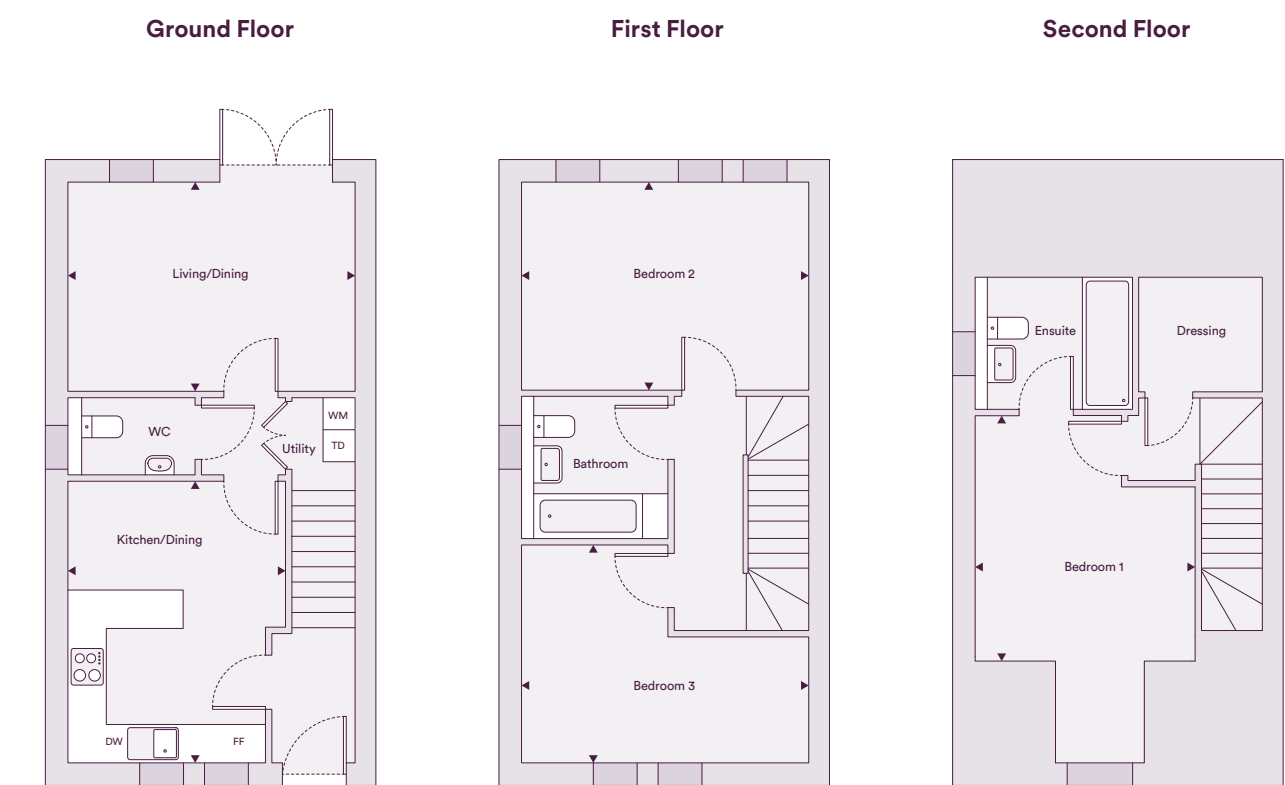
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The Langley - Three bedroom home

1 & 3 Mara Drive - 1 & 3 Marley Crescent



Dimensions

Kitchen/Dining	3.39m x 4.39m	11'1" x 14'4"
Living/Dining	4.48m x 3.26m	14'6" x 10'6"
Bedroom 1	3.43m x 3.83m	11'2" x 12'5"
Bedroom 2	4.48m x 3.25m	14'6" x 10'6"
Bedroom 3	4.48m x 3.40m	14'6" x 11'1"
Dressing room	1.93m x 1.79m	6'9" x 5'10"
Total	110m ²	1,184 ft ²

Gardens

1 Mara Drive	74.4m ²	800ft ²
3 Mara Drive	106.2m ²	1,143ft ²
1 Marley Crescent	78m ²	839ft ²
3 Marley Crescent	79.4m ²	854ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | TD – Tumble Dryer | S – Storage

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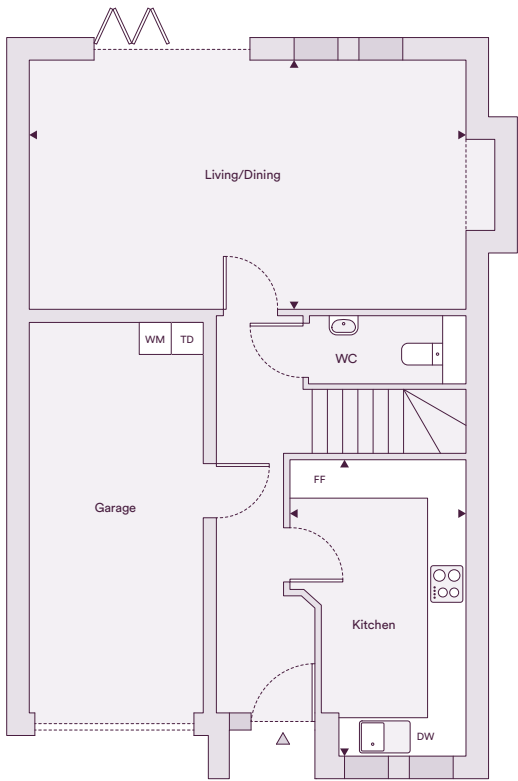
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The Balmoral - Four bedroom home

