

# Bollin Grange

Macclesfield





# Bollin Grange

Macclesfield

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 





# Welcome to Bollin Grange

Situated in the Cheshire county of England, Macclesfield is best known for its thriving 19th century silk industry, which is now commemorated in the local Silk Museum.

The town of Macclesfield boasts scenic nature walks at Danes Moss Nature Reserve and Riverside Park. Local amenities such as supermarkets, garages, and The Grosvenor Shopping Centre are all located nearby.

Move to the bustling town of Macclesfield with Bovis Homes and you'll have an endless list of things to see and do!

You'll find stately homes and historic houses, canal boats for hire, glorious gardens, quaint little churches and interesting museums and galleries.

Whether you want to pack your calendar or take life at a more leisurely pace, you'll find a selection of glorious homes to suit your desires.

Our range of new homes at Bollin Grange embrace contemporary design and styling, whilst retaining classic architecture and traditional quality build. Desirable features such as bi-folding doors, spacious master bedrooms with en-suites, wider staircases, and taller ceilings are included in selected homes.

Keeping the eco-system in mind, we have committed to protecting the local environment. Installing Hedgehog Highways, Bird Houses, and Badger Huts to ensure the local wildlife thrives within local nature habitats.

So if you're looking for a quality new home in this sought after location your search ends here!



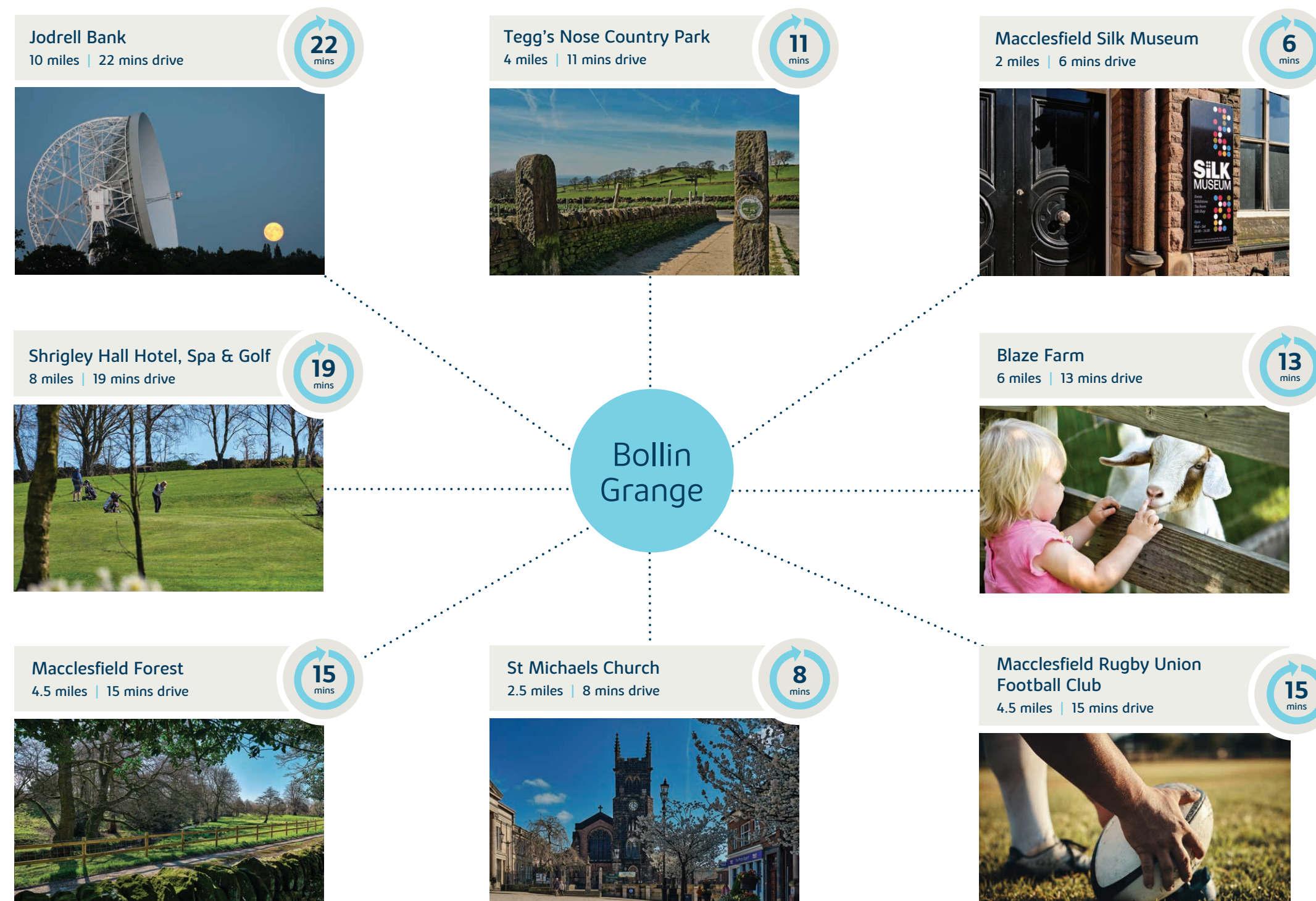


# The perfect position

## Education for everyone

There is a selection of nurseries and pre-school facilities in Macclesfield including Bright Horizons Prestbury Day Nursery and Preschool, and Footprints Day Nursery.

