



## Heath Farm Partington

A beautiful collection of 2, 3 & 4 bedroom homes in a tranquil setting.

Perfectly located on the border of leafy Cheshire, with Manchester city centre within easy reach, Heath Farm is a superb place to call home. On your doorstep are amenities including shops, supermarkets, cafés and Ofsted-rated 'Good' schools.

With Altrincham and Manchester so close you have all the shops, entertainment options and places to eat these wonderful areas offer too.

If you want something more leisurely, there are a number of golf clubs nearby and plenty of options for country walks. For commuters, the M62, M60, M56 & M6 are all within simple reach for journeys to Manchester, Stockport and Chester, while Flixton station provides services to Manchester, Sheffield and Liverpool.

And flights across Europe can be caught from Manchester Airport which is just 12 miles away.

### Heath Farm

Partington, Greater Manchester M31 4DH | 0161 516 3532

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**Linden**  
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# Development layout



## 4 bedroom home

- The Goodridge
- The Mylne
- The Pembrooke
- The Thames

## 3 bedroom home

- The Elliot
- The Eveleigh
- The Mountford

## 2 bedroom home

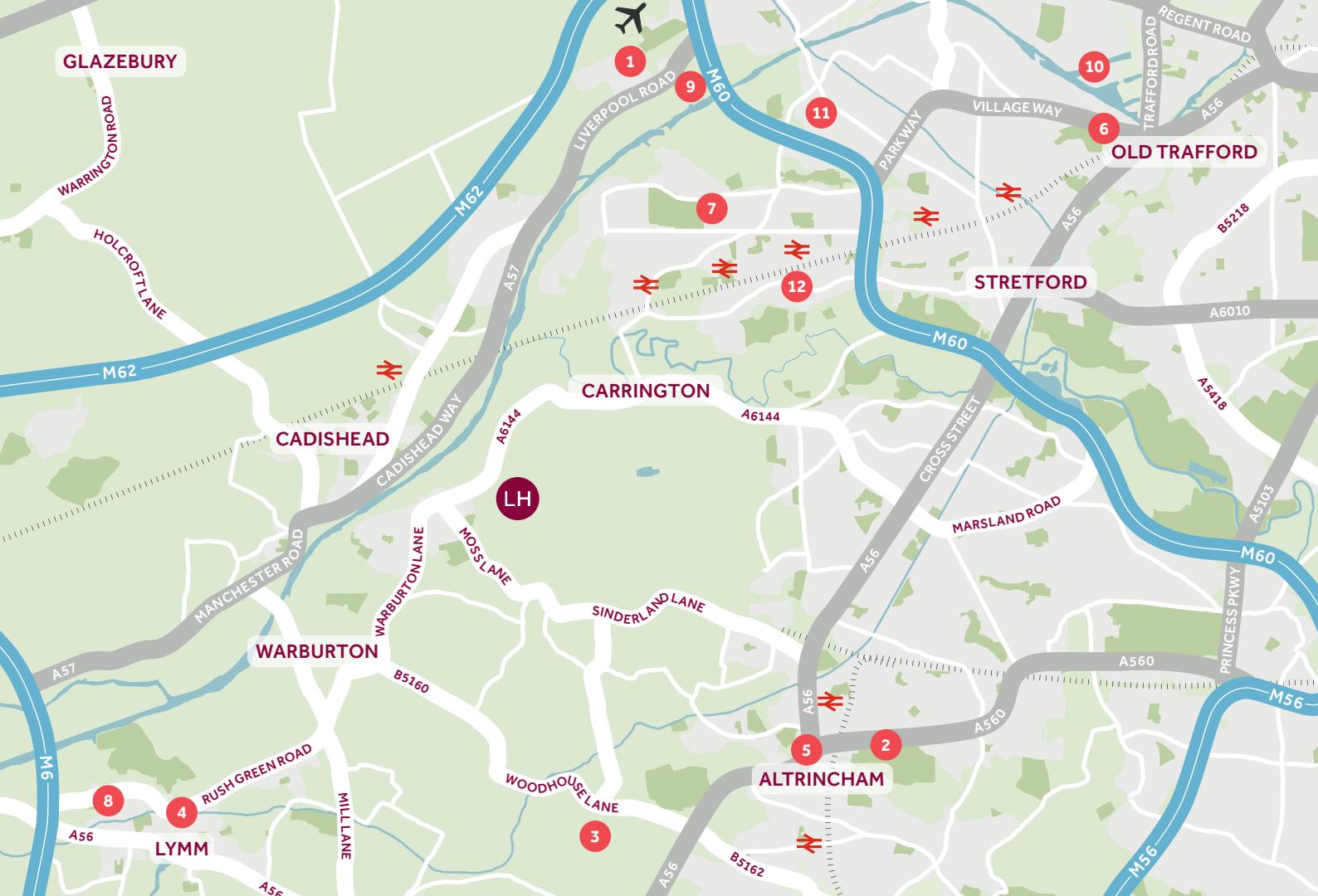
- The Hamilton

## \*Affordable homes

- 4 bedroom homes
- 3 bedroom homes
- 3 bedroom homes
- 2 bedroom homes
- 2 bedroom homes

BS	Bin Store	SS	Sub Station
CS	Cycle store	►	Garage Entrance
•	Bollards	►	Drive Through/Car Port Entrance

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



## Around the local neighbourhood

1	Manchester Barton City Airport	5	Altrincham Market	9	Salford Rugby Stadium (AJ Bell)
2	Altrincham Golf Course	6	Old Trafford Football Stadium	10	Salford Quays
3	Dunham Massey	7	Trafford General Hospital	11	Trafford Centre
4	Lymm Village	8	Transpennine Trail	12	Urmston Train Station

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
1296942/November 2020.



