Radley Woods

Warrington

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

Radley Woods

Warrington WA2 0SY | **01925 973 065**

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Welcome to
Radley Woods

Forming part of Peel Hall Garden Village, Radley Woods is an impressive new development of 3, 4 & 5 bedroom new build homes in Warrington.

This exciting new housing development features 150 thoughtfully designed homes, providing a variety of options to suit every lifestyle. Whether you're a first-time buyer, a growing family or someone looking to downsize, you'll love our selection of spacious and energy-efficient properties that are perfect for modern life.

Radley Woods is conveniently located with great amenities and things to do nearby as well as major motorways such as the M62 and M6, which provide quick access to the nearby cities of Liverpool & Manchester.

Warrington is an ideal place to enjoy the great outdoors, with an abundance of green spaces for you to choose from. At Victoria Park, you can take a pleasant walk next to the River Mersey, while Walton Hall and Gardens are perfect for a picturesque picnic date with family and friends. Less than an hour's drive away, you can access a wealth of scenic walks in the nearby Peak District.

The whole family will enjoy a thrilling day at Gulliver's World, home to a fantastic selection of rides and attractions. If you prefer a more educational day out, consider exploring the Warrington Museum & Art Gallery, which showcases local history and artwork.

Warrington is home to diverse restaurants so, whether you prefer flavours from the Mediterranean, South America or Asia, it's easy to find dining that suits your tastes. For afternoon get-togethers, head into the town centre for a cosy coffee or a chat over drinks at a local pub.

Book a viewing to experience Radley Woods in person. Our friendly team of Sales Consultants are ready to help with any questions or queries, so don't hesitate to get in touch today.

The perfect position

Education for everyone

With a choice of 'Outstanding' Ofsted-rated schools nearby, you can feel confident that your children have excellent options close to home.

For younger children, Callands Community Primary School and St Peter's Catholic Primary School are both close at hand, enabling them to develop their knowledge and academic skills in a variety of possible environments. The nearby King's Leadership Academy could be a suitable option for older children with high aspirations, with an impressive 100% of students going on to further education, training and employment.

From early years to secondary, Warrington offers a nurturing environment where education is valued and accessible, supporting children to thrive.



Warrington Town Centre
3.7 miles | 15 mins drive



Warrington Bank Quay Station
4.3 miles | 17 mins drive



Junction Nine Retail Park
2.4 miles | 10 mins drive





M62 & M6 Motorways
3 miles | 10 mins drive



Radley Woods

Walton Hall Gardens
6 miles | 22 mins drive



Callands Community Primary School
3.3 miles | 10 mins drive



Warrington & Vale Royal College
2 miles | 7 mins drive



Liverpool & Manchester City Centre
Under 20 miles | Under 40 mins drive





Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A community to be proud of

GREENER BY DESIGN

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£9 million** in local schemes to support the community surrounding your new home in Warrington.

Our homes are **Greener by Design**! From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.







Some of our **community contributions** include:

- IMPROVED PUBLIC TRANSPORT FACILITIES
- PUBLIC OPEN SPACES
- NEW COMMUNITY FACILITIES
- CYCLE ROUTES
- PRIMARY EDUCATION
- SECONDARY EDUCATION
- SPORTS AND LEISURE FACILITIES
- HIGHWAY AND ROAD IMPROVEMENT

Green initiatives found at Radley Woods:

- HEDGEHOG HIGHWAYS, BAT BOXES & BIRD BOXES
- WASTE WATER HEAT RECOVERY SYSTEMS
- VEHICLE CHARGING POINTS
- 264 TREES PLANTED
- PV SOLAR PANELS
- HIGHLY EFFICIENT KITCHEN APPLIANCES
- DOUBLE-GLAZED WINDOWS USING LOCAL AND BRITISH SUPPLIERS
- SUSTAINABLE DRAINAGE

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market, we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Introduce a Friend

Introduce a friend and you could receive £2000. Do you know someone who is planning to move? Why not tell them about Linden Homes? If they buy, you'll be £2000 better off!

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Radley Woods

Radley Lane,
Warrington
Cheshire
WA2 0SY

Cover photograph of Warrington. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Merseyside & Cheshire West region
302 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 248 900

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Development plan

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Radley Woods
Warrington



3 bedroom homes
- The Sunflower

4 bedroom homes
- The Violet
- The Dahlia
- The Honeysuckle
- The Lavender
- The Lily

5 bedroom home
- The Larkspur

Pre-sold homes
- 2 bedroom homes
- 3 bedroom homes

- v visitor space
- ● bollards

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Merseyside & Cheshire West region
301 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 248 900

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The Sunflower

3 bedroom home

- Renewable technologies
- Low energy lighting and ventilation systems
- Increased ventilation for excellent air quality
- Highly efficient kitchen appliances