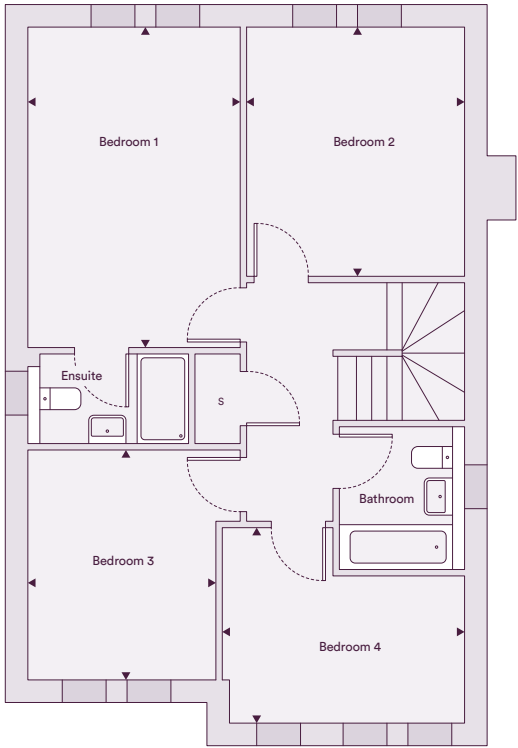
35 & 37 Relicks Moss Way - 12 Mara Drive - 10, 12 & 15 Marley Crescent - 14 & 16 Longridge View



Ground Floor



First Floor



Dimensions

Kitchen	2.75m x 4.63m	9'0" x 15'1"
Living/Dining	6.82m x 3.89m	20'6" x 12'7"
Bedroom 1	3.31m x 5.00m	10'8" x 16'4"
Bedroom 2	3.40m x 3.89m	11'1" x 12'7"
Bedroom 3	2.93m x 3.59m	9'6" x 11'7"
Bedroom 4	3.78m x 3.05m	12'4" x 10'0"
Total	126m ²	1,356 ft ²

Gardens

35 Relicks Moss Way	143m ²	1,539ft ²
37 Relicks Moss Way	206.2m ²	2,219ft ²
12 Mara Drive	119.1m ²	1,282ft ²
10 Marley Crescent	115.2m ²	1,240ft ²
12 Marley Crescent	111.9m ²	1,204ft ²
15 Marley Crescent	92.3m ²	993ft ²
14 Longridge View	99.4m ²	1,069ft ²
16 Longridge View	82.3m ²	886ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | TD – Tumble Dryer | S – Storage

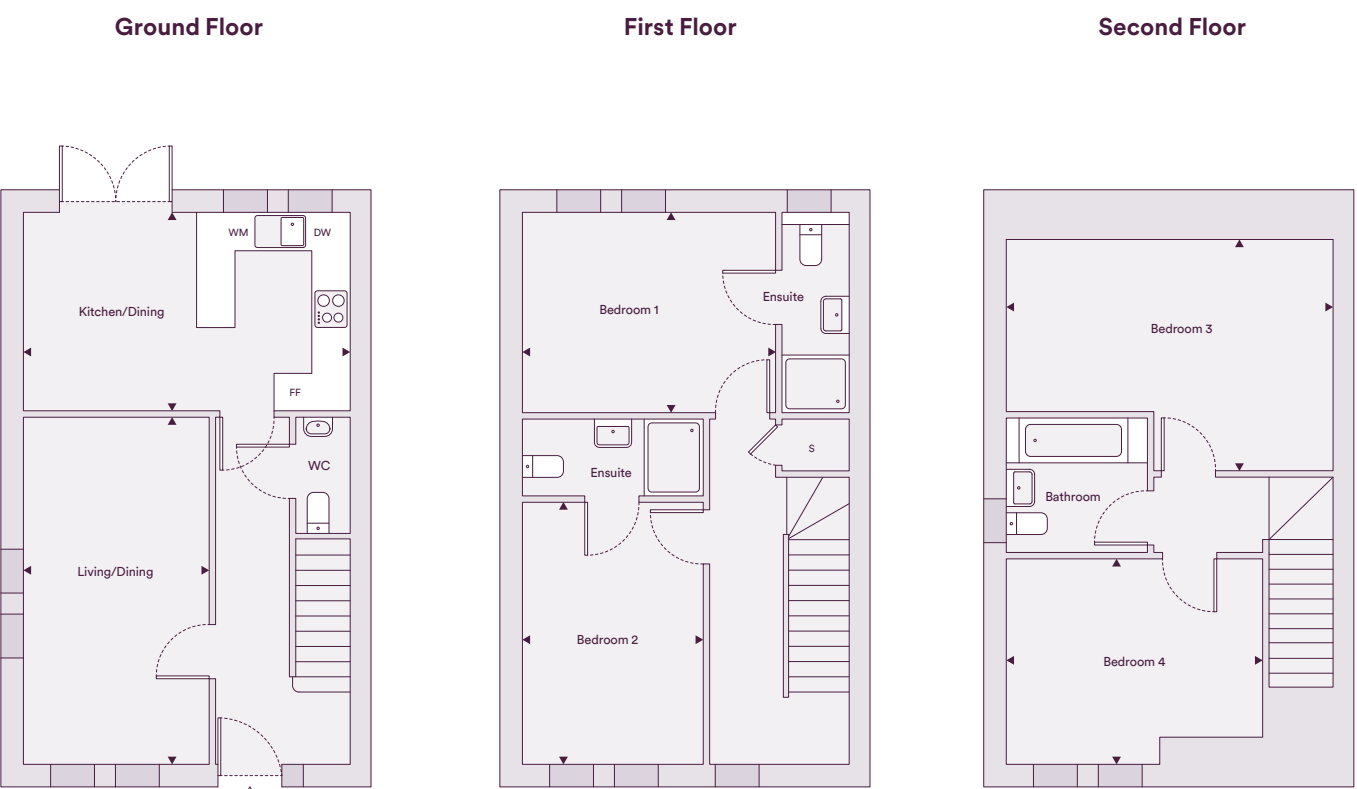
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The Windsor - Four Bedroom home

