The Meadows

Whiston

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

lindenhomes.co.uk

Linden HOMES







Welcome to
The Meadows

Welcome to The Meadows, a thriving new community in the heart of Halsnead Garden Village. Here, you'll find beautifully designed 3 and 4-bedroom new build houses, set within a vibrant and well-connected neighbourhood.

As part of the exciting Halsnead Garden Village development, The Meadows is surrounded by 33 hectares of green space and a brand-new 28-hectare Country Park, bringing nature right to your doorstep.

Located in Whiston, Merseyside, this new development keeps you close to everything you need. With three train stations just minutes away and the M62 and M57 providing easy access to Liverpool and Manchester, our homes are perfect for commuters and city explorers alike. Liverpool John Lennon airport is located 8 miles away, and Manchester Airport less than 30 miles away, both being a less than 30 minute drive from The Meadows.

With an array of green spaces, local shops and popular attractions like Knowsley Safari Park and Stadt Moers nearby, The Meadows is a place to grow and thrive. Get in touch with our experienced Sales Consultants to discover your dream new home today.

The perfect position

Education for everyone

Families who choose to live in Whiston will find everything they need to support their children's education within easy reach, from highly sought-after schools to world-class universities.

For little ones, Sandfield Natural Play Centre, right on Lickers Lane, provides a caring and stimulating nursery environment. Just around the corner, St Leo's and Southmead Catholic Primary School (rated 'Good' by Ofsted) and Whiston Willis Primary Academy (rated 'Outstanding') offer great options for younger students, making the school run quick and easy.

Older students have excellent choices too. Rainhill High School, just six minutes away by car, is a highly regarded secondary school, while Carmel College, an 'Outstanding' sixth form 10 minutes away in nearby St Helens, helps students take their next step with confidence.

Leading universities are also close by, making it possible to seek further education close to home. The University of Liverpool is just over a 20-minute drive away and the University of Manchester is under 40 minutes by car or just over an hour by train.



University of Liverpool
8.5 miles | 20 mins drive — 20 mins



Knowsley Safari Park
3.3 miles | 10 mins drive — 10 mins



Whiston Willis Primary Academy
1 miles | 4 mins drive — 4 mins





Cables Retail Park
2 miles | 8 mins drive — 8 mins



The Meadows

University of Manchester
25 miles | 40 mins drive — 40 mins



Liverpool City Centre
9 miles | 30 mins drive — 30 mins



Whiston Train Station
0.6 miles | 2 mins drive — 2 mins



Whiston Hospital
1 miles | 7 mins drive — 7 mins



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 **£1.47 million** in local schemes to support the community surrounding your new home in Whiston.

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
- PUBLIC HEALTHCARE
- SPORTS AND LEISURE FACILITIES
- NURSERY EDUCATION

Green initiatives found at The Meadows:

- HEDGEHOG HIGHWAYS
- WASTE WATER HEAT RECOVERY SYSTEMS
- EV VEHICLE CHARGING POINTS
- 130 TREES PLANTED
- PV SOLAR PANELS
- HIGH QUALITY INSULATION
- A+ RATED DOUBLE-GLAZED WINDOWS
- TIMBER FRAME HOMES

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 - a first-time buyer, looking to step up the property ladder or a downsizer - 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!

Recommend a Friend

Receive £2,000 as a thank you when you introduce a friend or relative who then completes a purchase of a new Linden Home!

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.

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.

Many of the properties include French doors helping to bring the outside in and enhance the gardens as an extended living area.





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

The Meadows

Whiston, Merseyside
L35 3SR

Cover image is a street scene shown 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

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS14601 / 09.25

Linden HOMES

Scan me
for directions

The Meadows

Whiston, Merseyside
L35 3SR

Cover image is a street scene shown 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

Produced by the Vistry Design Studio.

When you have finished with this leaflet please recycle it.