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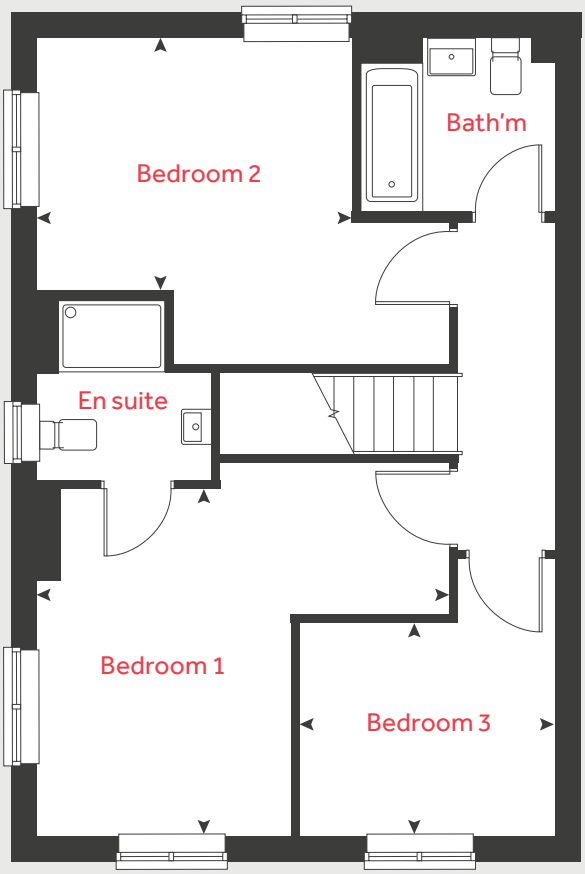
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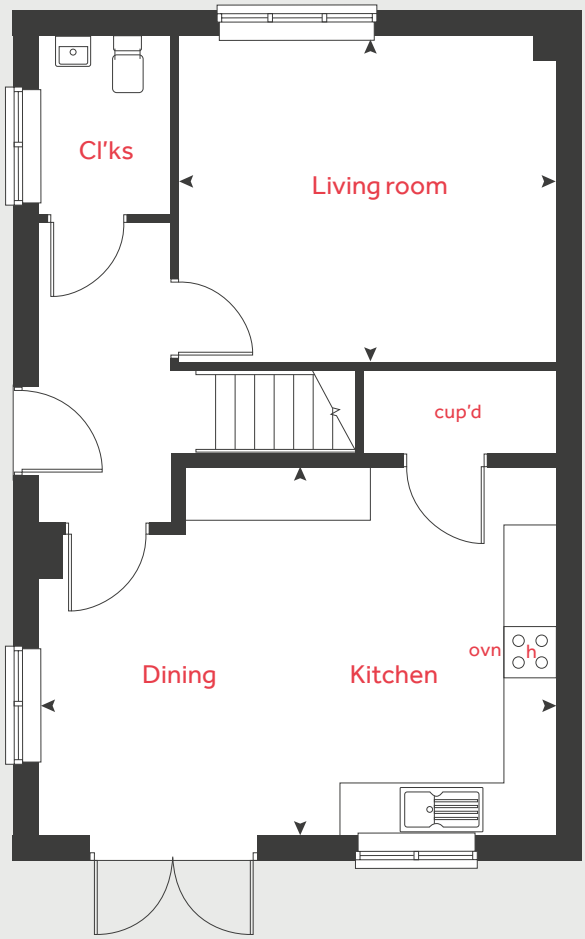
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.30 x 3.72	14'1" x 12'2"
Kitchen/dining area	5.91 x 4.20	19'5" x 13'9"

First floor		
Bedroom 1	4.71 x 3.97	15'5" x 13'0"
Bedroom 2	3.60 x 2.88	11'10" x 9'5"
Bedroom 3	2.93 x 2.45	9'7" x 8'0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Sunflower

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The Sunflower

3 bedroom home

- Renewable technologies
- Low energy lighting and ventilation systems
- Increased ventilation for excellent air quality
- Highly efficient kitchen appliances

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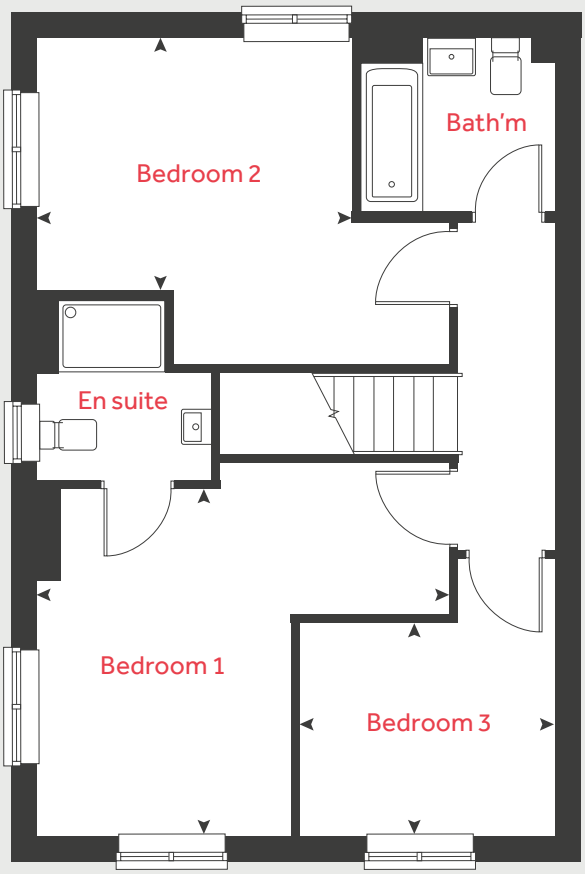
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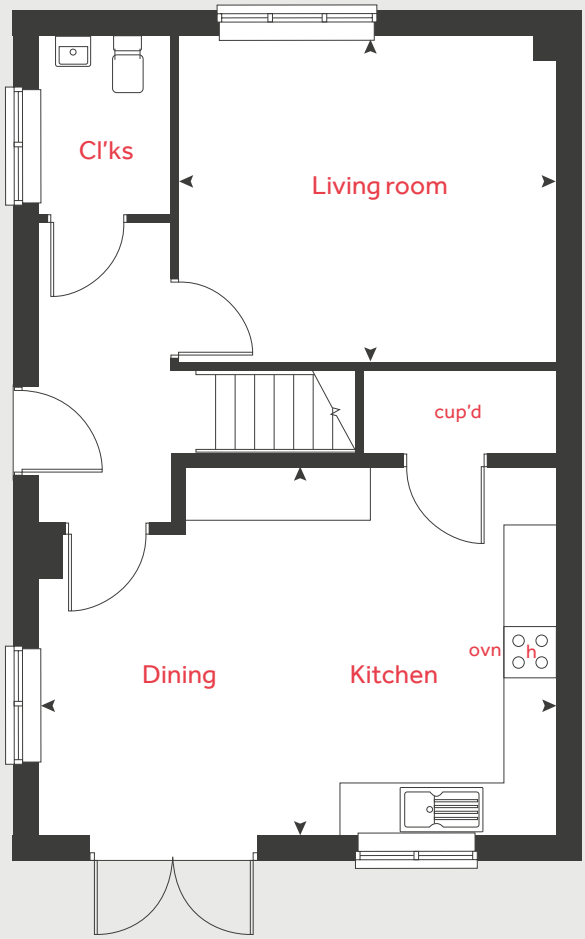
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.30 x 3.72	14'1" x 12'2"
Kitchen/dining area	5.91 x 4.20	19'5" x 13'9"

First floor		
Bedroom 1	4.71 x 3.97	15'5" x 13'0"
Bedroom 2	3.60 x 2.88	11'10" x 9'5"
Bedroom 3	2.93 x 2.45	9'7" x 8'0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Sunflower