3 & 4 Longridge View - 5, 7 & 9 Fir Brook Avenue - 45 & 47 Relicks Moss Way



Dimensions

Kitchen/Dining	5.10m x 3.10m	16'7" x 10'1"
Living/Dining	2.90m x 5.42m	9'5" x 17'7"
Bedroom 1	3.95m x 3.13m	12'9" x 10'2"
Bedroom 2	2.85m x 4.09m	9'3" x 13'4"
Bedroom 3	5.10m x 3.61m	16'7" x 11'8"
Bedroom 4	4.00m x 2.78m	13'1" x 9'1"
Total	130m ²	1,399 ft ²

Gardens

3 Longridge View	91.1m ²	980ft ²
4 Longridge View	78.3m ²	843ft ²
5 Fir Brook Avenue	136m ²	1,463ft ²
7 Fir Brook Avenue	102.5m ²	1,103ft ²
9 Fir Brook Avenue	59.3 m ²	638ft ²
45 Relicks Moss Way	107m ²	1,151ft ²
47 Relicks Moss Way	84m ²	904ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

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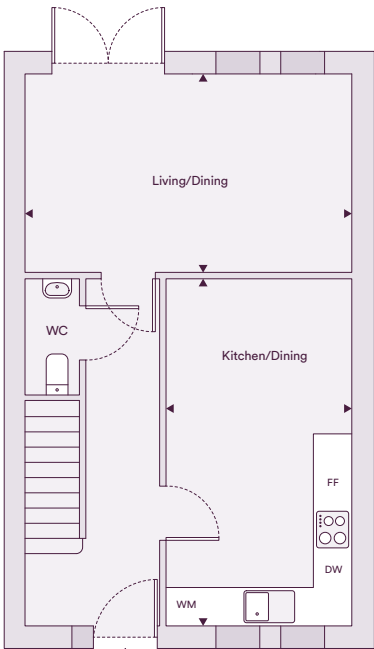
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The Westminster - Four bedroom home

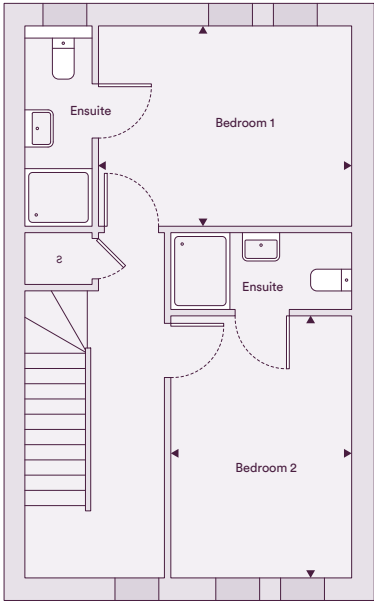
1 & 2 Longridge View



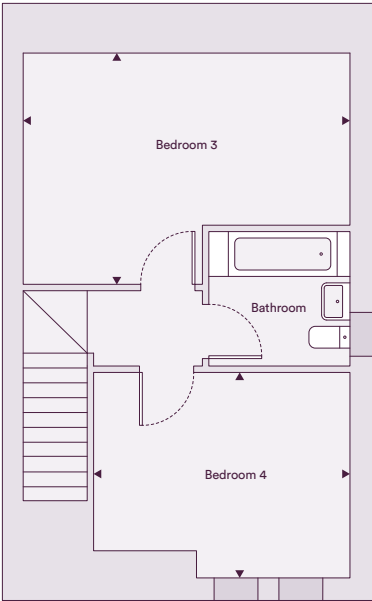
Ground Floor



First Floor



Second Floor



Dimensions

Kitchen/Dining	2.90m x 5.42m	9'5" x 17'7"
Living/Dining	5.10m x 3.10m	16'7" x 10'1"
Bedroom 1	3.95m x 3.13m	12'9" x 10'2"
Bedroom 2	2.85m x 4.09m	9'3" x 13'4"
Bedroom 3	5.10m x 3.61m	16'7" x 11'8"
Bedroom 4	3.95m x 3.21m	12'9" x 10'5"
Total	130m ²	1,399 ft ²

Gardens

1 Longridge View	52m ²	559ft ²
2 Longridge View	53.4m ²	575ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

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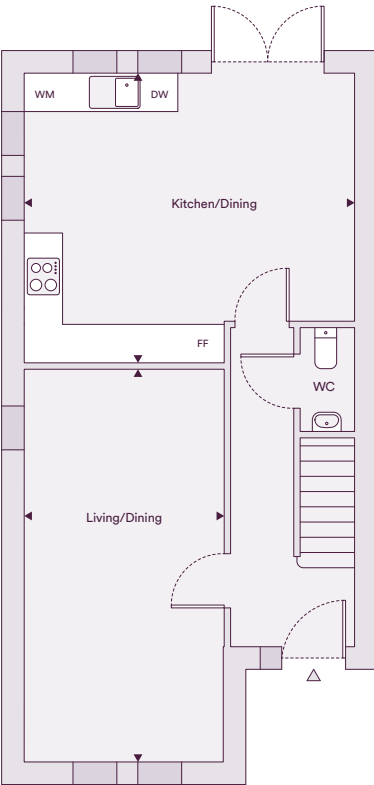
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The Clarence - Four bedroom home