## The Hamilton Contemporary

2 bedroom home

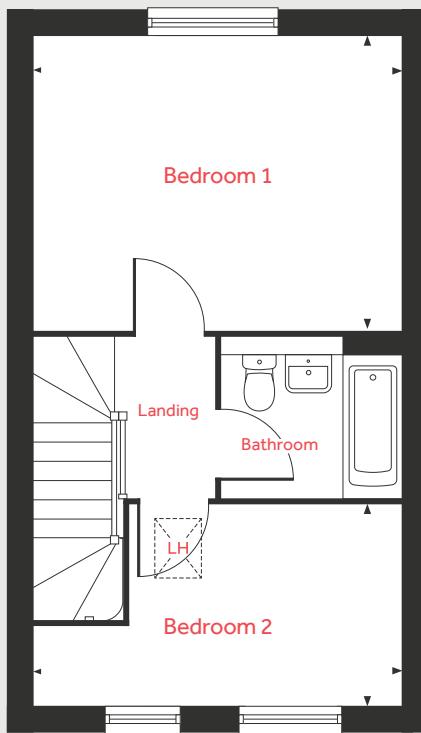
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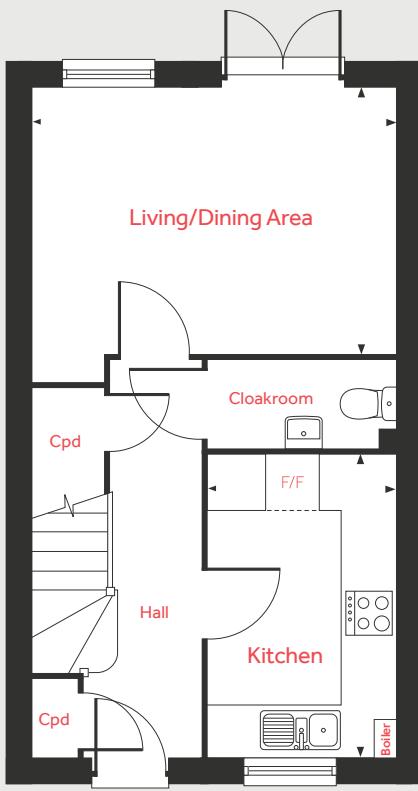
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## First Floor



## Ground Floor



# The Hamilton Contemporary

## 2 bedroom home

### Ground Floor

#### Living/Dining Area

4.43m x 3.22m 14'6" x 10'7"

#### Kitchen

3.68m x 2.30m 12'1" x 7'7"

### First Floor

#### Bedroom 1

4.43m x 3.57m 14'6" x 11'9"

#### Bedroom 2

4.43m x 2.45m 14'6" x 8'0"

LH Loft hatch   F/F Space for fridge freezer  
 Cpd Cupboard   ▲ ▶ Measuring points

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\*Bay window to phase 1 only



## The Eveleigh Contemporary

3 bedroom home

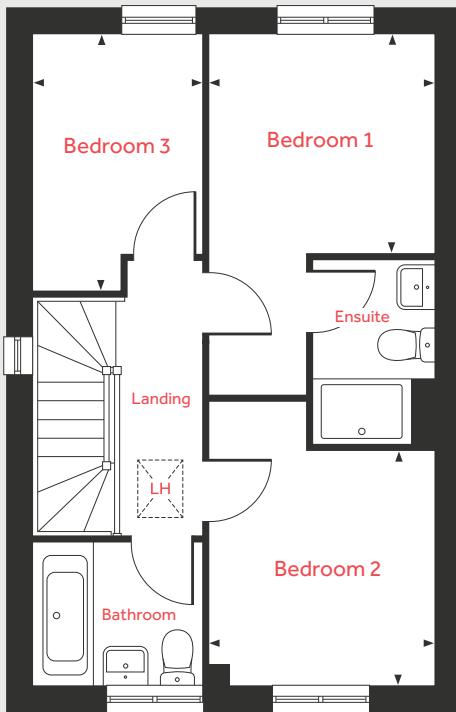
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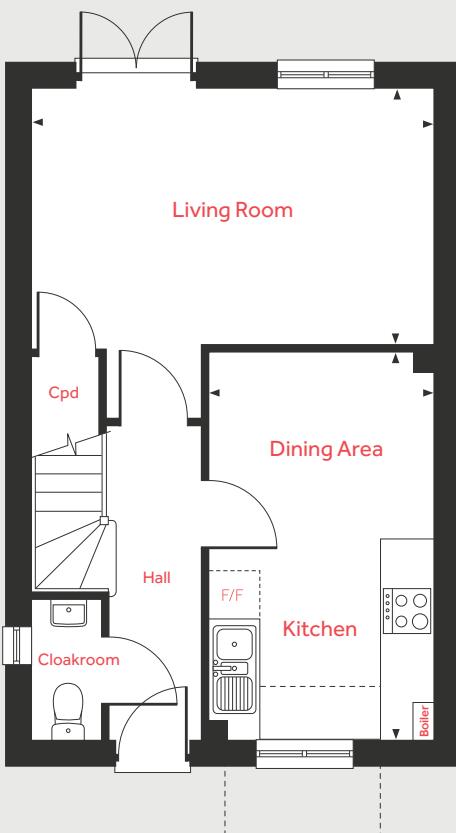
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## First Floor



## Ground Floor



# The Eveleigh Contemporary

3 bedroom home

## Ground Floor

Living Room	5.03m x 3.25m	16'6" x 10'8"
Kitchen/Dining Area	4.82m x 2.84m	15'10" x 9'4"

## First Floor

Bedroom 1	2.83m x 2.76m	9'3" x 9'1"
Bedroom 2	2.94m x 2.83m	9'8" x 9'3"
Bedroom 3	2.76m x 2.16m	9'1" x 7'1"

LH	Loft hatch	↔	Measuring points
Cpd	Cupboard	- - -	Denotes phase 1 window and worktop
F/F	Space for fridge freezer		

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## The Mountford Contemporary

3 bedroom home

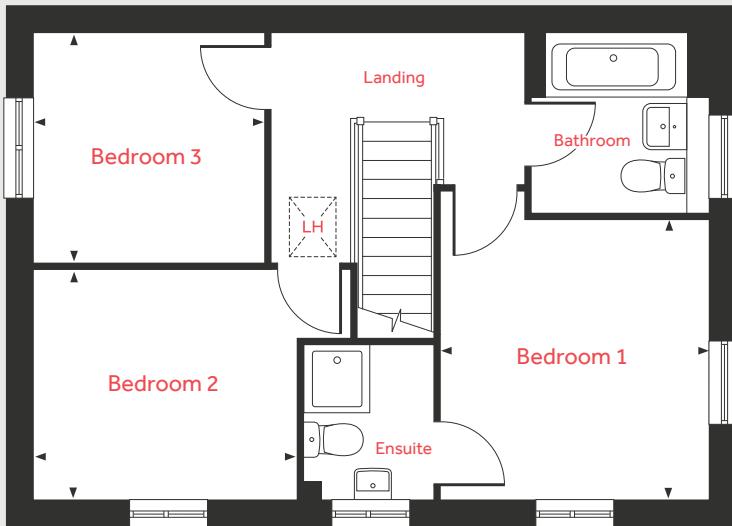
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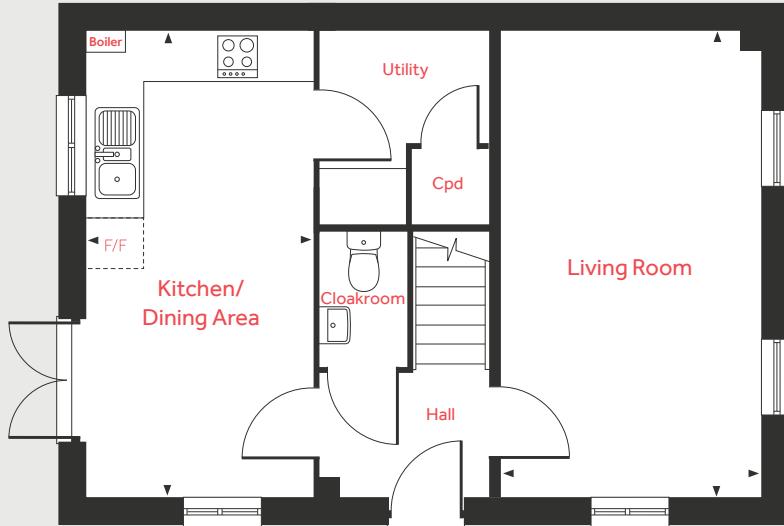
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## First Floor



## Ground Floor



Room dimensions and external finishes may differ.