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The Violet

4 bedroom home

- Low flow fittings to reduce water waste
- Electric vehicle charging point
- Energy efficient A-rated heating
- A+ high-performance double-glazed windows and doors

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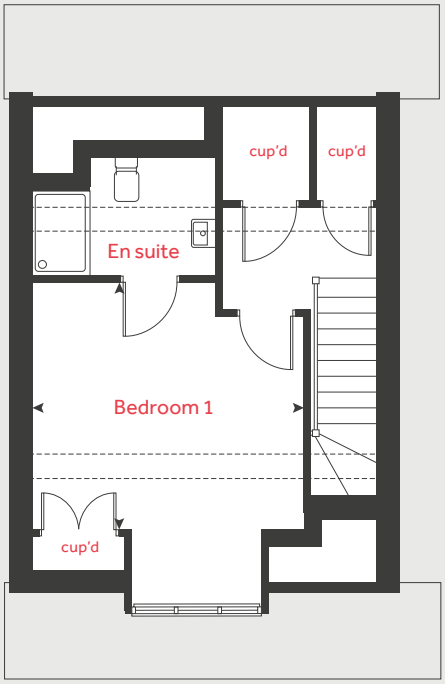
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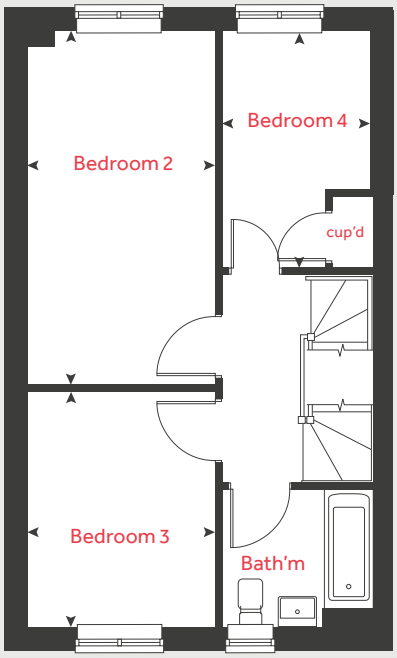
The Violet

4 bedroom home

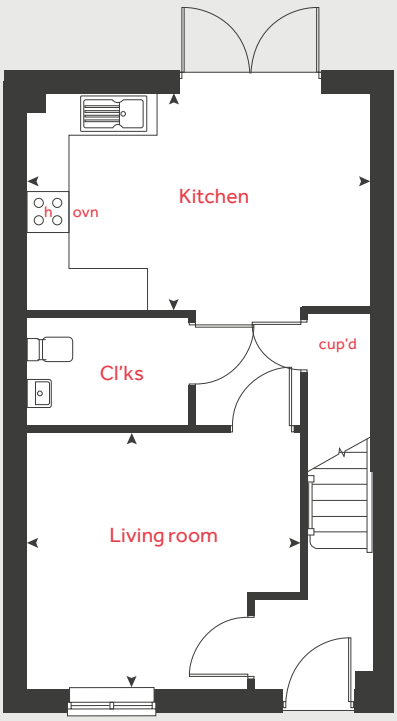
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	4.95 x 3.07	16'3" x 10'1"
Living room	3.90 x 3.67	12'10" x 12'0"

First floor		
Bedroom 2	5.06 x 2.69	16'7" x 8'10"
Bedroom 3	3.37 x 2.69	11'1" x 8'10"
Bedroom 4	3.39 x 2.19	11'1" x 7'2"

Second floor		
Bedroom 1	3.88 x 3.53	12'9" x 11'7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Violet

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The Lily

4 bedroom home

- PV solar panels
- High quality insulation
- Low energy lighting and ventilation systems
- Waste water heat recovery system

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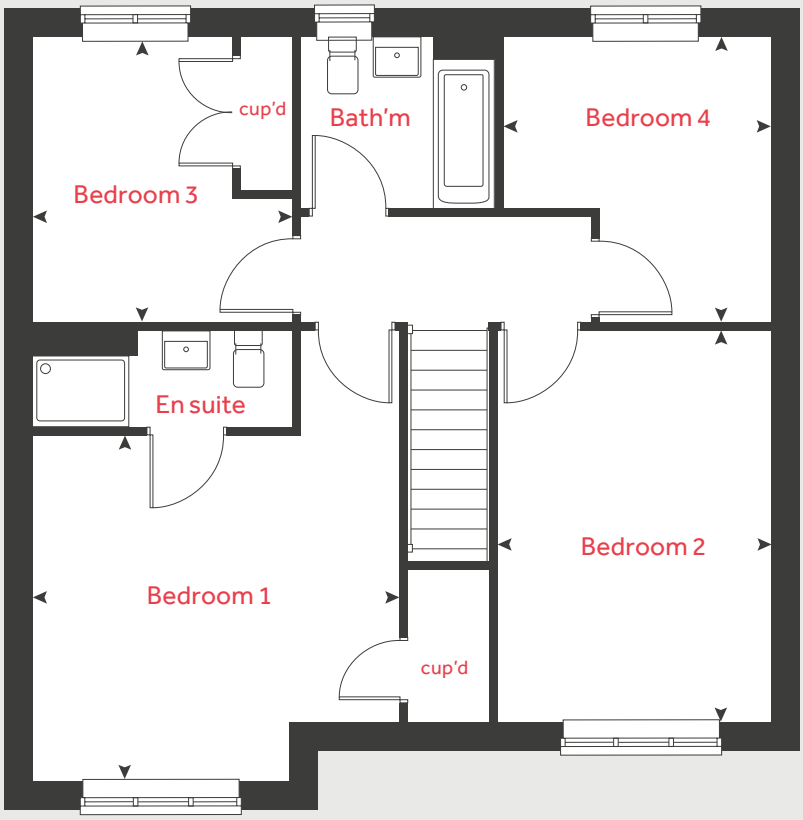
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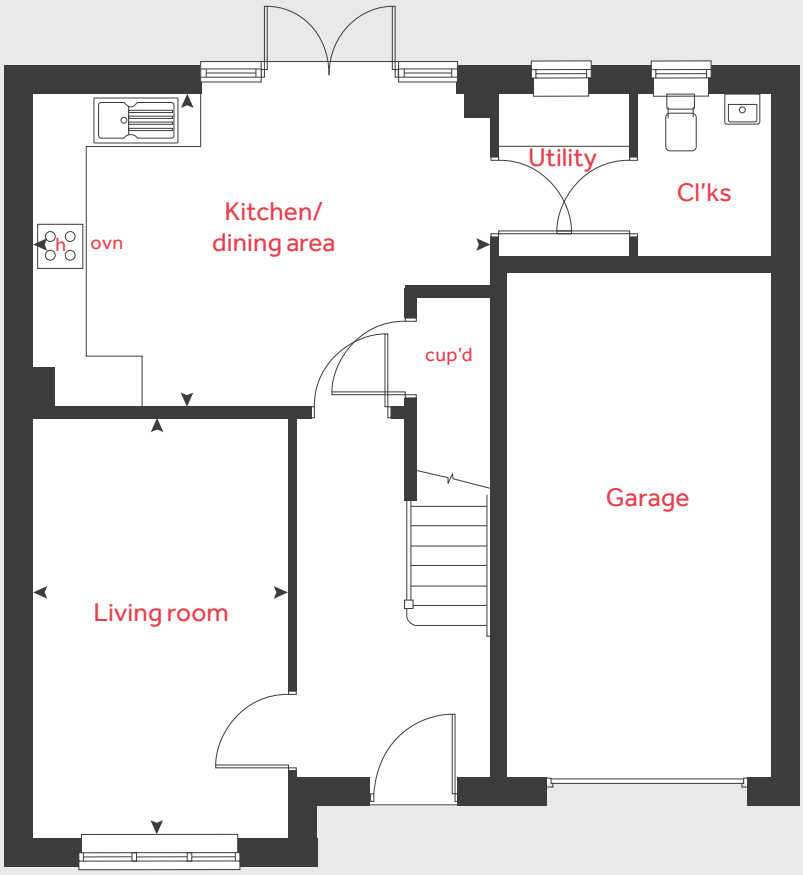
The Lily

