

— AGDEN GREEN —
LYMM



INNOVATION, QUALITY AND DESIGN

At Gleave Homes, we have a wealth of experience when it comes to combining innovation and inspiration.

We established our family company, Gleave Homes, in Cheshire in 2004 and are continuing to grow our successful, approachable and friendly team. The company is operated from our prestigious offices in Alderley Edge. This location serves as an excellent base for the majority of our projects which are in prime residential areas around Cheshire and South Manchester.

We are constantly building on our reputable and respected company using our expanding expert knowledge to develop bespoke homes with traditional aspects and contemporary living spaces. Our goal is to maintain high standards with attention to detail and delivering the personal touch, whilst ensuring that every client enjoys their new home.

We never sacrifice comfort or functionality for design and believe that an aesthetically stunning house should also work for those living in it. Our previous developments demonstrate that we are capable of striking this fine balance.

Furthermore, we are committed to building homes that are sympathetic to their surroundings, and so strive to blend the traditional and the contemporary. We pride ourselves on being a friendly and approachable team who always have your needs and future enjoyment in mind. By focusing on the details we are able to deliver that all important personal touch.

Our latest development, Agden Green, is a luxurious, traditionally-crafted development of 14 new bespoke homes. Each property is built to an exceptional high-end finish, with traditional aspects to reflect the rural surroundings. Exquisite contemporary living, in an elegant mix of individually designed luxury homes. Set around a central, beautifully landscaped 'village green' with pastoral rural views, Agden Green is a true rarity to the market in the heart of the Cheshire countryside and yet only a few miles from the centres of Lymm, Knutsford and Hale.

Agden Green Artists impressions





Bridgewater Canal, Cheshire

THE CHESHIRE LIFE

Agden Green is located in between the beautiful vibrant villages of Lymm, Knutsford and Hale.

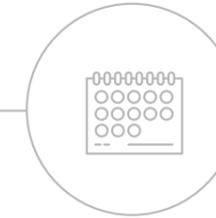
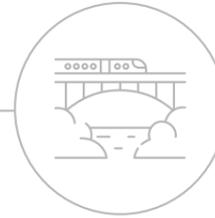
Agden Green is on the doorstep of the beautiful village of Lymm nestled in the very heart of Cheshire, with a rich history and legacy stretching back centuries. Lymm village, once a thriving transport hub, is today a cultural epicentre thriving with new life and emerging business opportunities. A familiar name to those who enjoy the finer things, for its world-class restaurants and sought-after properties, Lymm is perfectly balanced between the tranquil Cheshire countryside

and the humming cities of Manchester and Liverpool. With convenient network links to these major cities, by both car and public transport, Agden Green is the ideal place for those looking for an outstanding natural setting just a short distance from the city lifestyle. A repeat winner of the Times and Sunday Times' 'Best Places To Live In Britain' awards, Lymm has quickly risen to become one of the most attractive and desirable places to live in the country. Thanks in part to its vibrant collection of growing artisan

businesses, its gourmet local eateries, and its popularity amongst young professionals, the village is becoming one to watch for those in the know.

Tranquil beauty, exclusive new homes, and easy access to the region's most elite private schools have all helped to put Lymm in the spotlight. Today, with large-scale investment into prestigious property developments, Lymm is truly becoming synonymous with aspirational living.

LIFE IN AGDEN GREEN



Life in Agden Green delivers quality, diversity and opportunity. Its status as an aspirational living destination can be attributed to the abundance of both the natural scenic landscape and its thriving, vibrant culture.

Schools

For those with young families, Agden Green is central to a network of some of the most exclusive and elite schools in the UK. Altrincham, just a few minutes from Agden Green, is home to **Bowden, Altrincham, Forest** and **St Ambrose Preparatory Schools**, to name a few.

Agden Green benefits from the close proximity to the excelling Altrincham Grammar School with easy access to the main private schools of Manchester for both boys and girls.

More local schools include Lymm and Knutsford High Schools both of which are rated Good by Ofsted.