# The Mountford Contemporary

## 3 bedroom home

### Ground Floor

#### Living Room

5.64m x 3.17m 18'6" x 10'5"

#### Kitchen/Dining Area

5.64m x 2.73m 18'6" x 8'11"

### First Floor

#### Bedroom 1

3.39m x 3.22m 11'1" x 10'7"

#### Bedroom 2

3.17m x 2.77m 10'5" x 9'1"

#### Bedroom 3

2.81m x 2.80m 9'3" x 9'2"

LH Loft hatch  
 Cpd Cupboard  
 F/F Space for fridge freezer  
 Measuring points

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## The Thames Contemporary

4 bedroom home

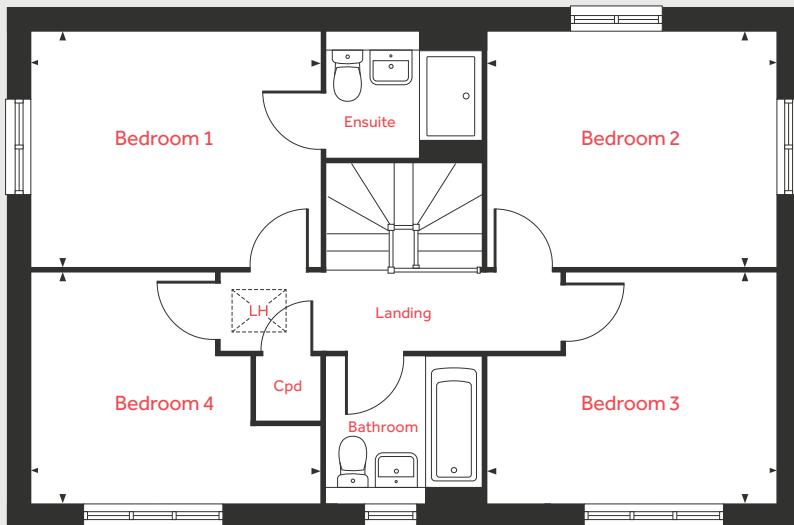
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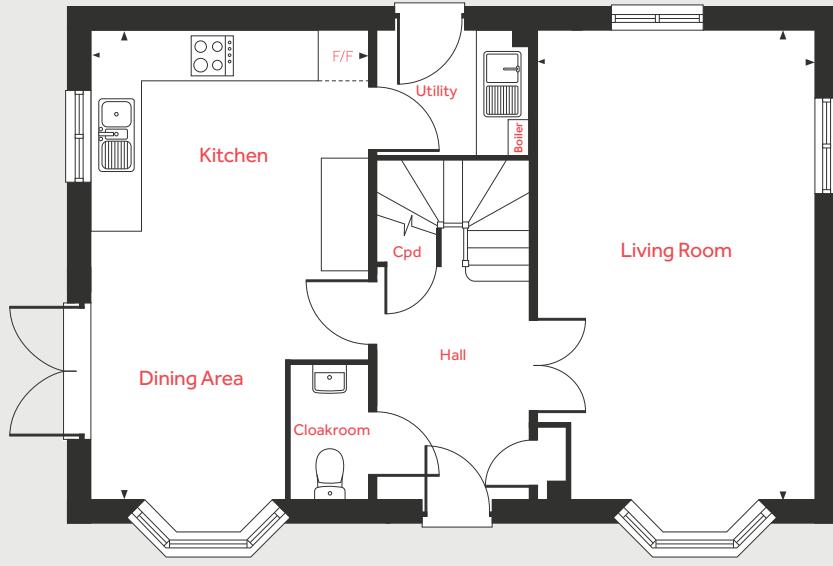
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## First Floor



## Ground Floor



\*Bay window differs on phase 1.

# The Thames Contemporary

## 4 bedroom home

### Ground Floor

#### Living Room

6.20m x 3.67m 20'4" x 12'0"

#### Kitchen/Dining Area

6.20m x 3.68m 20'4" x 12'1"

### First Floor

#### Bedroom 1

3.72m x 3.07m 12'2" x 10'1"

#### Bedroom 2

3.70m x 3.07m 12'2" x 10'1"

#### Bedroom 3

3.72m x 3.05m 12'2" x 10'0"

#### Bedroom 4

3.70m x 3.05m 12'2" x 10'0"

LH Loft hatch F/F Space for fridge freezer

Cpd Cupboard ← → Measuring points

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## The Elliot Contemporary

3 bedroom home

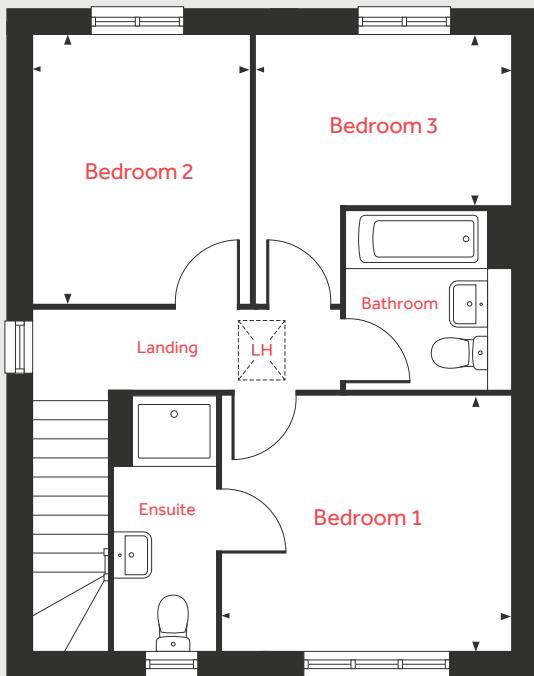
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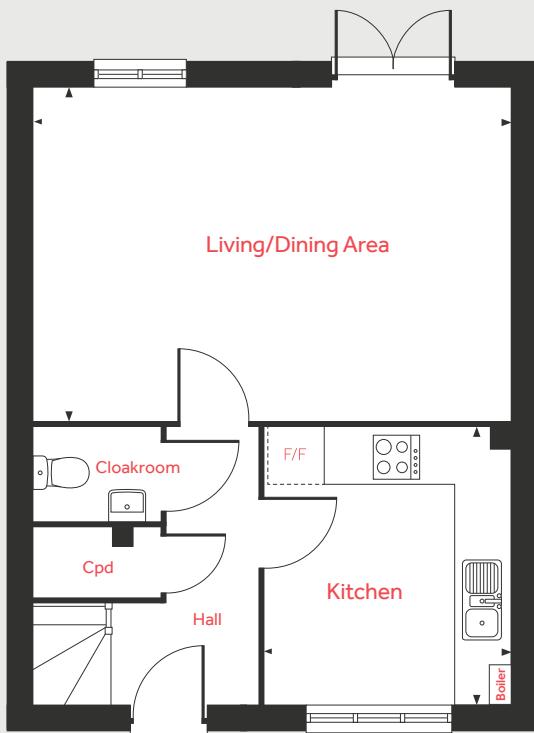
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## First Floor