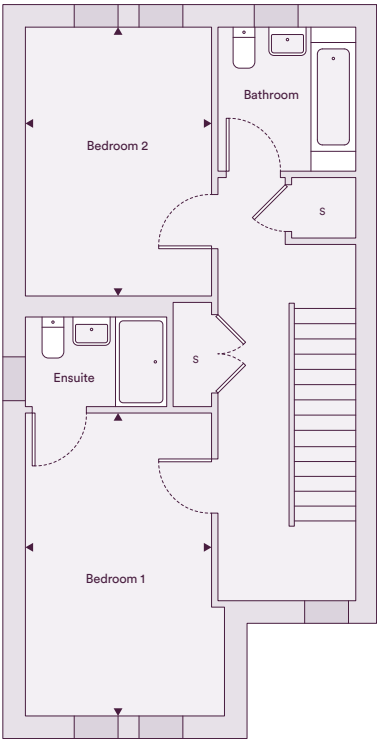
2 Fir Brook Avenue* & 40 Mara Drive * 2 Fir Brook Avenue is the mirror image of the plan show below.



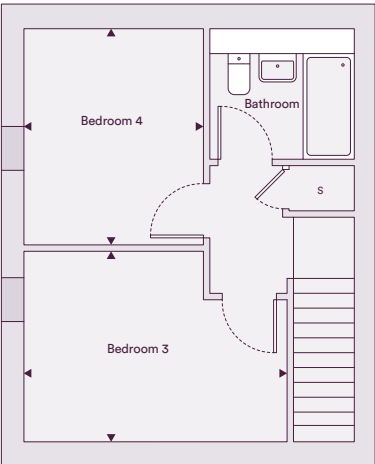
Ground Floor



First Floor



Second Floor



Dimensions

Kitchen/Dining	5.16m x 4.52m	16'9" x 14'8"
Living/Dining	3.12m x 6.13m	10'2" x 20'1"
Bedroom 1	2.90m x 4.73m	9'5" x 15'5"
Bedroom 2	2.90m x 4.20m	9'5" x 13'7"
Bedroom 3	4.11m x 2.96m	13'4" x 9'7"
Bedroom 4	2.80m x 3.37m	9'1" x 11'0"
Total	138m ²	1,485 ft ²

Gardens

2 Fir Brook Avenue	48.6m ²	523ft ²
40 Mara Drive	50.8m ²	546ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

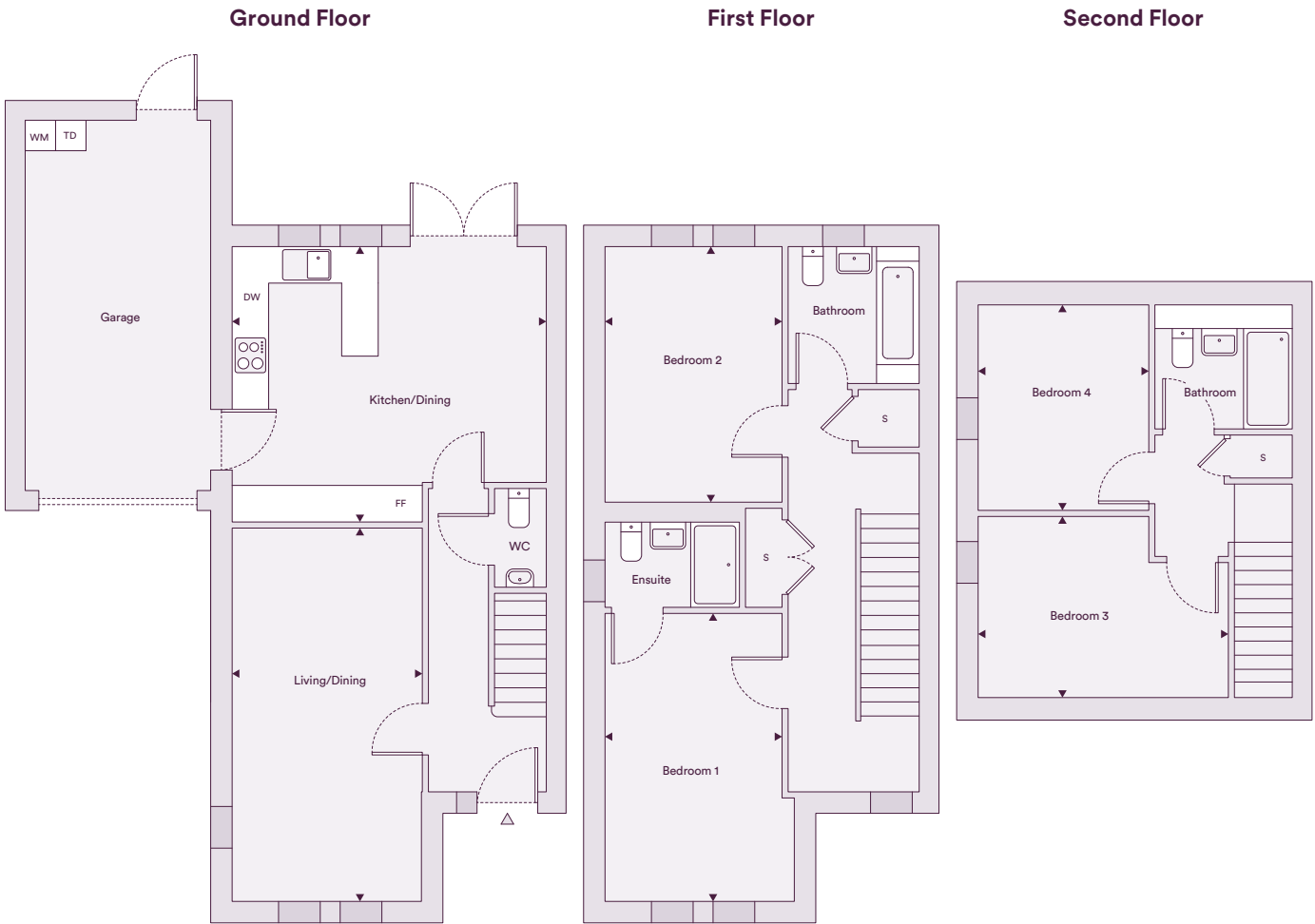
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The Sandringham - Four bedroom home