Transport

There are truly excellent transport links from Agden Green to national rail stations. Manchester Airport, Wilmslow, Warrington Bank Quay, Hale, Altrincham and Navigation Road Metro Links are also easily accessible.

If you're hoping to head further afield, Manchester and Liverpool city centres are just a short drive of approximately thirty minutes. Closely linked to the **M6, M56** and **A50**, this vital connection links Agden Green easily and swiftly to these bustling hubs of commerce and culture.

As a result, Agden Green boasts a short 14-minute ride from Manchester International airport, truly opening up your world. Stay connected without compromising your comforts, and enjoy unrestricted travel, to wherever you want to be.

Agden Green is surrounded by a blossoming cultural hub, offering a rich and varied life for residents and visitors. Close by Lymm, is growing in both popularity and population and is home to diverse independent businesses, such as an acclaimed local artisan bakery, three independent florists, and several gorgeous bistros.

With boutiques, bridal shops, exclusive jewellers' and the famous Lymm artisan market, this village offers the perfect place for entrepreneurs and professionals to establish themselves. Nearby Hale offers a range of boutique shops to delight and indulge; whilst Altrincham boasts both a bustling market and high-end boutique stores.

For those in search of gorgeous green spaces, Tatton Park and Dunham Massey offer the perfect summer spot to enjoy nature - and all under a few miles.

Leisure

Activities abound locally, too: **Lymm, High Legh and Dunham Golf Clubs** within minutes reach, and **Tennis** at **High Legh, Bowdon and Lymm** are similar distances too; The exclusive **Oughtrington Park Cricket Club**, established over a century ago, is perfect for the keen cricketer.

Nearby, **Hale Country Club** is just fifteen minutes' drive, with **Mere Golf and Country Club** even closer; both offering a luxurious destination for both fitness and relaxation.

Events

Lymm village is rich with legacy and a full calendar; the 11-day Lymm Summer Festival brings a hum to the village in the warmer months, whilst there's truly nowhere more magical to spend Christmas than the quaint local celebrations.

Bars and Restaurants

Gourmet local eateries are frequented by well-known faces, for their gastronomic delights and enviable innovation. If your taste is for exclusive fine dining, restaurants like the five-star **La Boheme**, awarded the Certificate of Excellence, sit just a few moments' from your home. **Aiden Byrne's Church Green** in Lymm is also well worth a visit for its refined take on classic English dishes.

For those who prefer a more relaxed atmosphere without compromising on the menu, local **Thai Chilli Club, Grill on the Cross** and **Elmas** in Lymm village and the walkable **Jolly Thresher** and **Wheatsheaf pubs** all serve delicious food. In nearby Knutsford and Hale, the list is endless, and offer a true flavour of local excellence.

After an aperitif? Knutsford's **The Lost & Found** is a breathtaking venue to enjoy a highly theatrical cocktail menu whilst Wilmslow, just moments away, boasts **The Symposium. The Bubble Room** in Alderley Edge is guaranteed to provide a high-quality night-out, whilst **Piccolino's** in Hale caters to the Cheshire elite.

AGDEN GREEN DEVELOPMENT

Each bespoke property on our Agden Green development is designed and built as traditionally crafted barn-style houses with luxurious high end finishes.

Designed to be incomparable in both beauty and functionality. Each property has been carefully constructed to combine traditional structure and design with a contemporary feel, creating properties which blend into their surroundings but remain an attractive feature of the landscape. A blend of traditional brickwork and timber cladding, every home has been sensitively created to be both classic and timeless - an homage to our ethos of merging traditional aspects with contemporary living.

With just fourteen houses in total, set around a picturesque village green, the Agden Green development is truly exclusive: offering perfect tranquillity in a small, elite community.