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.81 x 2.94	15'9" x 9'8"
Kitchen/dining area	5.22 x 3.59	17'2" x 11'9"

First floor		
Bedroom 1	4.20 x 3.97	13'9" x 13'0"
Bedroom 2	4.77 x 3.14	15'8" x 10'4"
Bedroom 3	3.27 x 2.98	10'9" x 9'9"
Bedroom 4	3.27 x 3.08	10'9" x 10'1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Lily

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The Lavender

4 bedroom home

- Renewable technologies
- Low flow fittings to reduce water waste
- Electric vehicle charging point
- Highly efficient kitchen appliances

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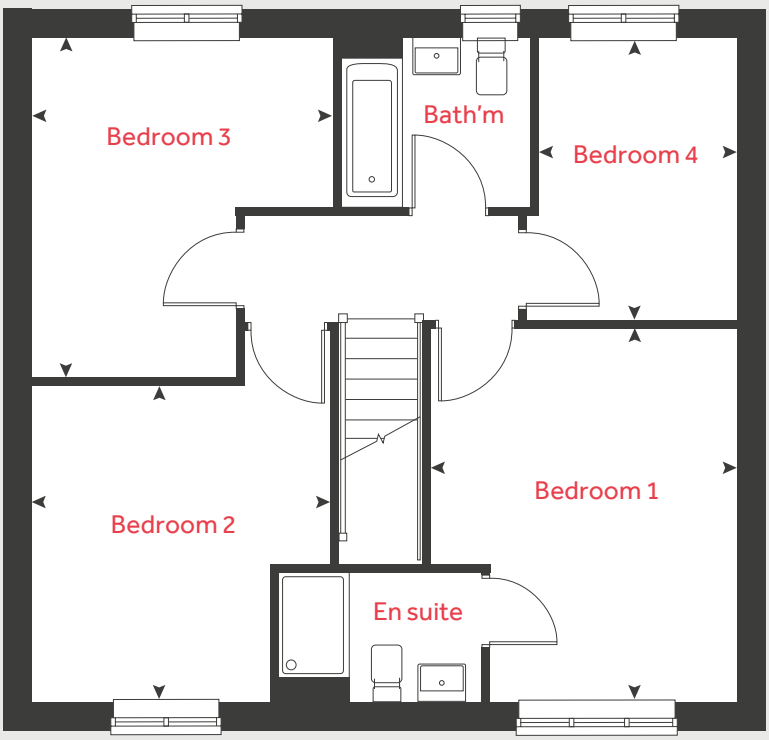
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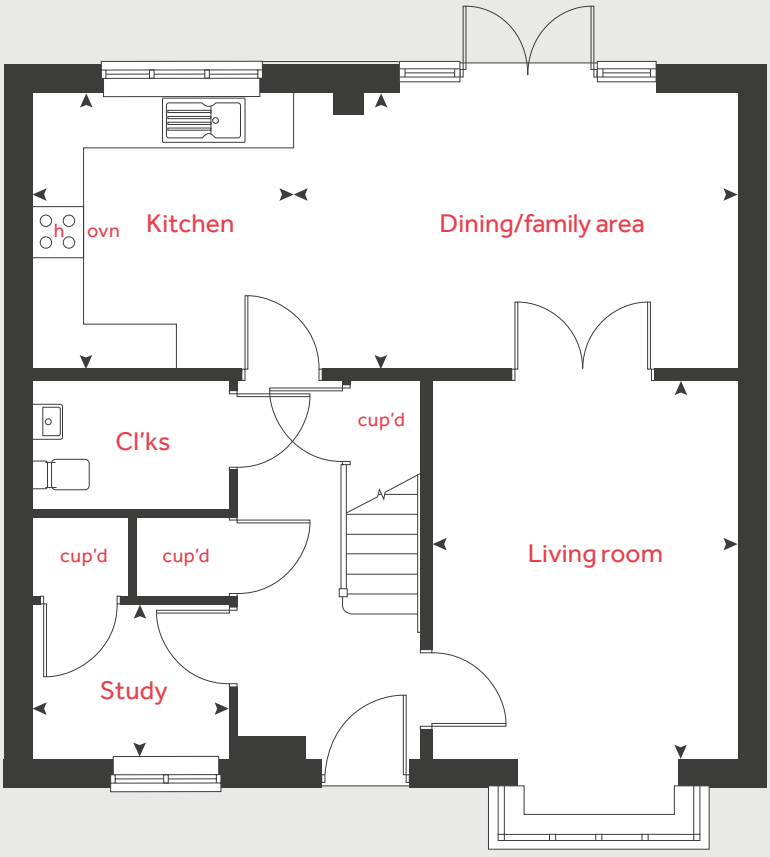
The Lavender