## Ground Floor



# The Elliot Contemporary

3 bedroom home

## Ground Floor

### Living Room/Dining Area

5.75m x 4.00m 18'10" x 13'1"

### Kitchen

3.34m x 2.99m 10'11" x 9'10"

## First Floor

### Bedroom 1

3.46m x 3.11m 11'4" x 10'2"

### Bedroom 2

3.24m x 2.62m 10'8" x 8'7"

### Bedroom 3

3.07m x 2.04m 10'1" x 6'8"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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\*Bay window to phase 1 only.



## The Mylne Contemporary

4 bedroom home

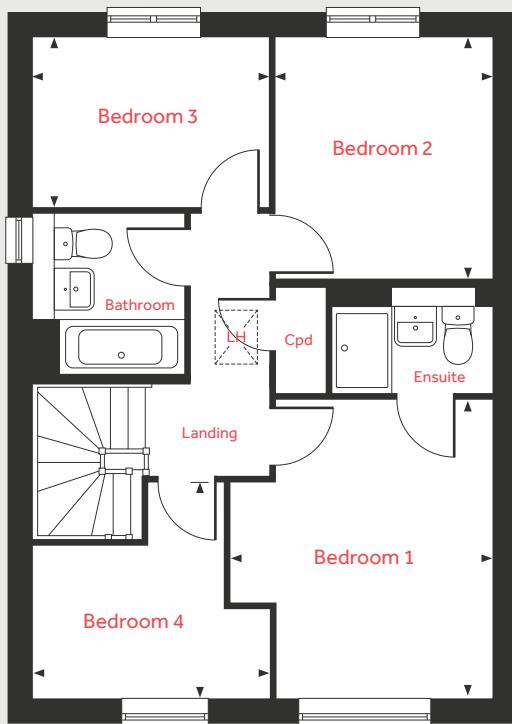
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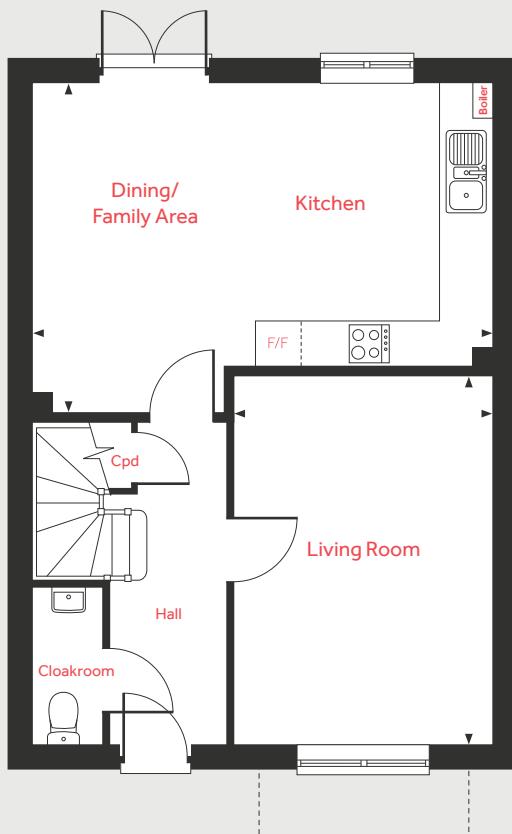
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## First Floor



## Ground Floor



# The Mylne Contemporary

## 4 bedroom home

### Ground Floor

#### Living Room

4.84m x 3.40m 15'11" x 11'2"

#### Kitchen/Dining/Family Area

6.04m x 4.38m 19'10" x 14'4"

### First Floor

#### Bedroom 1

3.98m x 3.45m 13'1" x 11'4"

#### Bedroom 2

3.26m x 2.89m 10'8" x 9'6"

#### Bedroom 3

3.14m x 2.20m 10'4" x 7'3"

#### Bedroom 4

3.10m x 2.91m 10'2" x 9'7"

**LH** Loft hatch Measuring points  
**Cpd** Cupboard Denotes phase 1 window  
**F/F** Integrated fridge freezer

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## The Hamilton Cottage

2 bedroom home

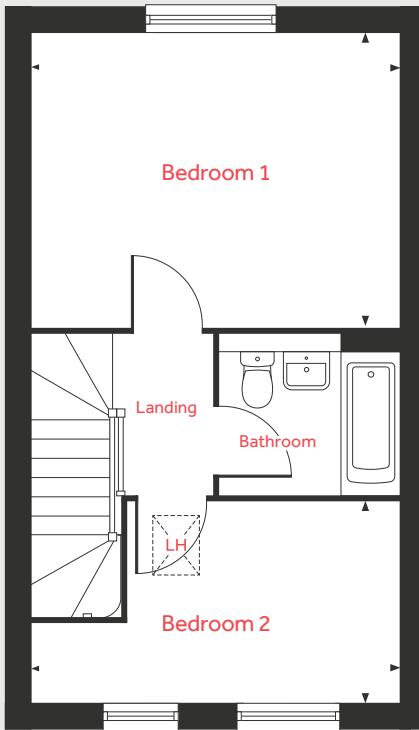
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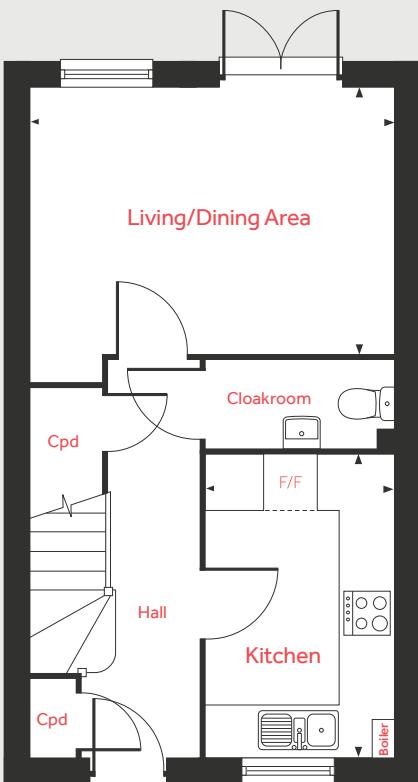
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## First Floor