DS17343 / 11.26

Linden HOMES

Development layout



3 bedroom homes

- The Eveleigh
- The Mountford
- The Wyatt

4 bedroom homes

- The Mylne
- The Grainger

Pre-sold homes

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

bs	bin store
cs	cycle store
ss	substation
v	visitor space

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.

DS16451 / 04.26

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

lindenhomes.co.uk

Linden HOMES



The Eveleigh

3 bedroom home

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

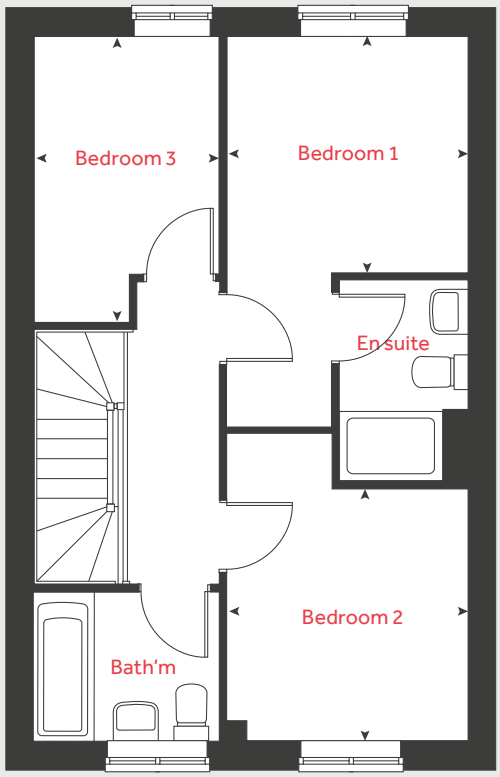
lindenhomes.co.uk

Linden HOMES

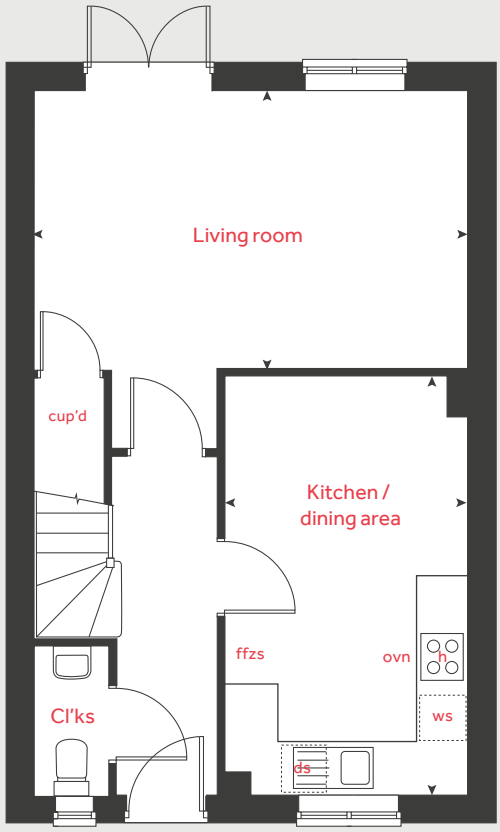
The Eveleigh

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.79 x 2.80	15' 8" x 9' 2"
Living room	4.97 x 3.19	16' 4" x 10' 5"

First floor		
Bedroom 1	2.75 x 2.71	9' 0" x 8' 9"
Bedroom 2	2.89 x 2.79	9' 5" x 9' 2"
Bedroom 3	3.20 x 2.12	10' 6" x 7' 0"