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.31 x 3.16	10'10" x 10'4"
Living room	4.32 x 3.50	14'2" x 11'6"
Dining/family area	4.72 x 3.16	15'6" x 10'4"

First floor		
Bedroom 1	4.27 x 3.51	14'0" x 11'6"
Bedroom 2	3.63 x 3.42	11'11" x 11'3"
Bedroom 3	3.90 x 3.45	12'10" x 11'4"
Bedroom 4	3.25 x 2.28	10'8" x 7'6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Lavender

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The Lavender

4 bedroom home

- Renewable technologies
- Low flow fittings to reduce water waste
- Electric vehicle charging point
- Highly efficient kitchen appliances

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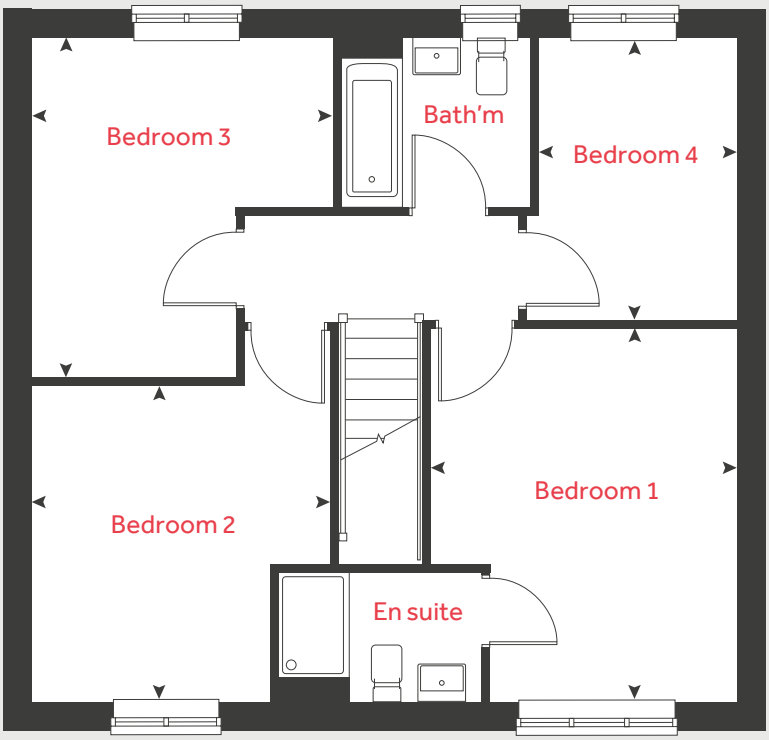
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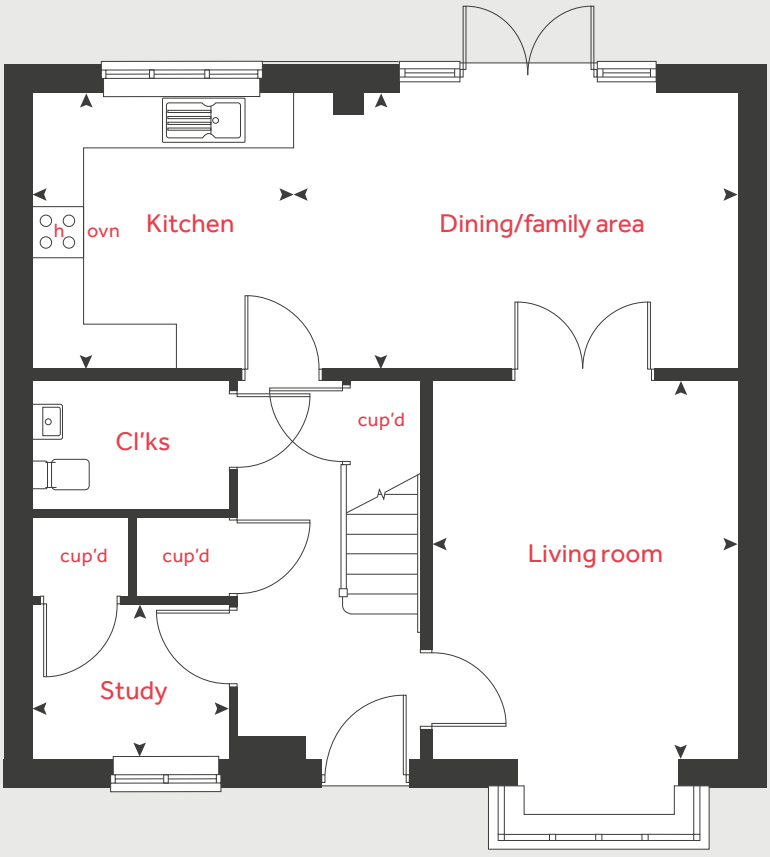
The Lavender

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.31 x 3.16	10'10" x 10'4"
Living room	4.32 x 3.50	14'2" x 11'6"
Dining/family area	4.72 x 3.16	15'6" x 10'4"

First floor		
Bedroom 1	4.27 x 3.51	14'0" x 11'6"
Bedroom 2	3.63 x 3.42	11'11" x 11'3"
Bedroom 3	3.90 x 3.45	12'10" x 11'4"
Bedroom 4	3.25 x 2.28	10'8" x 7'6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

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The Honeysuckle

4 bedroom home

- Energy efficient A-rated heating
- Increased ventilation for excellent air quality
- A+ high-performance double-glazed windows and doors
- Low energy lighting and ventilation systems