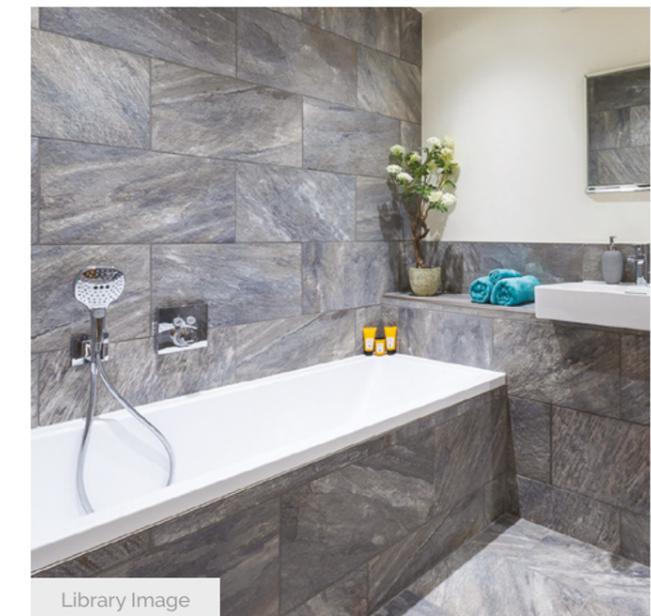
Each property, whether a two-bedroom, three-bedroom, four-bedroom or five-bedroom home, enjoys the same level of care and attention to detail across every aspect of its construction and design.

The properties are spacious, both inside and out, boasting enchanting gardens and exclusive private parking. From the warm, welcoming oak front door, you'll enter into your bright, modern home - you will find each house has a flexible and spacious layout with an extraordinary high-end, no-expense-spared finish with a luxurious mix of traditional craftsmanship and features blending seamlessly with exquisite contemporary features.

Plot Thirteen & Fourteen: Artists impression



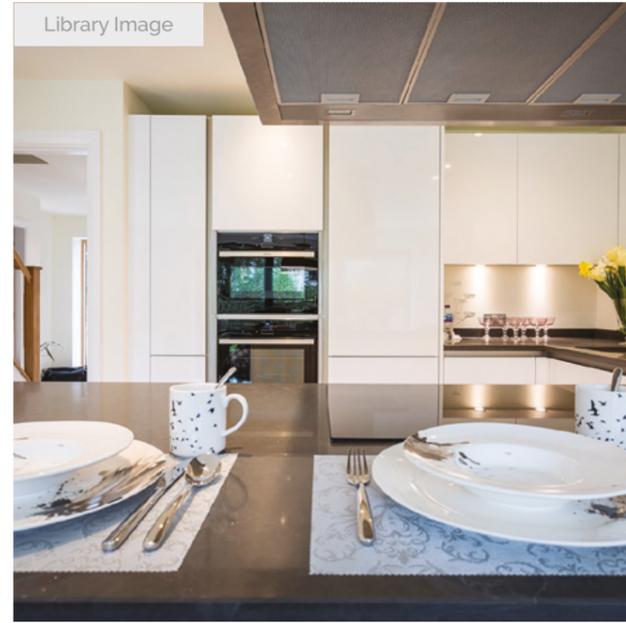
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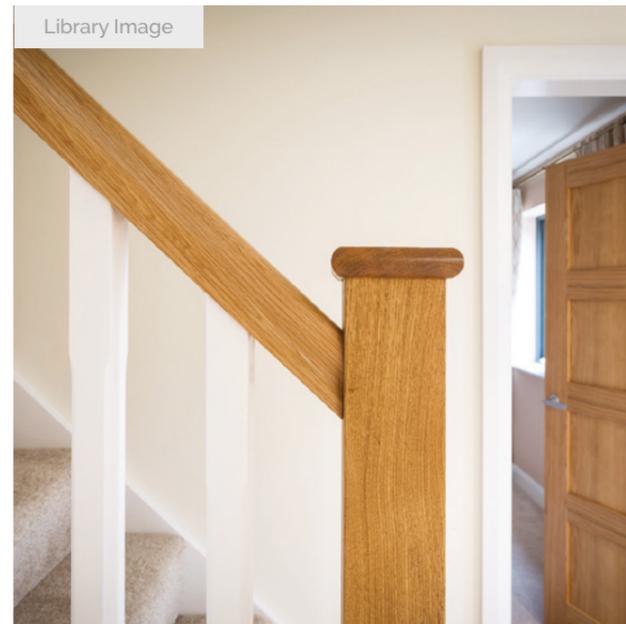
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Plot Four: Artists impression