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

The Eveleigh

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS13411 / 03.25

Linden HOMES



The Mountford

3 bedroom home

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

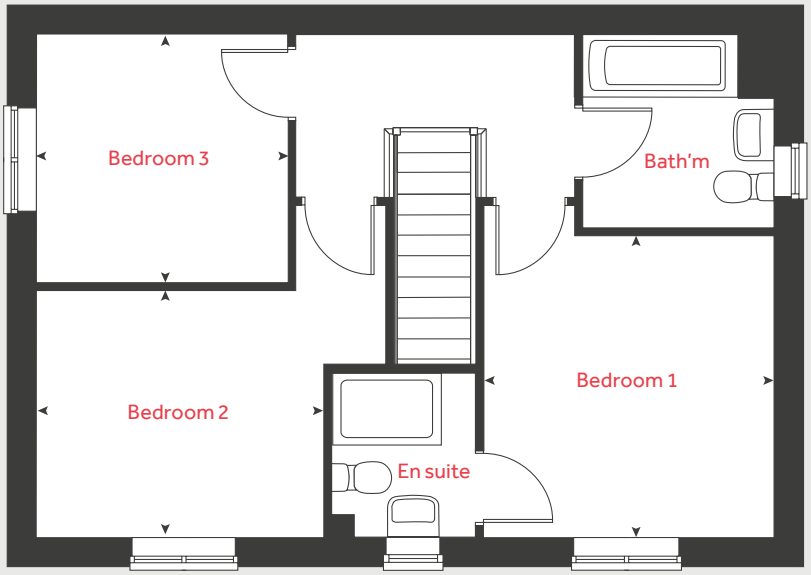
lindenhomes.co.uk

Linden HOMES

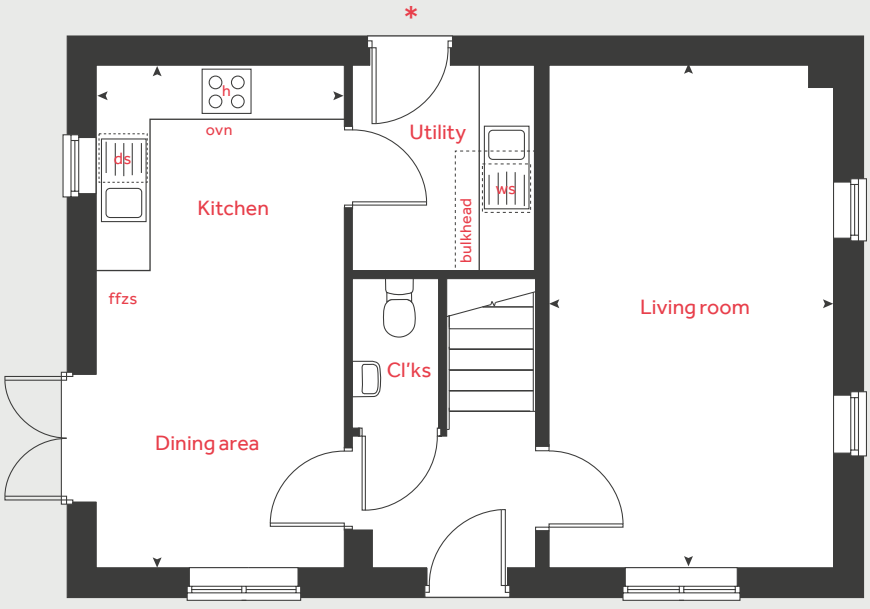
The Mountford

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.61 x 2.70	18' 4" x 8' 9"
Living room	5.61 x 3.14	18' 4" x 10' 3"

First floor		
Bedroom 1	3.36 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.15 x 2.75	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 0" x 9' 0"

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

The Mountford

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

* Window applies to selected plots only.
Please see sales consultant for further details.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
DS13411 / 03.25