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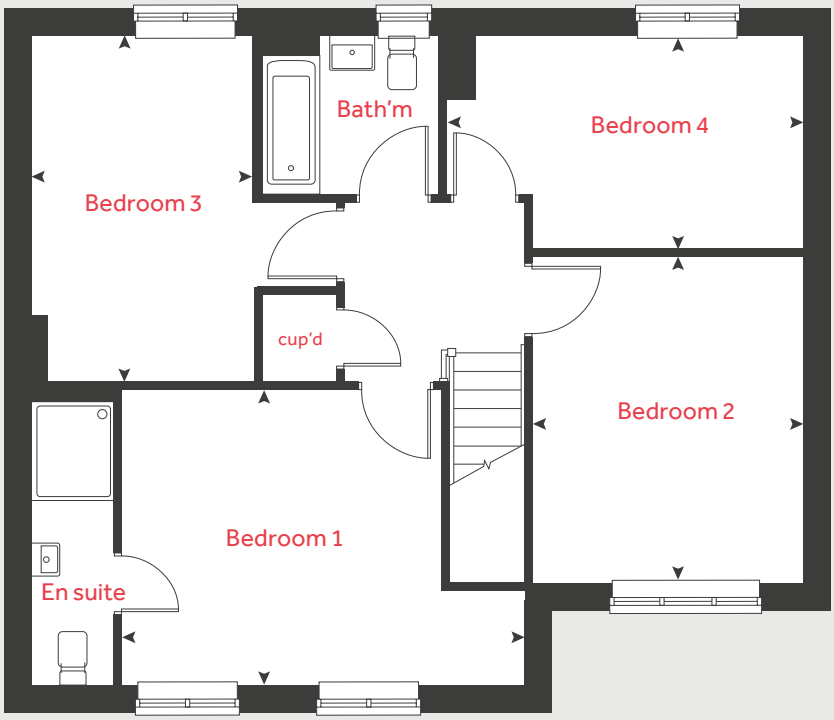
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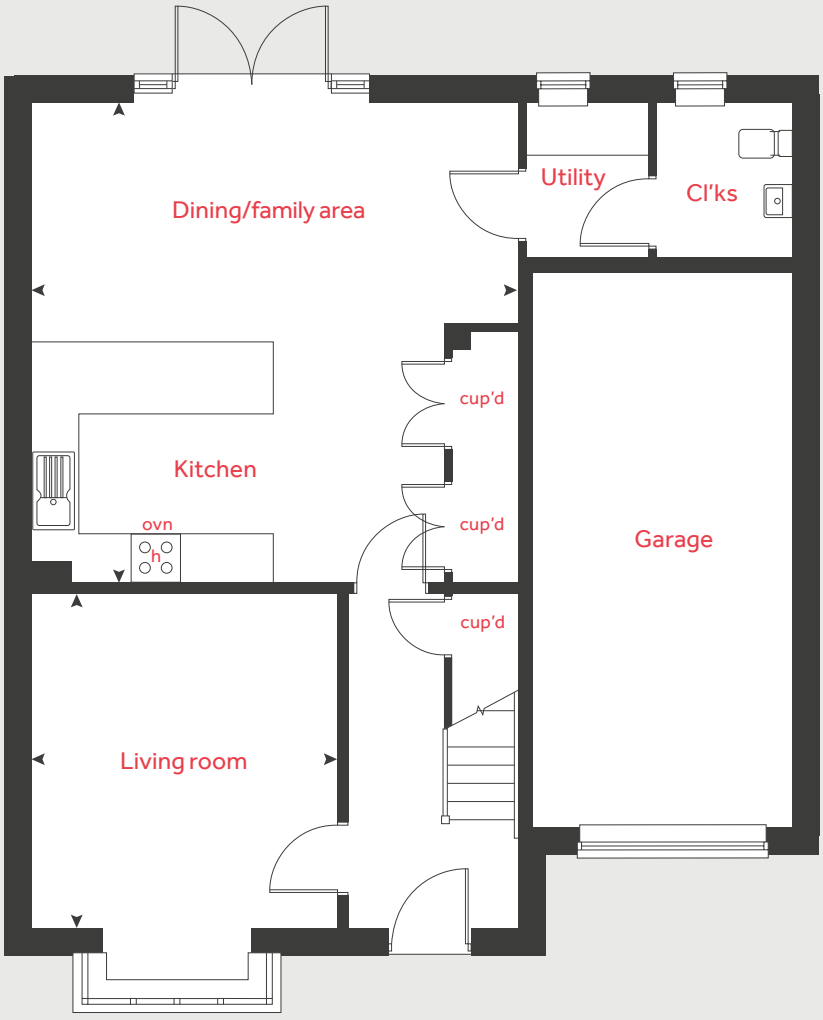
The Honeysuckle

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.15 x 3.81	13'7" x 12'6"
Kitchen/dining/ family area	6.02 x 5.94	19'9" x 19'6"

First floor		
Bedroom 1	4.92 x 3.62	16'2" x 11'11"
Bedroom 2	4.00 x 3.33	13'1" x 10'11"
Bedroom 3	4.25 x 2.72	13'11" x 8'11"
Bedroom 4	4.36 x 2.64	14'4" x 8'8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Honeysuckle

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The Dahlia

4 bedroom home

- PV solar panels
- Low flow fittings to reduce water waste
- Waste water heat recovery system
- High quality insulation