## Ground Floor



# The Hamilton Cottage

2 bedroom home

## Ground Floor

### Living/Dining Area

4.43m x 3.22m 14'6" x 10'7"

### Kitchen

3.68m x 2.30m 12'1" x 7'7"

## First Floor

### Bedroom 1

4.43m x 3.57m 14'6" x 11'9"

### Bedroom 2

4.43m x 2.45m 14'6" x 8'0"

LH Loft hatch F/F Space for fridge freezer  
 Cpd Cupboard ▲ ▶ Measuring points

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## The Eveleigh Cottage

3 bedroom home

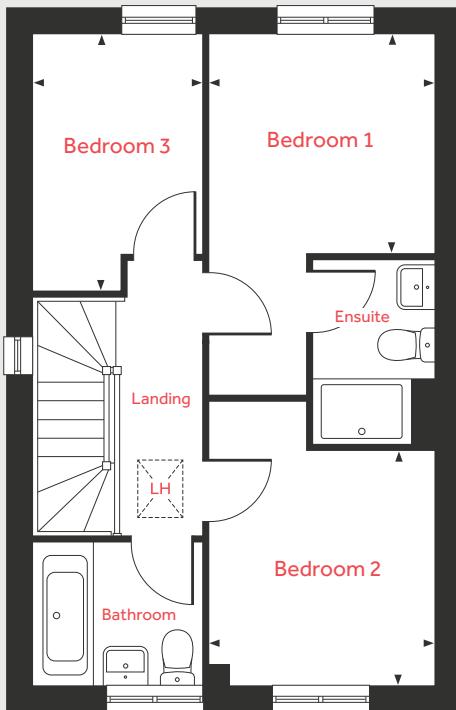
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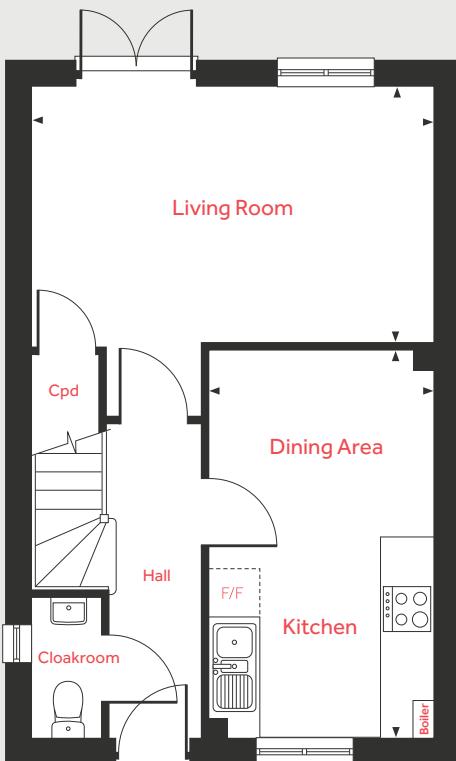
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## First Floor



## Ground Floor



# The Eveleigh Cottage

3 bedroom home

## Ground Floor

### Living Room

5.03m x 3.25m 16'6" x 10'8"

### Kitchen/Dining Area

4.82m x 2.84m 15'10" x 9'4"

## First Floor

### Bedroom 1

2.83m x 2.76m 9'3" x 9'1"

### Bedroom 2

2.94m x 2.83m 9'8" x 9'3"

### Bedroom 3

2.76m x 2.16m 9'1" x 7'1"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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## The Mountford Cottage

3 bedroom home

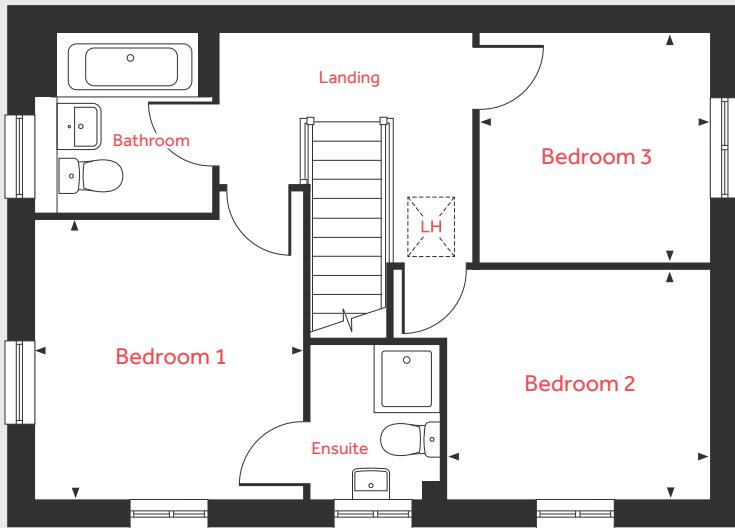
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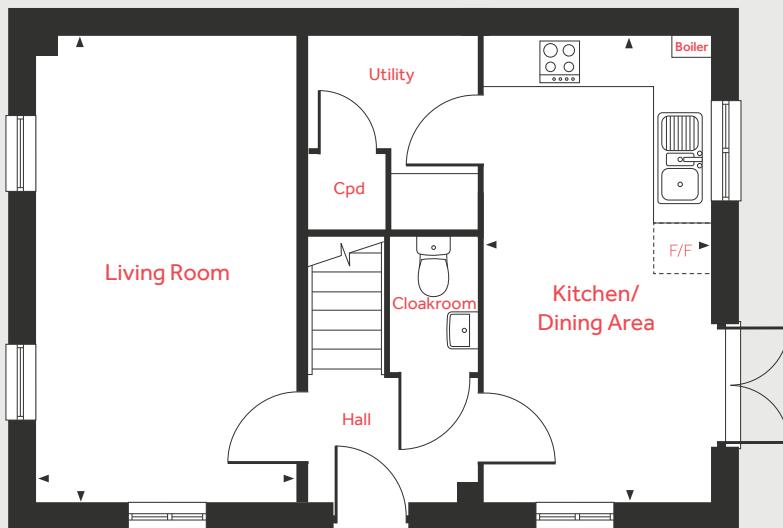
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## First Floor