Linden HOMES



The Wyatt

3 bedroom home

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

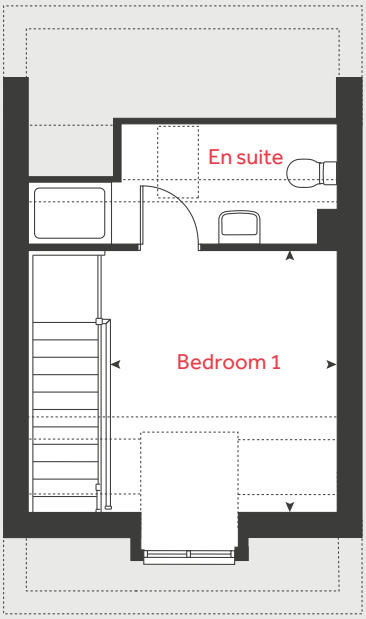
lindenhomes.co.uk

Linden HOMES

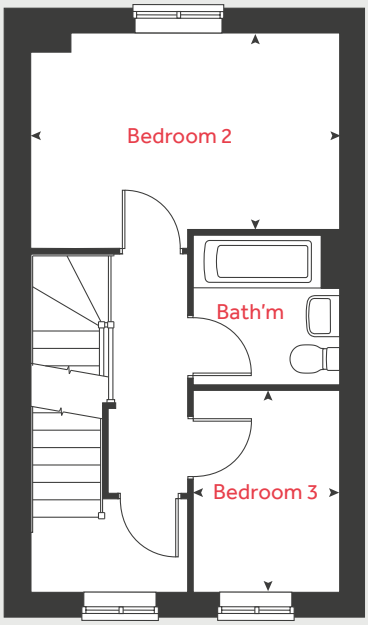
The Wyatt

3 bedroom home

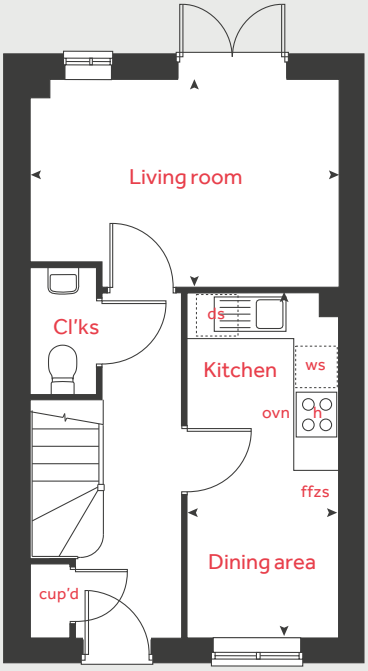
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.00	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 4" x 9' 0"

First floor		
Bedroom 2	4.08 x 2.82	13' 4" x 9' 3"
Bedroom 3	2.66 x 1.93	8' 7" x 6' 4"

Second floor		
Bedroom 1	3.21 x 2.99	10' 6" x 9' 9"