4, 19 & 21 Fir Brook Avenue - 25, 27, 31 & 33 Relicks Moss Way - 14 Marley Crescent - 18, 20 & 26 Longridge View



Dimensions

Kitchen/Dining	5.16m x 4.52m	16'9" x 14'8"
Living/Dining	3.12m x 6.13m	10'2" x 20'1"
Bedroom 1	2.90m x 4.73m	9'5" x 15'4"
Bedroom 2	2.90m x 4.20m	9'5" x 13'7"
Bedroom 3	4.11m x 2.96m	13'4" x 9'7"
Bedroom 4	2.80m x 3.37m	9'1" x 11'0"
Total	138m ²	1,485 ft ²

Gardens

4 Fir Brook Avenue	87.8m ²	944ft ²
19 Fir Brook Avenue	133.3m ²	1,434ft ²
21 Fir Brook Avenue	127.4m ²	1,371ft ²
25 Relicks Moss Way	139.6m ²	1,502ft ²
27 Relicks Moss Way	117.3m ²	1,262ft ²
31 Relicks Moss Way	97.1m ²	1,045ft ²
33 Relicks Moss Way	157m ²	1,689ft ²
14 Marley Crescent	127.2m ²	1,369ft ²
18 Longridge View	136.4m ²	1,468ft ²
20 Longridge View	113m ²	1,216ft ²
26 Longridge View	113.4m ²	1,220ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

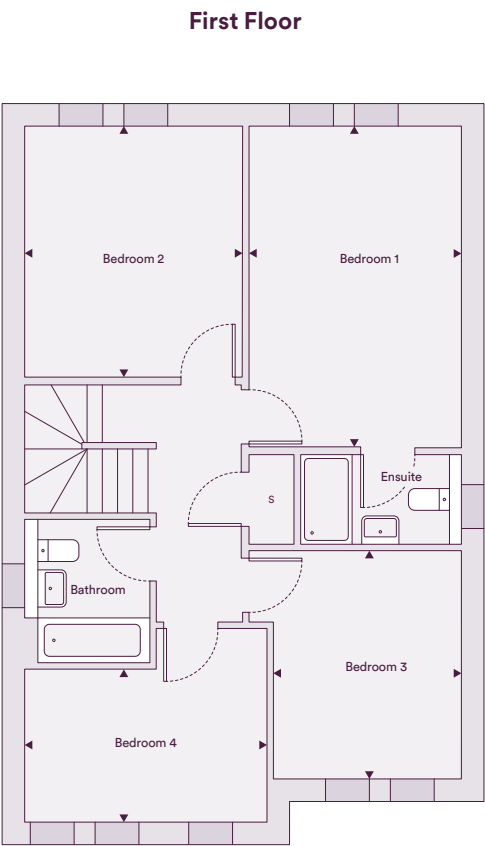
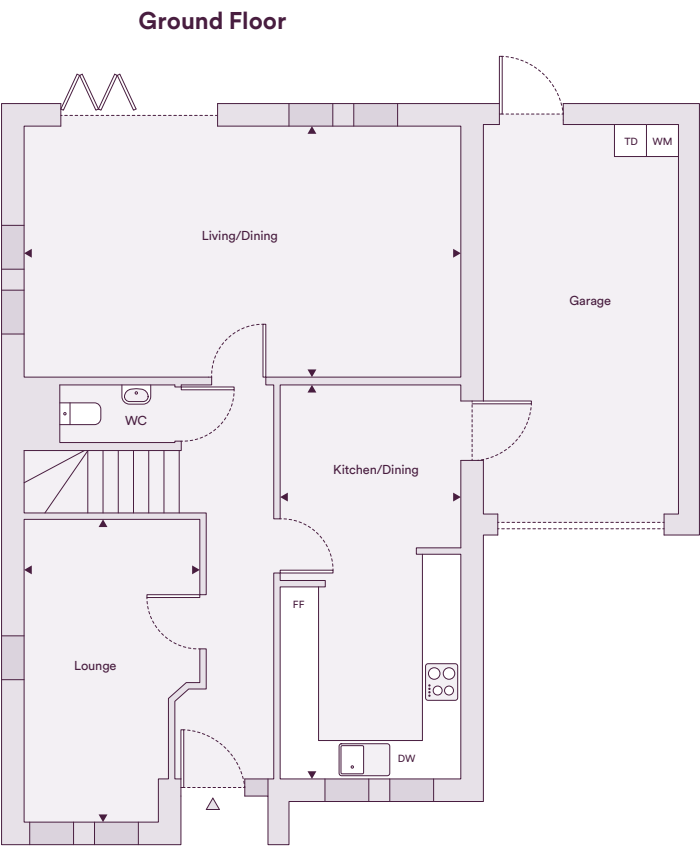
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The Cambridge - Four bedroom home

11 Marley Crescent



Dimensions

Kitchen/Dining	2.82m x 6.05m	9'2" x 19'8"
Living/Dining	6.82m x 3.92m	22'3" x 12'8"
Lounge	2.74m x 4.73m	8'9" x 15'5"
Bedroom 1	3.31m x 5.01m	10'8" x 16'4"
Bedroom 2	3.40m x 3.92m	11'1" x 12'8"
Bedroom 3	2.93m x 3.56m	9'6" x 11'6"
Bedroom 4	3.78m x 3.02m	12'4" x 9'9"
Total	144m²	1,550 ft²