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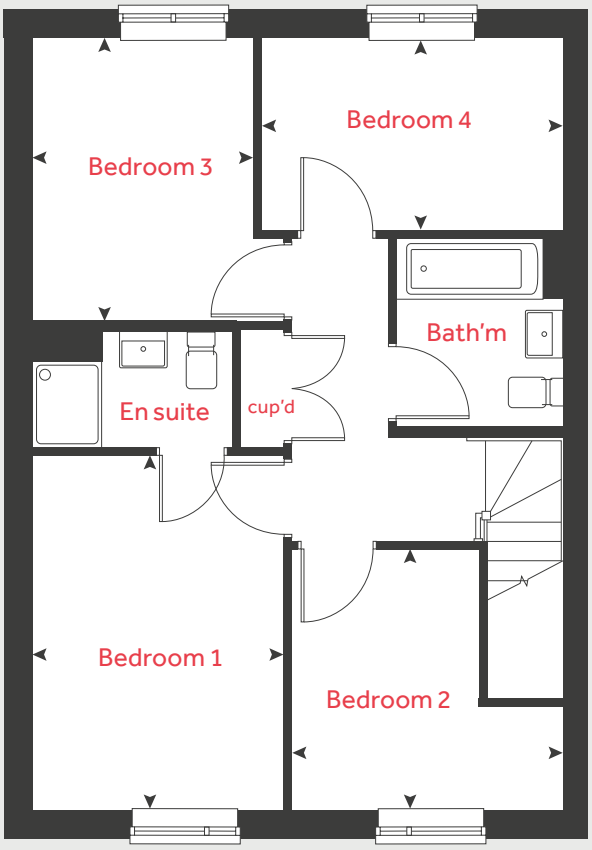
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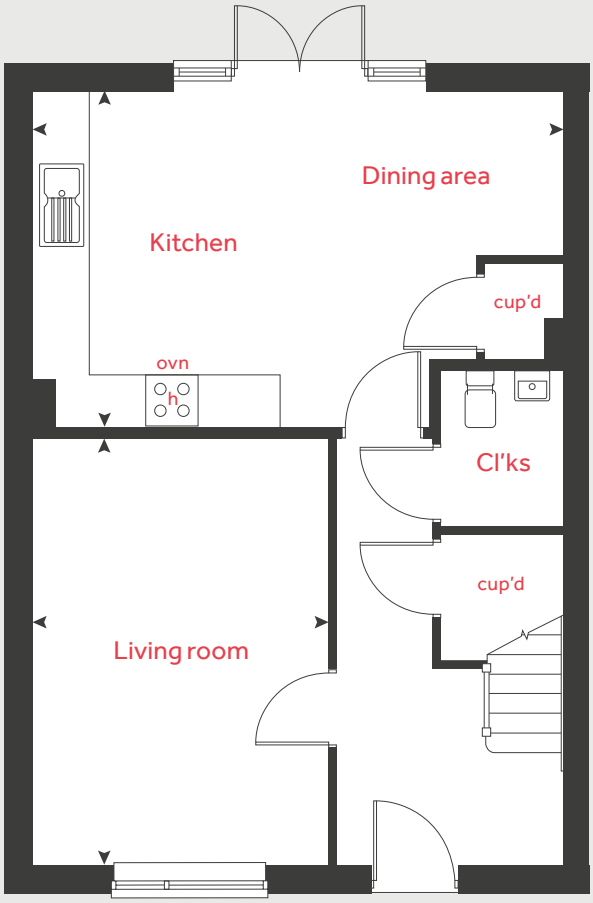
The Dahlia

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.95 x 3.44	16'3" x 11'3"
Kitchen/dining area	6.17 x 3.91	20'3" x 12'10"

First floor		
Bedroom 1	4.13 x 2.93	13'7" x 9'7"
Bedroom 2	3.17 x 3.04	10'5" x 10'0"
Bedroom 3	3.32 x 2.59	10'11" x 8'6"
Bedroom 4	3.52 x 2.26	11'7" x 7'5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Dahlia

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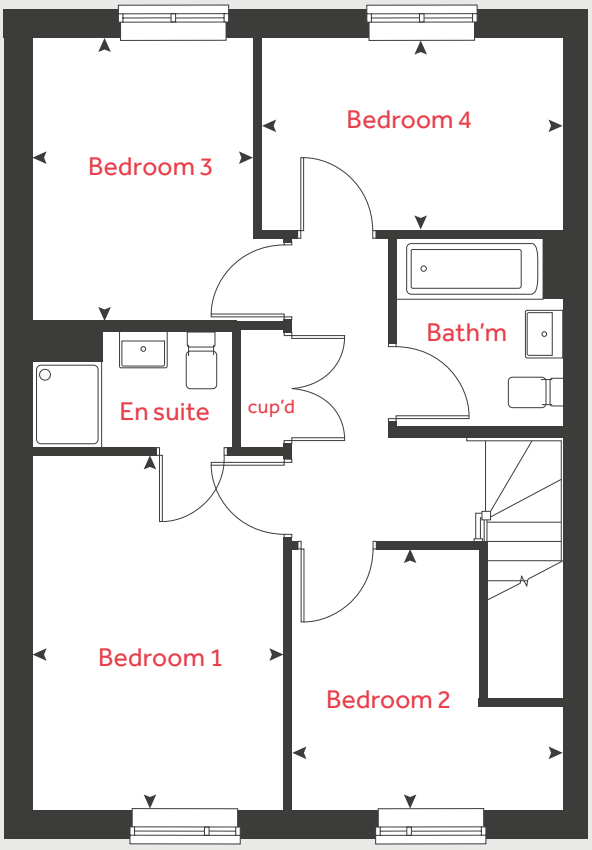
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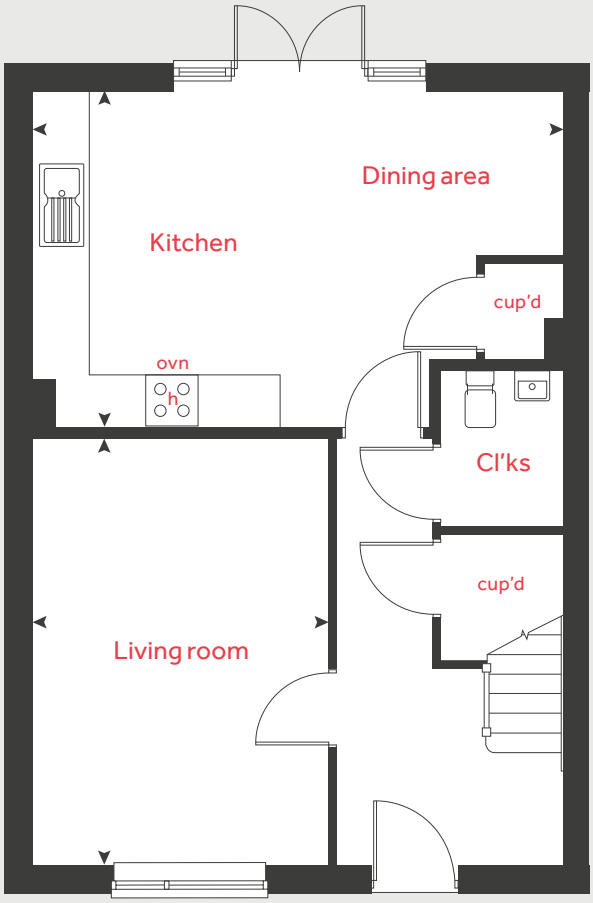
The Dahlia

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.95 x 3.44	16'3" x 11'3"
Kitchen/dining area	6.17 x 3.91	20'3" x 12'10"

First floor		
Bedroom 1	4.13 x 2.93	13'7" x 9'7"
Bedroom 2	3.17 x 3.04	10'5" x 10'0"
Bedroom 3	3.32 x 2.59	10'11" x 8'6"
Bedroom 4	3.52 x 2.26	11'7" x 7'5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Dahlia