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

The Wyatt

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS13411 / 03.25

Linden HOMES



The Mylne

4 bedroom home

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

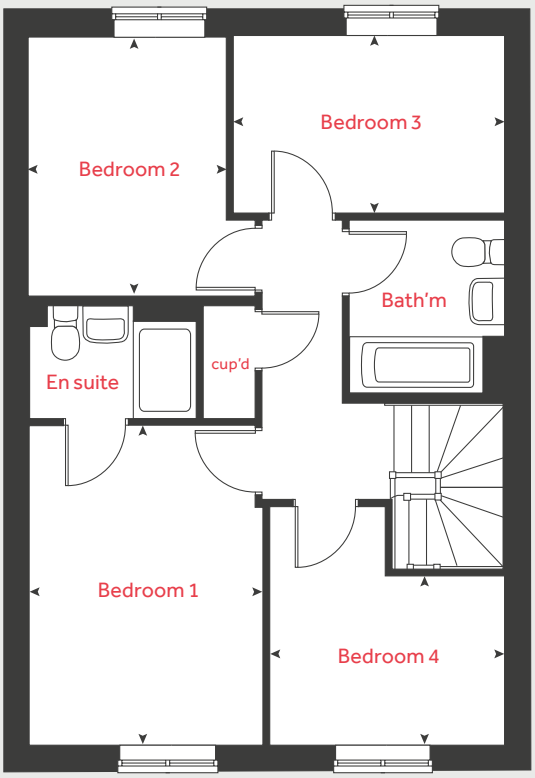
lindenhomes.co.uk

Linden HOMES

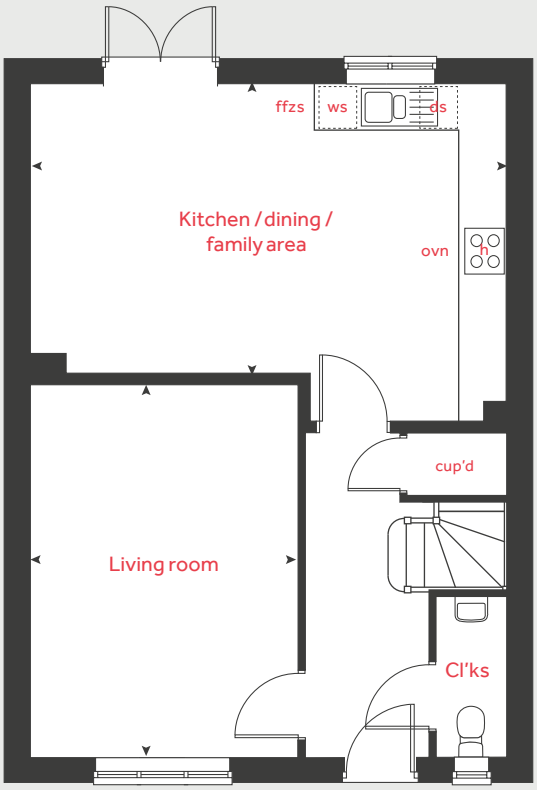
The Mylne

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor		
Bedroom 1	3.94 x 2.96	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.45 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.01 x 2.12	9' 10" x 6' 11"