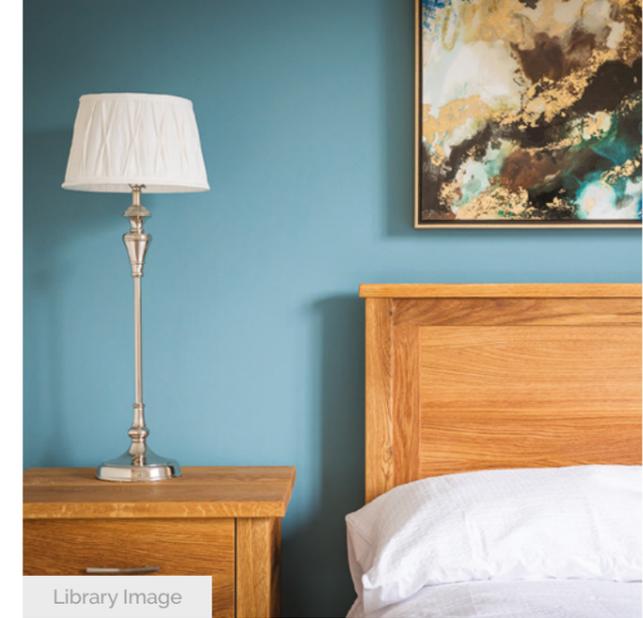
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Plot Twelve: Artists impression



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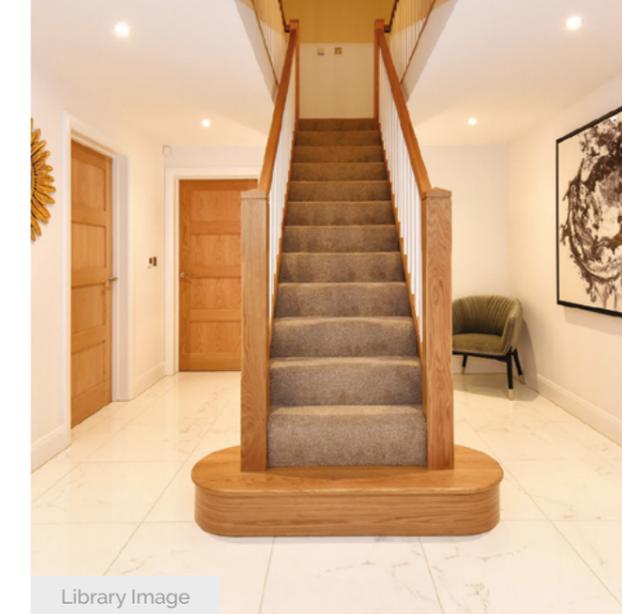
IT'S IN THE DETAILS

Each spacious home has been finished to our customary high specification.

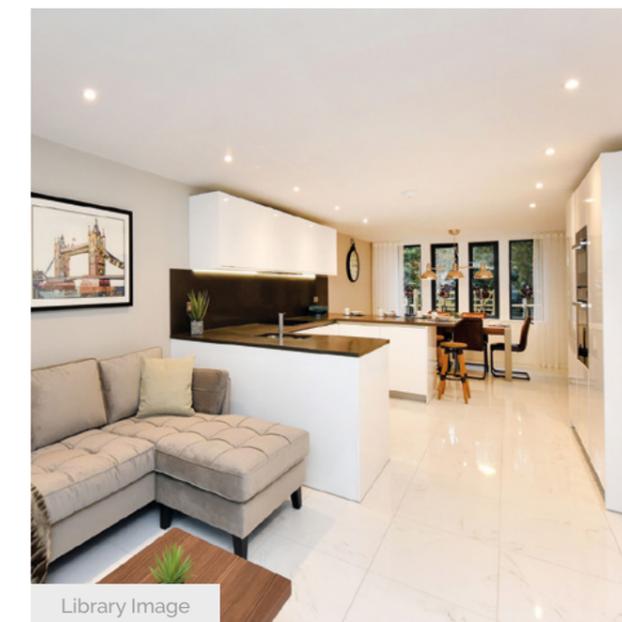
Notable features include:

- Rational kitchen, with NEFF appliances and a beautiful quartz worktop
- Bespoke Laufen and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Plush carpet to the bedrooms, lounge, and stairs
- An oak entrance door and oak-shaker-style doors throughout internally with brushed chrome handles
- A master bedroom with en suite shower room
- Luxurious double bedrooms
- A spacious, bright, family bathroom
- A large, open-plan family room with kitchen, dining, living space with sliding doors to the garden
- A dedicated utility room
- TV points in all living areas and bedrooms
- Brushed chrome light switches
- LPG gas-fired under floor heating downstairs
- CAT5 cabling to each room
- Large private landscaped gardens with a stone patio and walkways
- Private parking
- 10-year 'New Homes Warranty'
- Garages to most of the 4 & 5 bedroom properties
- Electric car charging point

Plot Three: Artists impression



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OFFICE SPACE

At Agden Green there is the potential opportunity to rent serviced offices and conference facilities, removing the need for inconvenient home offices, and facilitating a true separation between home and work - without the need for a commute!

The office has a large airy reception area, a dedicated kitchen, and toilet facilities. Each office is housed in a contemporary and sleek design, which marries industrial and elegant, but allows for individual office sections.

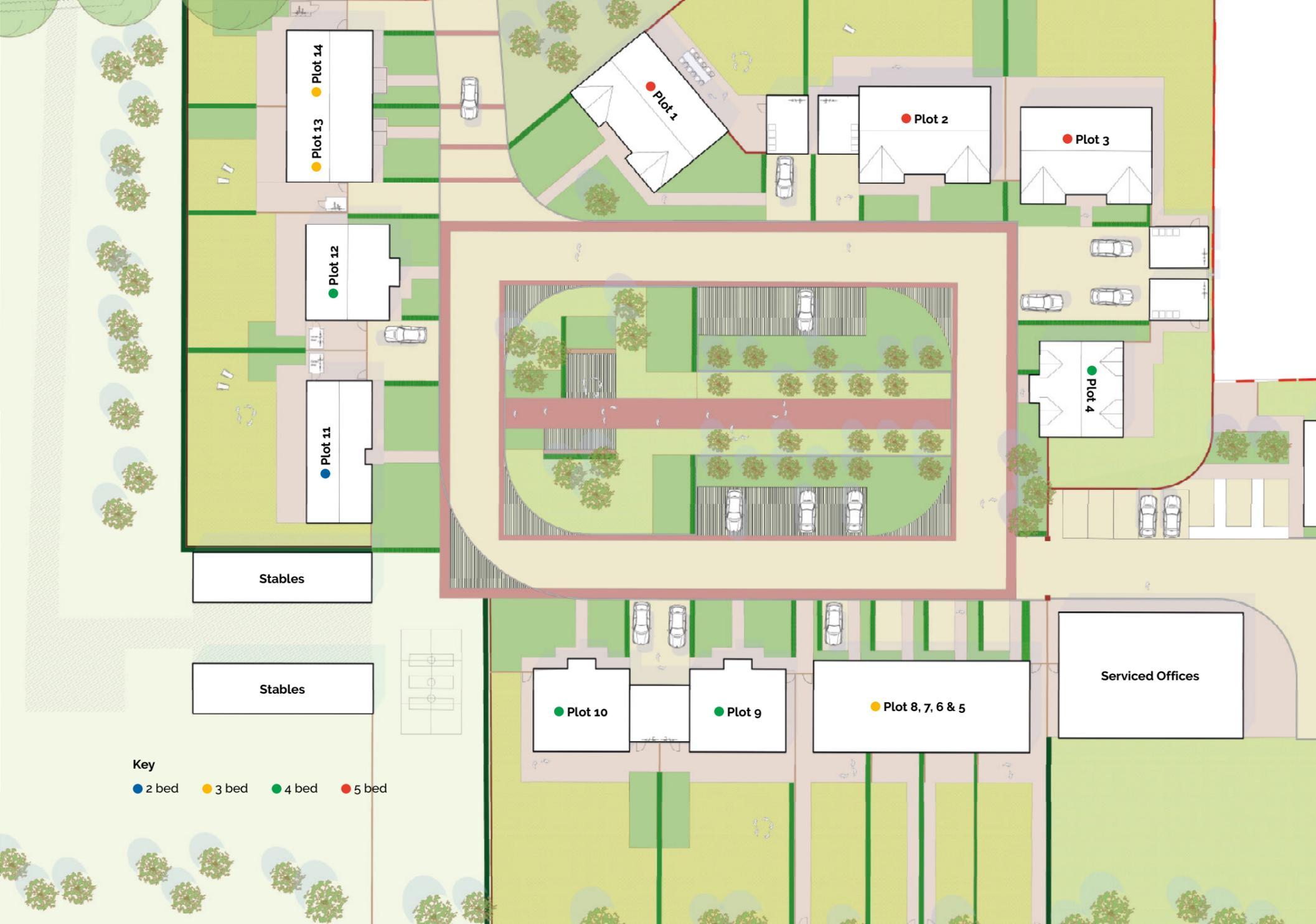
The perfect spot for those working from home, you'll enjoy having your office just moments' walk from your front door - or the ideal creative space for any other projects you may undertake.