Gardens

11 Marley Crescent	122.4m²	1,317ft²
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FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



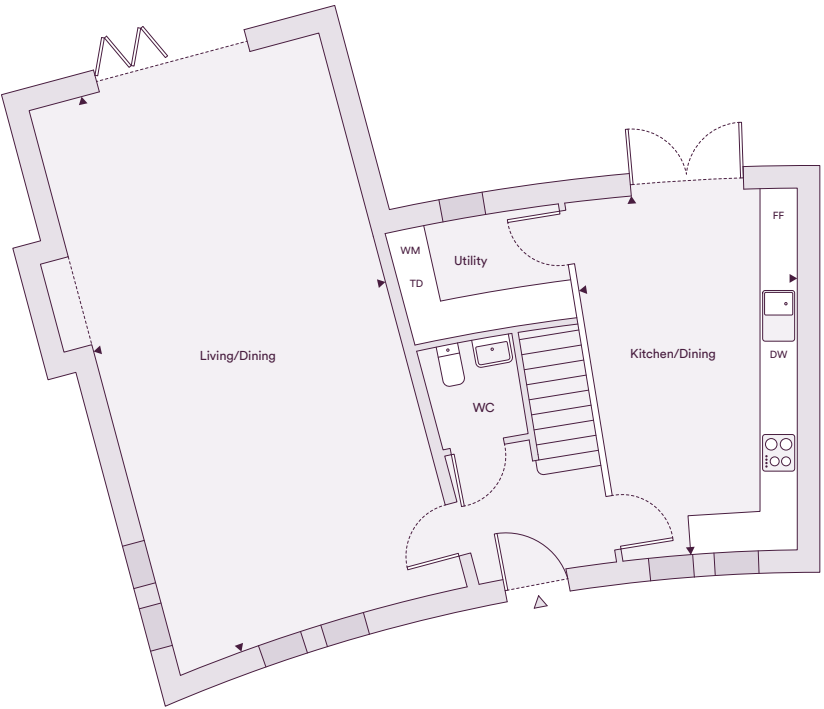
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The Kensington - Four bedroom home

42* & 44 Mara Drive * 42 Mara Drive is the mirror image of the plan show below.

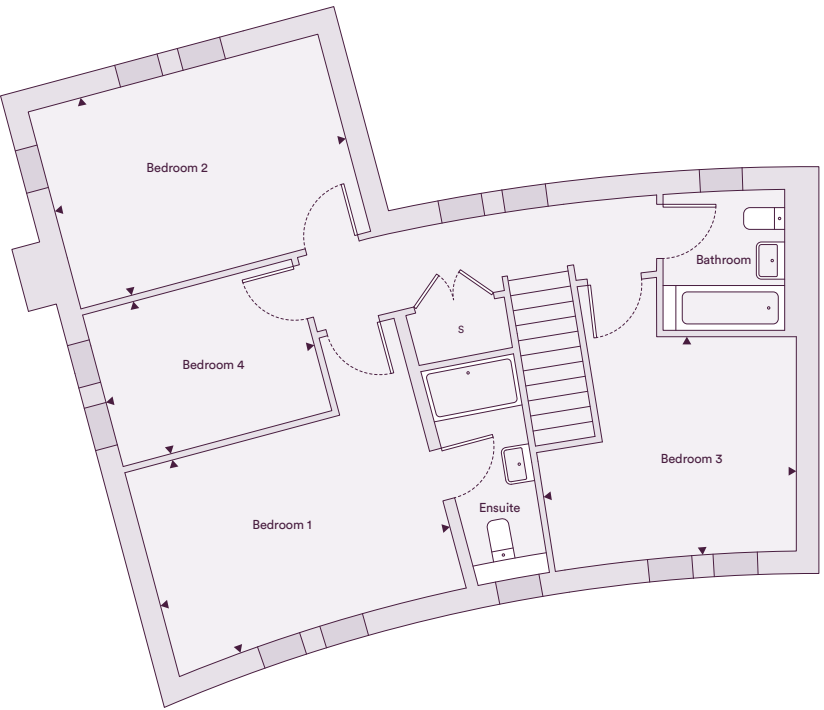


Ground Floor



Dimensions		
Kitchen/Dining	3.66m x 5.65m	12'0" x 18'5"
Living/Dining	4.68m x 9.13m	15'3" x 29'9"
Bedroom 1	4.68m x 3.29m	15'3" x 10'7"
Bedroom 2	4.68m x 3.18m	15'3" x 10'4"
Bedroom 3	3.80m x 3.34m	12'4" x 10'9"
Bedroom 4	3.37m x 2.45m	11'0" x 8'0"
Total	152m ²	1,636 ft ²

First Floor



Gardens		
42 Mara Drive	140m ²	1,506ft ²
44 Mara Drive	150.7m ²	1,622ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | TD – Tumble Dryer | S – Storage