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

The Mylne

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS13411 / 03.25

Linden HOMES



The Grainger

4 bedroom home

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

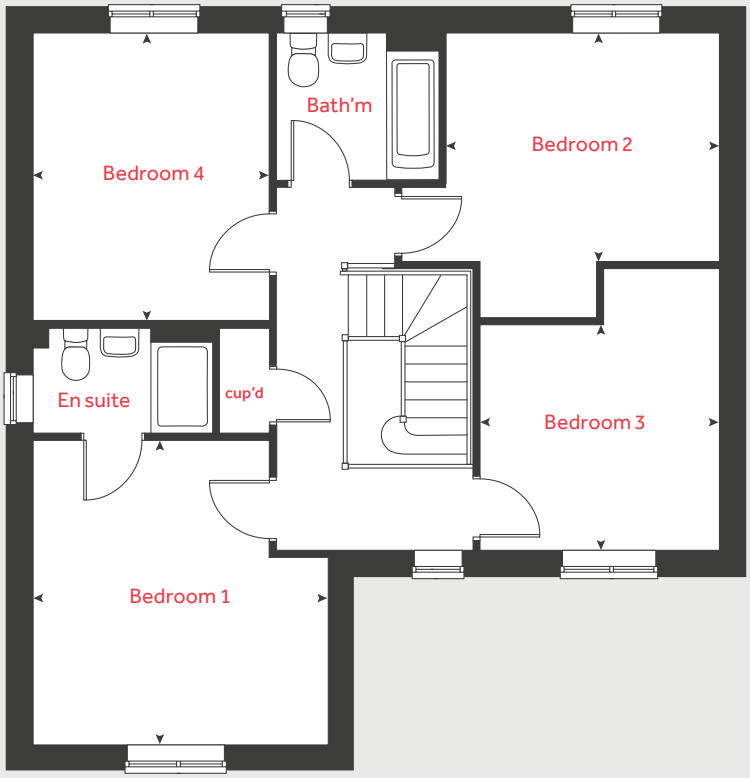
lindenhomes.co.uk

Linden HOMES

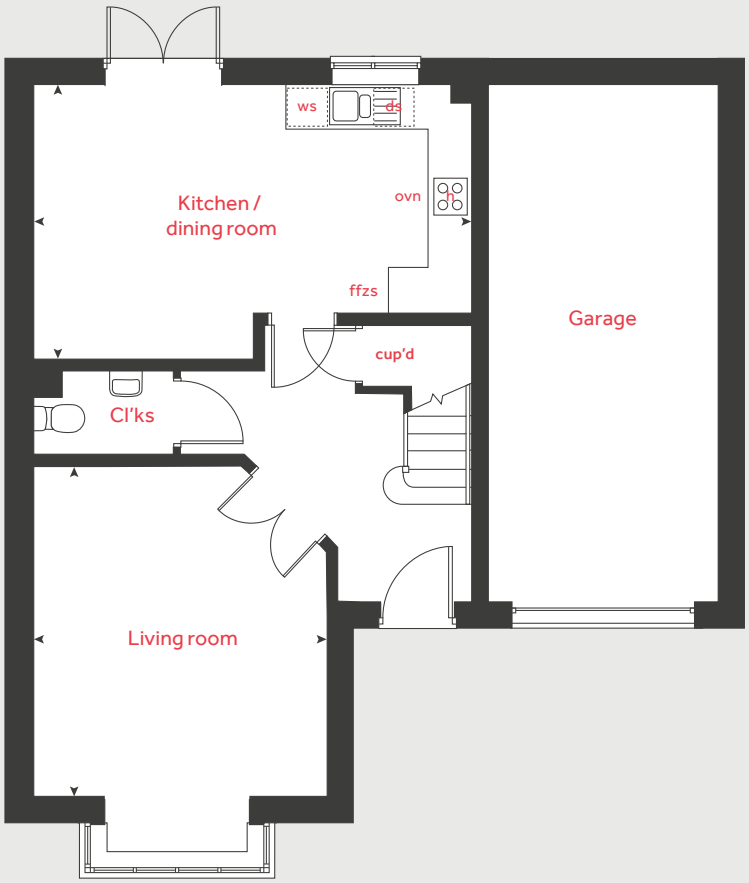
The Grainger

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.92 x 3.68	19' 5" x 12' 1"
Living room	4.39 x 3.90	14' 4" x 12' 9"

First floor		
Bedroom 1	4.01 x 3.90	13' 2" x 12' 9"
Bedroom 2	3.58 x 3.08	11' 9" x 10' 1"
Bedroom 3	3.13 x 2.96	10' 3" x 9' 8"
Bedroom 4	3.79 x 3.11	12' 5" x 10' 2"

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

The Grainger

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
DS13411 / 03.25

Linden HOMES



Specification

The Meadows

Whiston, Merseyside L35 3SR | **0151 391 6166**

lindenhomes.co.uk

Linden HOMES

The Meadows

Whiston

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			4 bedroom	
	The Eveleigh	The Wyatt	The Mountford	The Mylne	The Grainger
Kitchen					
Symphony kitchen with laminate worktop	▪	▪	▪	▪	▪
Stainless steel sink and drainer (single bowl) with chrome mixer tap	▪	▪	▪	▪	▪
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			▪		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	▪	▪	▪		
Indesit hob (60 cm) 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	▪	▪	▪	▪	▪
Handheld hair wash attachment in bathroom	▪	▪	▪	▪	▪
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	▪	▪	▪	▪	▪
White batten light holder	▪	▪	▪	▪	▪

	3 bedroom			4 bedroom	
	The Eveleigh	The Wyatt	The Mountford	The Mylne	The Grainger
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	▪	▪	▪	▪	▪
General					
PV solar panels	▪	▪	▪	▪	▪
Electric vehicle (EV) car chargers	▪	▪	▪	▪	▪
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)	▪	▪	▪	▪	▪
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	▪	▪	▪	▪	▪
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 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

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

Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.
DS15808 / 03.26

lindenhomes.co.uk

Linden HOMES