Ideal as a community hub to discuss and reflect, create or perform - this truly is a versatile addition to our Agden Green development.

You will enjoy access to the office section of the development, with dedicated office parking spaces available for convenience and ease. The offices look out onto lush green fields, and enjoy the sunshine throughout the day as they are south facing, flooding the workplace with natural sunlight.



Office Space: Artists impression



PLOTS FOUR, NINE, TEN & TWELVE

Four stunning, luxurious, traditionally crafted, four bedroom/two bathroom detached barn-style houses, set within a wonderful and exclusive bespoke development of just 14 properties.



Plot Nine: Artist impression

Accommodation in Brief

- Galleried entrance hall
- WC
- Drawing room
- Kitchen/dining/family room
- Utility room
- Four double bedrooms (one en suite)
- Family bathroom
- Attached single garage (plots 9 and 10)

Mileages

- Lymm 3 miles
 - M6 (J20) 4 ½ miles
 - M56 (J9) 4 ½ miles
 - Altrincham 5 ½ miles
 - Hale 5 ½ miles
 - Knutsford 6 miles
 - Manchester airport 9 ½ miles
 - M62 (J11) 10 ½ miles
 - Wilmslow 12 miles
 - Manchester 15 ½ miles
- (distances approximate)

Description

Plots 4, 9, 10 and 12 are four outstanding four bedroom, two bathroom detached houses, due for occupation in 2021. These barn-styled houses are part of a small, prestigious development of just 14 bespoke houses. Each house has a flexible and spacious layout with an extraordinary, high end, no expense spared finish with a luxurious mix of traditional craftsmanship and features blending seamlessly with exquisite contemporary features. These houses are a true rarity to the market, with a pretty rural view of the 'village green' area to the front and pastoral rural views to the rear, yet only a few miles from Lymm, Knutsford and Hale - they enjoy a very special location.

At present, there is a fantastic opportunity to purchase off-plan, providing the flexibility to apply bespoke elements to your home.