## Ground Floor



# The Mountford Cottage

3 bedroom home

## Ground Floor

### Living Room

5.64m x 3.17m 18'6" x 10'5"

### Kitchen/Dining Area

5.64m x 2.73m 18'6" x 8'11"

## First Floor

### Bedroom 1

3.39m x 3.22m 11'1" x 10'7"

### Bedroom 2

3.17m x 2.77m 10'5" x 9'1"

### Bedroom 3

2.81m x 2.80m 9'3" x 9'2"

LH Loft hatch  
 Cpd Cupboard  
 F/F Space for fridge freezer  
 Measuring points

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## The Elliot Cottage

3 bedroom home

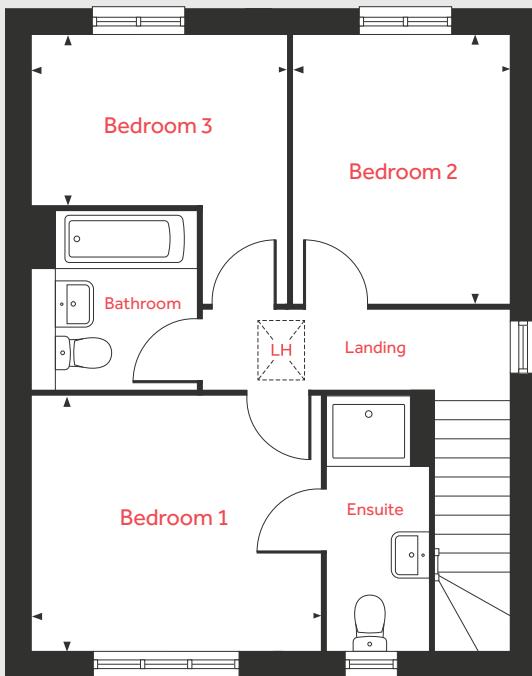
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## First Floor



## Ground Floor



# The Elliot Cottage

3 bedroom home

## Ground Floor

### Living Room/Dining Area

5.75m x 4.00m 18'10" x 13'1"

### Kitchen

3.34m x 2.99m 10'11" x 9'10"

## First Floor

### Bedroom 1

3.46m x 3.11m 11'4" x 10'2"

### Bedroom 2

3.24m x 2.62m 10'8" x 8'7"

### Bedroom 3

3.07m x 2.04m 10'1" x 6'8"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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## The Mylne Cottage

4 bedroom home

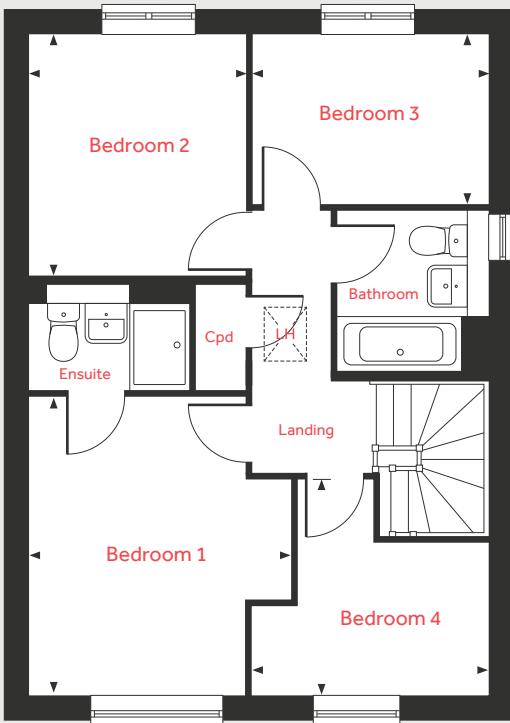
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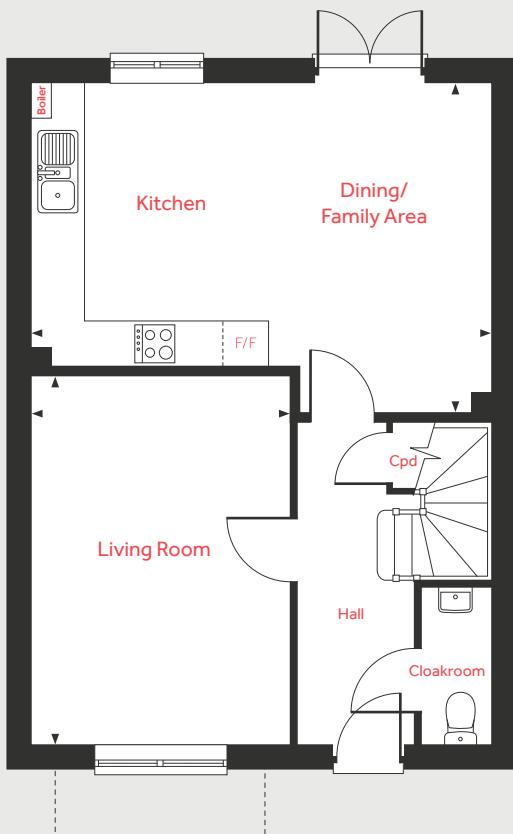
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## First Floor



## Ground Floor



# The Mylne Cottage

## 4 bedroom home

### Ground Floor

#### Living Room

4.84m x 3.40m 15'11" x 11'2"

#### Kitchen/Dining/Family Area

6.04m x 4.38m 19'10" x 14'4"

### First Floor

#### Bedroom 1

3.98m x 3.45m 13'1" x 11'4"

#### Bedroom 2

3.26m x 2.89m 10'8" x 9'6"

#### Bedroom 3

3.14m x 2.20m 10'4" x 7'3"

#### Bedroom 4

3.10m x 2.91m 10'2" x 9'7"