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The Larkspur

5 bedroom home

- Renewable technologies
- Electric vehicle charging point
- Energy efficient A-rated heating
- A+ high-performance double-glazed windows and doors

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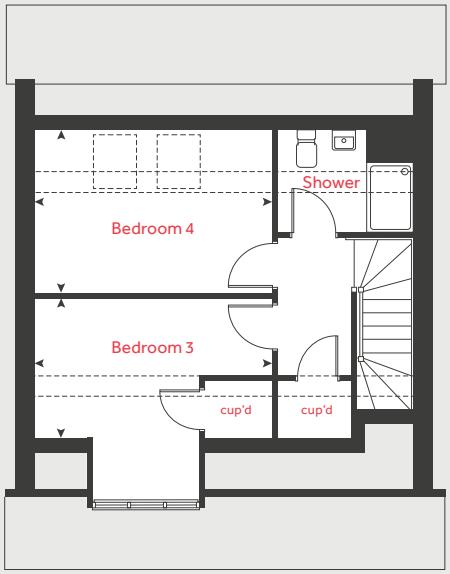
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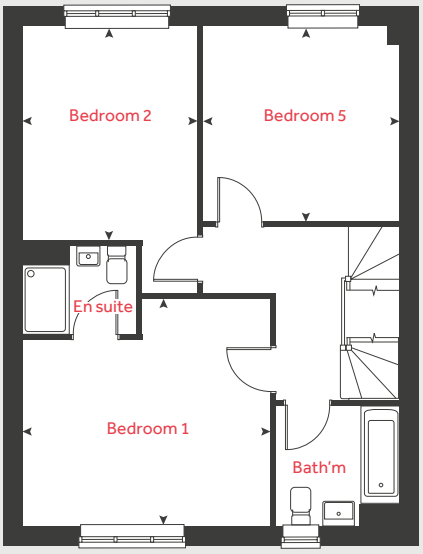
The Larkspur

5 bedroom home

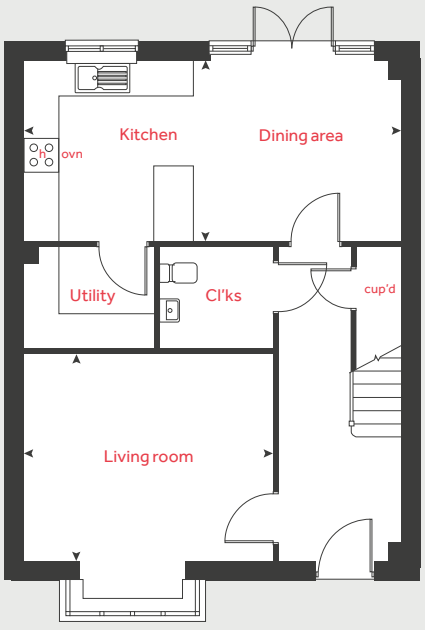
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.31 x 3.58	14'2" x 11'9"
Kitchen/dining area	6.51 x 3.13	21'4" x 10'3"

First floor		
Bedroom 1	4.30 x 3.23	14'1" x 10'7"
Bedroom 2	3.71 x 3.04	12'2" x 10'0"
Bedroom 5	3.50 x 3.41	11'6" x 11'2"

Second floor		
Bedroom 3	4.10 x 2.42	13'5" x 7'11"
Bedroom 4	4.10 x 2.81	13'5" x 9'3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Larkspur

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Specification

Radley Woods

Warrington, Cheshire WA2 0SY | **01925 358320**

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Radley Woods

Warrington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.







	3 bedroom	The Forget Me Not	The Primrose	The Sunflower	4 bedroom	The Dahlia	The Violet	The Lavender	The Lily	The Honeysuckle	5 bedroom	The Larkspur
Kitchen												
Symphony Koncept range kitchen with laminate worktop		■	■	■		■	■	■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■	■		■	■	■	■	■		■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood		■	■	■								
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■	■	■	■	■		■
White pendant light holder		■	■	■		■	■	■	■	■		■
Fridge / freezer space		■	■	■		■	■	■	■	■		■
Space for integrated dishwasher with plumbing and electrics		■	■	■		■	■	■	■	■		■
Space for washing machine with plumbing and electrics in kitchen		■		■		■	■	■				
Space for washing machine with plumbing and electrics in utility			■						■	■		■
Bathrooms and en suite(s)												
Ideal Standard contemporary white Tempo sanitary ware		■	■	■		■	■	■	■	■		■
Ideal Standard close coupled WC to cloakroom		■	■	■		■	■	■	■	■		■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■		■	■	■	■	■		■
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*		■	■	■		■	■	■	■	■		■
White batten light holder		■	■	■		■	■	■	■	■		■
Water waste heat recovery system		■	■	■		■	■	■	■	■		■

	3 bedroom	The Forget Me Not	The Primrose	The Sunflower	4 bedroom	The Dahlia	The Violet	The Lavender	The Lily	The Honeysuckle	5 bedroom	The Larkspur
Doors and Windows												
Front door with multi-point security locking system and security chain		■	■	■	■		■	■	■	■		■
PVCu double glazing to windows		■	■	■	■		■	■	■	■		■
Double glazed PVCu French doors		■	■	■	■		■	■	■	■		■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles		■	■	■	■		■	■	■	■		■
Paving outside French door and path to garage personnel door (where applicable)		■	■	■	■		■	■	■	■		■
General												
PV solar panels		■	■	■	■		■	■	■	■		■
White painted walls and smooth white ceilings		■	■	■	■		■	■	■	■		■
TV point to lounge and family room (where applicable)		■	■	■	■		■	■	■	■		■
Master telephone socket to lounge and study (where applicable)		■	■	■	■		■	■	■	■		■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)		■	■	■	■		■	■	■	■		
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)												■
Contemporary lantern to front door and wiring only to the rear door		■	■	■	■		■	■	■	■		■
Mains wired smoke detectors with battery back-up		■	■	■	■		■	■	■	■		■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■	■	■	■		■	■	■	■		■
Power and lighting to garage where applicable (where in curtilage of the plot)		■	■	■	■		■	■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■	■	■		■	■	■	■		■
NHBC Buildmark cover		■	■	■	■		■	■	■	■		■
First two years' customer service support from Linden Homes		■	■	■	■		■	■	■	■		■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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