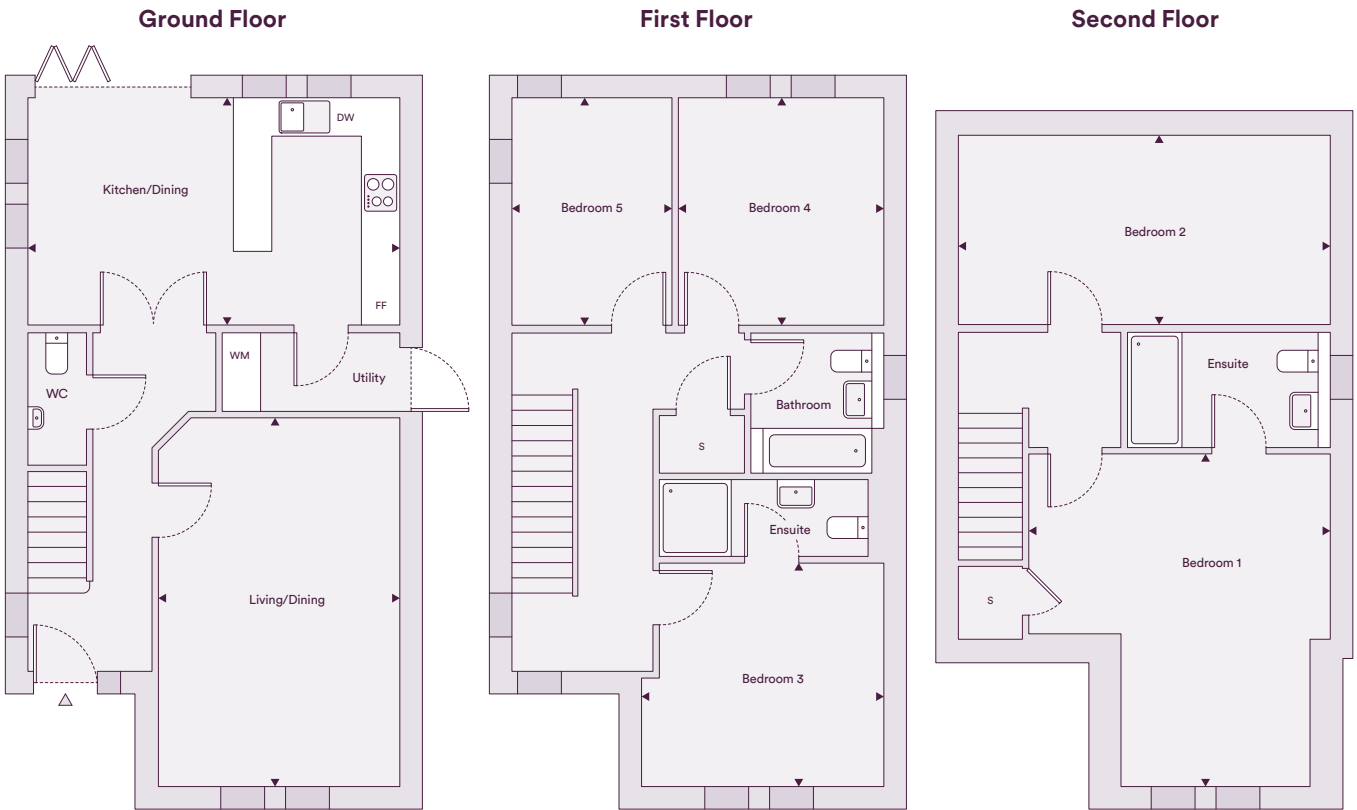
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The Buckingham - Five bedroom home

6, 15, 17 & 23 Fir Brook Avenue - 29 & 41 Relicks Moss Way



Dimensions		
Kitchen/Dining	5.81m x 3.55m	19'0" x 11'6"
Living/Dining	3.78m x 5.76m	12'4" x 18'8"
Bedroom 1	4.71m x 5.19m	15'5" x 17'0"
Bedroom 2	5.81m x 2.95m	19'0" x 9'7"
Bedroom 3	3.78m x 3.49m	12'4" x 11'4"
Bedroom 4	3.21m x 3.55m	10'5" x 11'6"
Bedroom 5	2.50m x 3.55m	8'2" x 11'6"
Total	171m ²	1,840 ft ²

Gardens		
6 Fir Brook Avenue	110.4m ²	1,188ft ²
15 Fir Brook Avenue	182.2m ²	1,961ft ²
17 Fir Brook Avenue	134.2m ²	1,444ft ²
23 Fir Brook Avenue	92.7m ²	997ft ²
29 Relicks Moss Way	112.3m ²	1,208ft ²
41 Relicks Moss Way	278.3m ²	2,995ft ²

FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

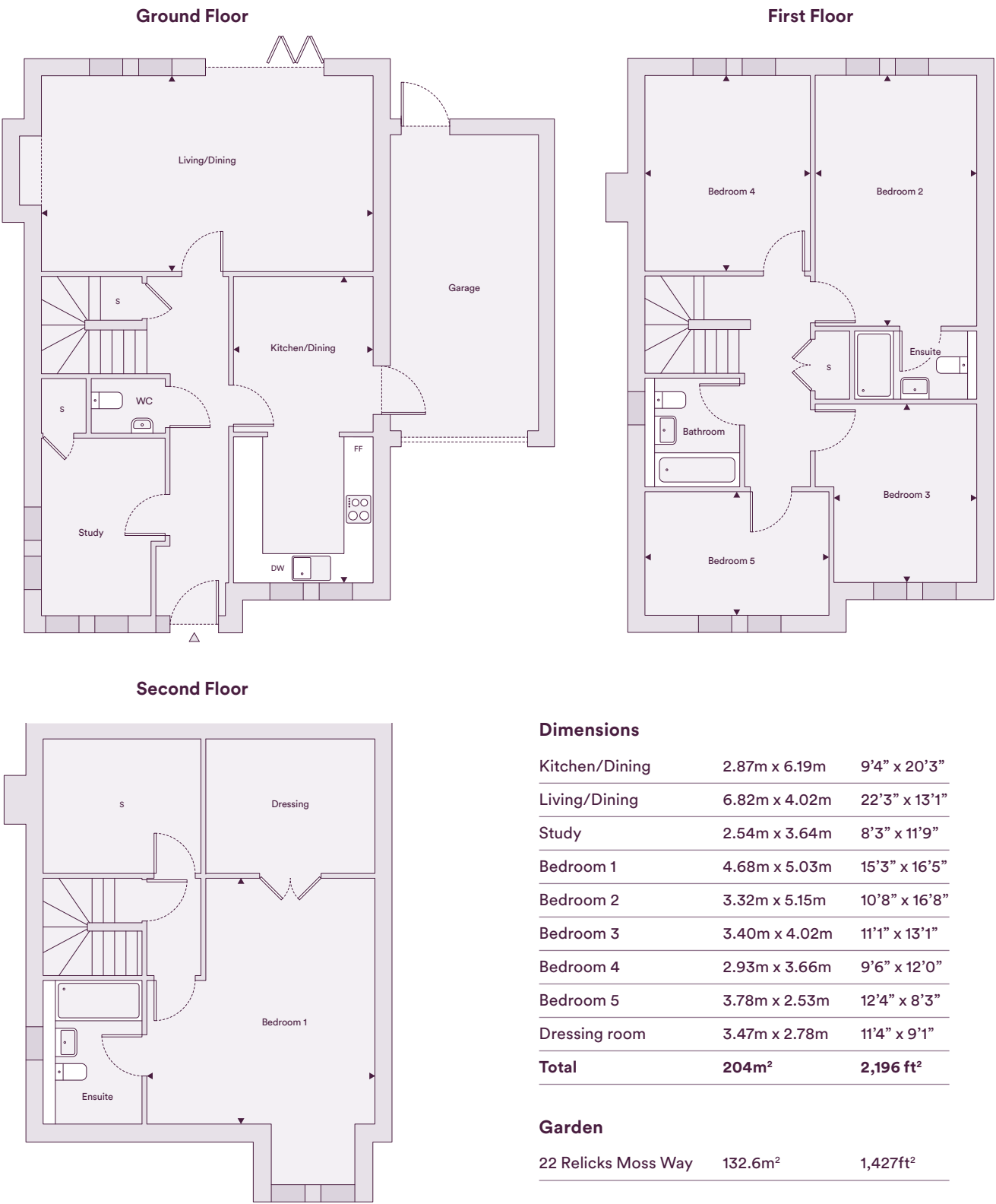
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The Kingsbourne - Five bedroom home

22 Relicks Moss Way



FF – Fridge/Freezer | DW – Dishwasher | WM – Washing Machine | S – Storage

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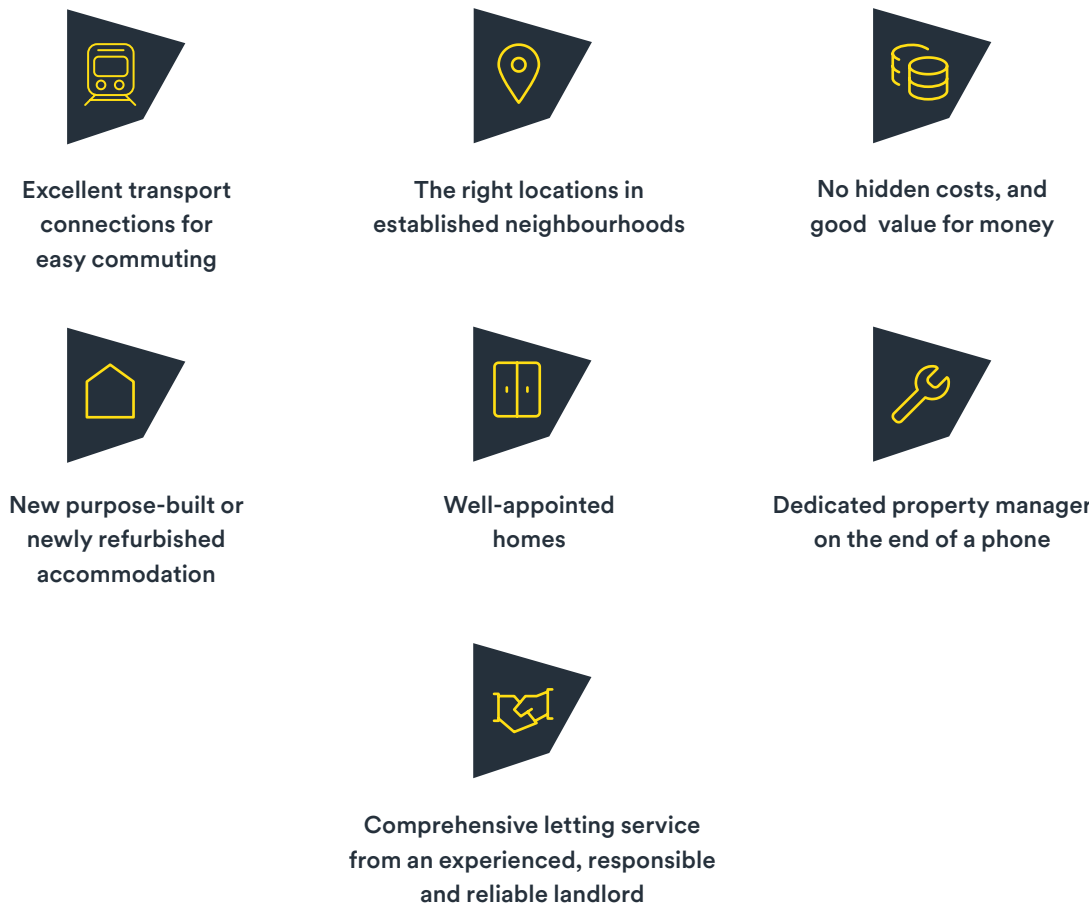
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