LH Loft hatch F/F Integrated fridge freezer  
 Cpd Cupboard ▲ ▼ Measuring points

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## The Goodridge Cottage

4 bedroom home

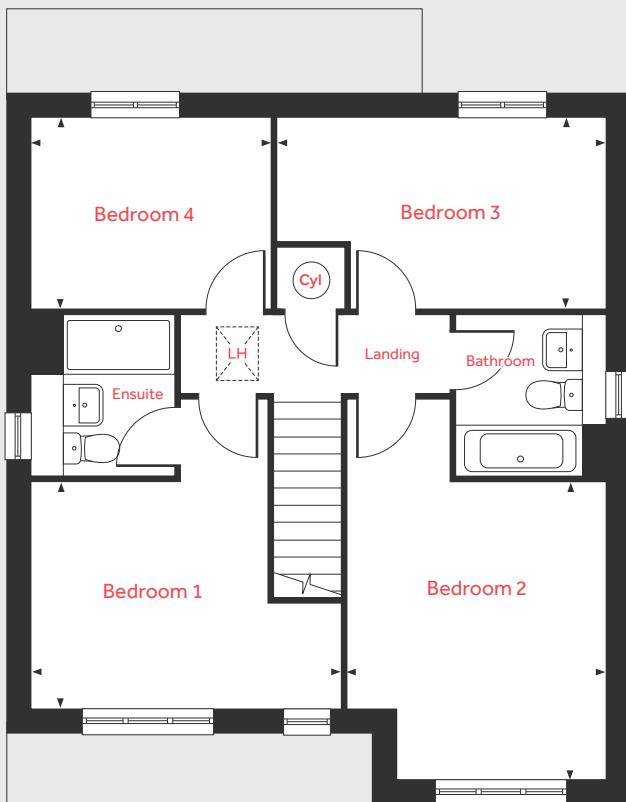
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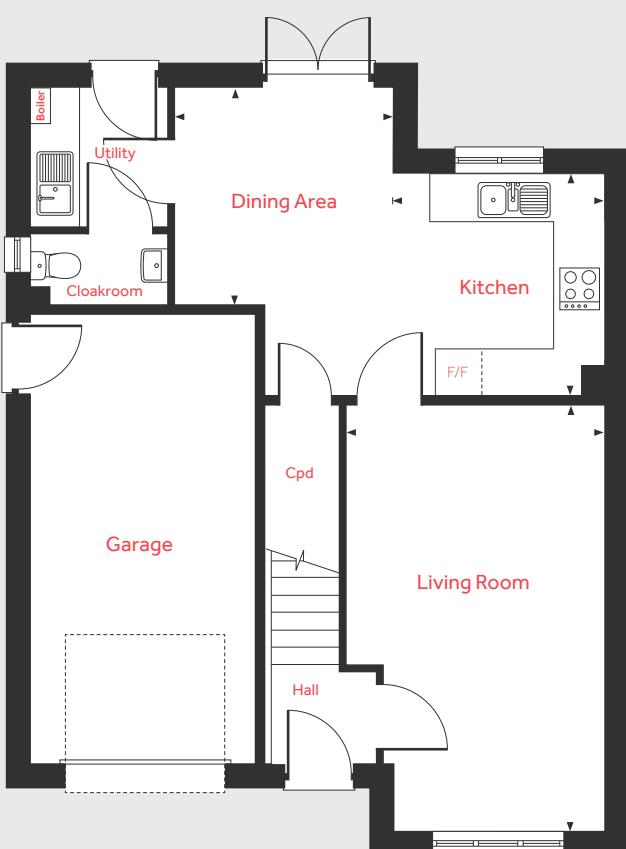
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## First Floor



## Ground Floor



# The Goodridge Cottage

4 bedroom home

## Ground Floor

**Living Room** 5.68m x 3.46m 18'8" x 11'4"

**Kitchen** 3.01m x 2.77m 9'11" x 9'1"

**Dining Area** 3.00m x 2.92m 9'10" x 9'7"

## First Floor

**Bedroom 1** 4.14m x 3.02m 13'7" x 9'11"

**Bedroom 2** 3.92m x 3.46m 12'10" x 11'4"

**Bedroom 3** 4.40m x 2.54m 14'5" x 8'4"

**Bedroom 4** 3.20m x 2.54m 10'6" x 8'4"

**LH** Loft hatch   **F/F** Integrated fridge freezer  
**Cyl** Hot water cylinder   **Cpd** Cupboard  
**Measuring points**

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## The Thames Cottage

4 bedroom home

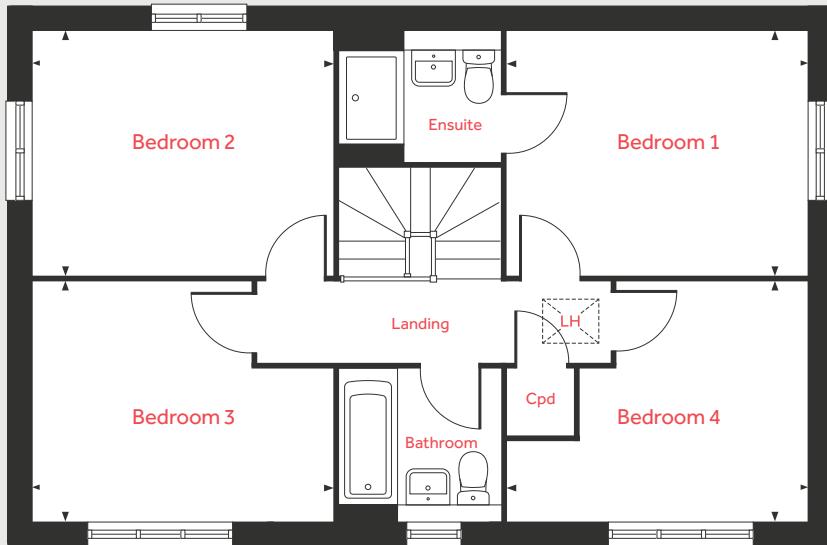
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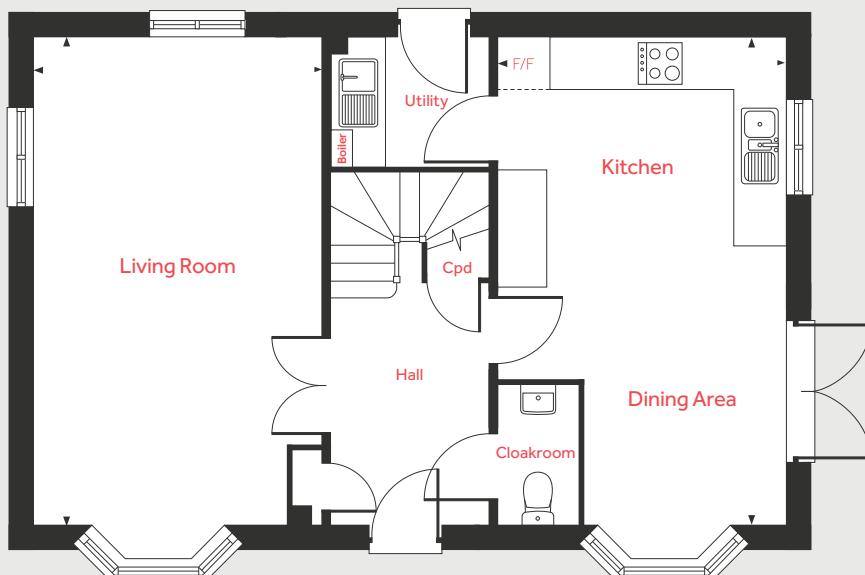
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**Linden**  
HOMES

## First Floor



## Ground Floor



# The Thames Cottage

4 bedroom home

## Ground Floor

### Living Room

6.20m x 3.67m 20'4" x 12'0"

### Kitchen/Dining Area

6.20m x 3.68m 20'4" x 12'1"

## First Floor

### Bedroom 1

3.72m x 3.07m 12'2" x 10'1"

### Bedroom 2

3.70m x 3.07m 12'2" x 10'1"

### Bedroom 3

3.72m x 3.05m 12'2" x 10'0"

### Bedroom 4

3.70m x 3.05m 12'2" x 10'0"

LH Loft hatch F/F Integrated fridge freezer  
Cpd Cupboard ▲ ▼ Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. 1296942/November 2020.