These outstanding individual houses have an elegant mix of traditional and contemporary features, with a layout that is ideal for modern family living and an extremely high end specification. The sumptuous barn-style accommodation is laid out over two floors and equates to about 1,740 sq ft, with plots 4 and 10 being corner plots.

A stunning oak front door with traditional style oak porch opens into a spacious entrance hall, providing access to the wonderful drawing room, utility and WC. At the rear of the house is an opulent, large, open-plan kitchen/dining/family room with sliding doors opening onto the stone terrace and garden. The fitted Rational kitchen has NEFF appliances with a quartz worktop.

The first floor has a spacious landing and four generously proportioned double bedrooms, the master having an en suite shower room. The remaining bedrooms are served by a lovely family bathroom. The Laufen and Hansgrohe bathroom suites have Porcelanosa tiling.

Gardens

Each plot has parking and a front garden. The majority of the gardens lie to the rear and will consist of a terrace running along the entire rear elevation, overlooking the manicured level lawns and open fields.



Plot Four: Artist impression



Plot Twelve: Artist impression

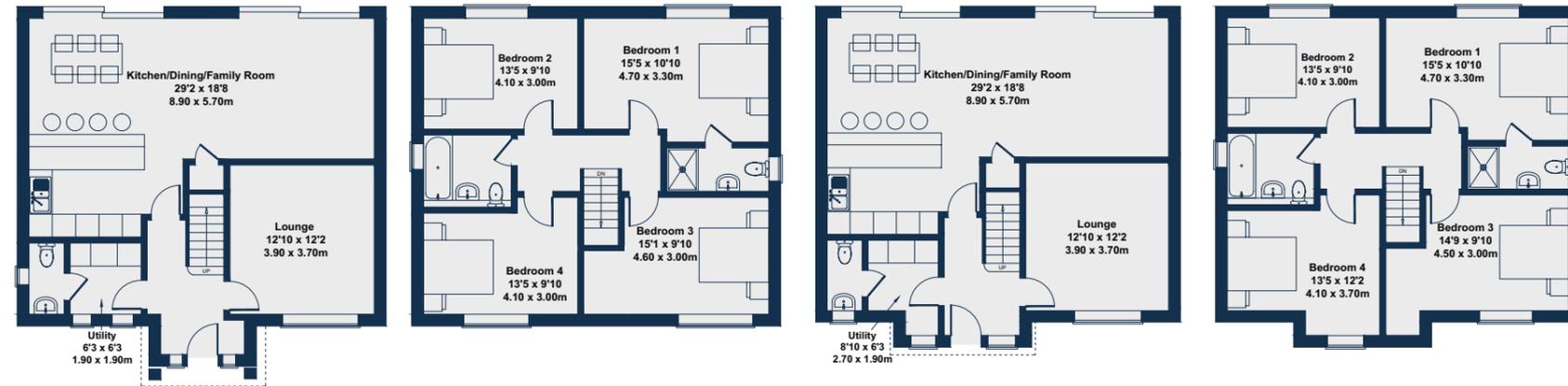


Plot Ten: Artist impression

FLOOR PLAN PLOT FOUR & TEN*

FLOOR PLAN PLOTS NINE & TWELVE

* NOTE: Floor plans for Plot 10 are a mirror/reverse image



APPROX GROSS INTERNAL AREA: 1,740 sq ft / 161.65 sq m

APPROX GROSS INTERNAL AREA: 1,765 sq ft / 163.97 sq m

PROPERTY INFORMATION

Postcode: WA13 0TZ

Services: Mains water and electricity, drainage, LPG underfloor central heating.

Agents' Notes

Each house owner may be asked to be a director of a management company that will ultimately own the communal area. The maintenance of these areas will be paid for by a service charge payable for each property.

The room measurements have been provided by Gleave Homes and have been taken off-plan. They have not been verified due to COVID-19. Potential purchasers to verify room sizes before purchase.

Predicted EPC Rating: To be assessed.

Local Authority: Cheshire East Council. Telephone: 0300 123 5500.

Council Tax: Band to be assessed.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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