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## The Pembroke Cottage

4 bedroom home

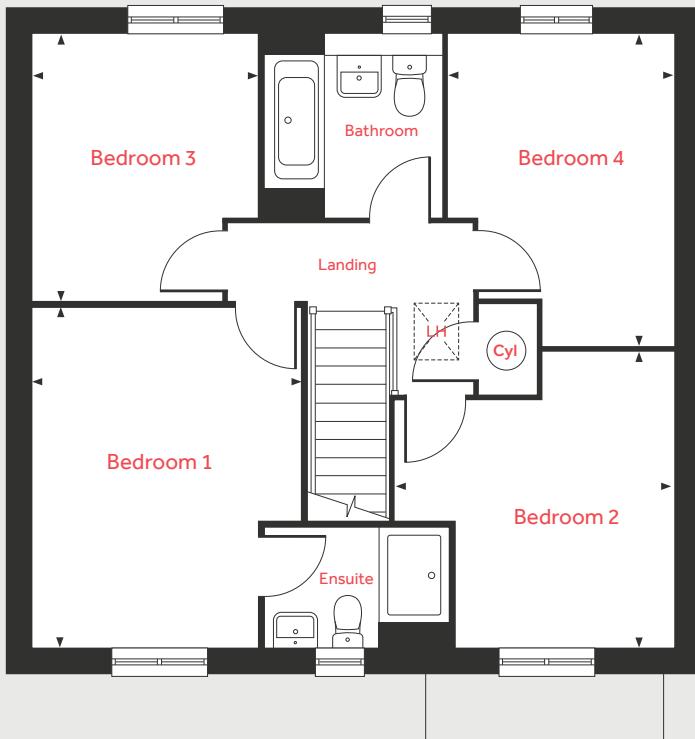
**Heath Farm**

Partington, Greater Manchester M31 4DH | 0161 516 3532

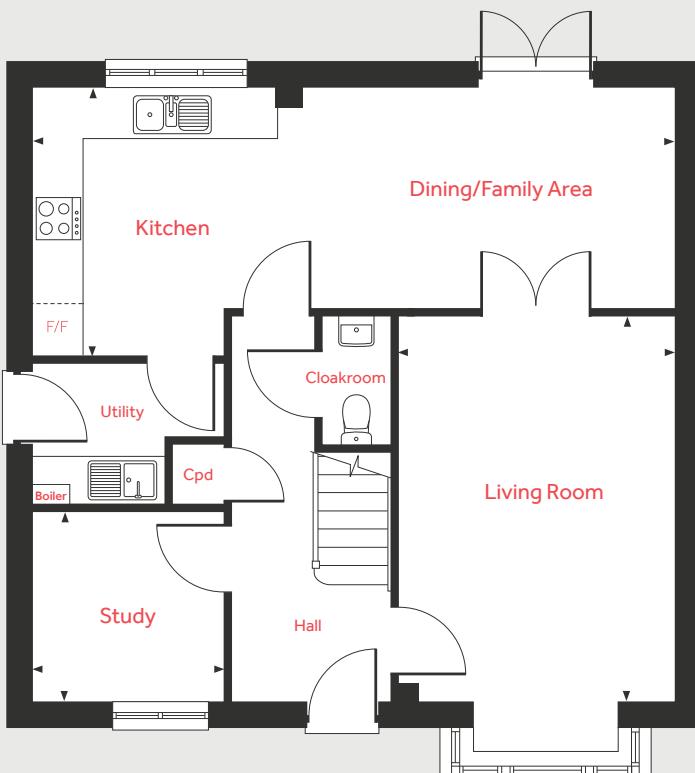
[lindenhomes.co.uk/heathfarm](http://lindenhomes.co.uk/heathfarm)

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## First Floor



## Ground Floor



# The Pembroke Cottage

4 bedroom home

## Ground Floor

Living Room	4.83m x 3.50m	15'10" x 11'6"
Kitchen/Dining/Family Area	8.12m x 3.35m	26'8" x 11'0"
Study	2.42m x 2.41m	7'11" x 7'11"

## First Floor

<b>Bedroom 1</b>	
4.34m x 3.41m	14'3" x 11'2"
<b>Bedroom 2</b>	
3.73m x 3.50m	12'3" x 11'6"
<b>Bedroom 3</b>	
3.40m x 2.92m	11'2" x 9'7"
<b>Bedroom 4</b>	
3.97m x 2.86m	13'0" x 9'5"

LH Loft hatch F/F Integrated fridge freezer  
 Cyl Hot water cylinder ▲ ▼ Measuring points  
 Cpd Cupboard

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# Linden HOMES



## Specification

We give you so much more

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes
<b>Kitchens</b>			
A choice of contemporary wall and base units from Symphony Kitchens	■	■	■
A choice of 40mm laminate worktops with matching upstand	■	■	■
Stainless steel single electric fan oven, stainless steel gas hob and splashback	■	■	
Stainless steel double electric fan oven, stainless steel gas hob and splashback			■
Integrated hood	■	■	■
Stainless steel chimney hood		■*	■
Soft close doors and drawers	■	■	■
<b>Bathrooms</b>			
A contemporary white bathroom suite by Ideal Standard	■	■	■
Tiling range by Porcelanosa	■	■	■
Tiling provided (please ask a Sales Consultant)	■	■	■
Bath/shower mixer	■	■	■
<b>Lighting and Electrical</b>			
TV point to living room	■	■	■
BT points to living room and bedroom 1	■	■	■
Power and lights to garages	■	■	■
<b>Heating</b>			
Energy efficient gas boiler central heating and hot water	■	■	■
White radiators	■	■	■
<b>External Features</b>			
External light	■	■	■
Wall or fencing provided to all boundaries (ask Sales Consultant for plot details)	■	■	■
<b>Peace of Mind</b>			
Multi point locking system to front doors and rear/side doors	■	■	■
Lockable double glazed windows (except for escape windows)	■	■	■
Mains wired smoke detectors, heat detectors and CO detectors	■	■	■

\*3 bedroom detached homes only.

The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 1296942/November 2020.