For senior schools there's The Macclesfield Academy, Park Lane School, and The King's School. Each school caters for a range of ages and abilities.



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





# A community to be proud of

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 over **£2.9 million** in local schemes to support the community surrounding your new home in Macclesfield.

These schemes include:

## Secondary Education



## NHS Contribution



## Highway Maintenance



## Special Needs Education



## Indoor and Outdoor Sports and Leisure



## Protecting Open Spaces



## Primary schools



## Recreation Activities



“Bovis Homes has invested more than **£2.9 million** towards community schemes”



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

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



# 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!
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.
Key Worker	Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces <b>TRINITY</b>	Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.
Deposit Unlock 	With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!



# 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.

Many of the properties include popular bi-fold 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 Bovis 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 Bovis 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.



# Bollin Grange

Macclesfield, Cheshire

SK11 0JZ

01625 324903

## From Manchester

- Take New York St to Albion Street / A5103
- Continue on A5103
- Take A34, Manchester Airport Eastern Link Road / A555
- Then A523 to Gaw End Ln in Lyme Green, Sutton
- Turn right onto Gaw End Lane

## From Stoke on Trent

- Follow Church Street
- Follow A500 and A34 to West Street in Congleton
- Follow A54 to A523 in Bosley
- Turn left onto A523
- Turn left onto Gaw End Lane



Cover photograph of Macclesfield. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Mercia region

Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 714 412

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110-MACC DS05805 / 04.23

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# Bollin Grange

Macclesfield

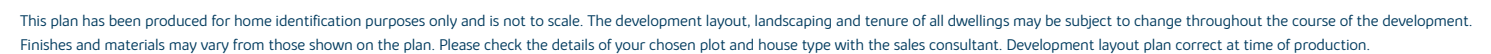
Development plan

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Macclesfield





Vistry North Central Midlands region  
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 788 300

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NMACC DS09823 / 04.24







# The Hawthorn

2 bedroom home

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# The Hawthorn

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 3.99	13' 4" x 13' 1"

### First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 8"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

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

### The Hawthorn | X203 02 Macclesfield |

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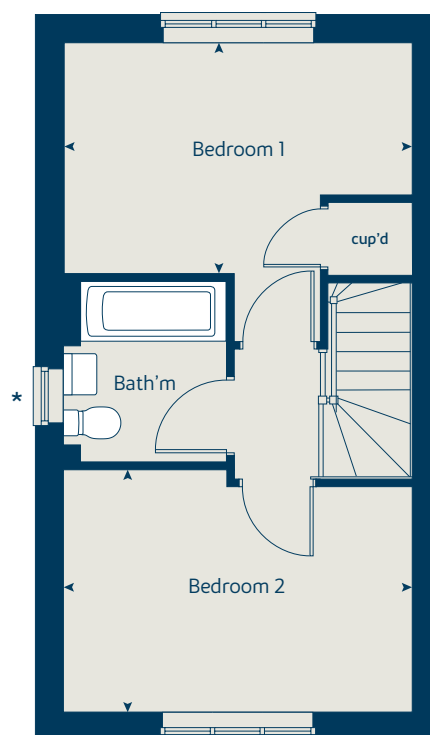
\* Windows apply to selected plots only.  
Please see sales consultant for further details.

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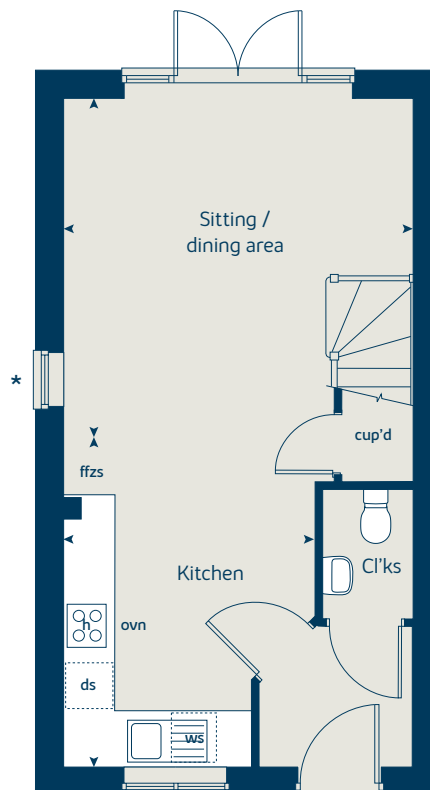
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NMACC DS08185 / 11.23

### First floor



### Ground floor







# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 8"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

### First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 7"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 4" x 7' 1"

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

### The Hazel | X305 03 Macclesfield |

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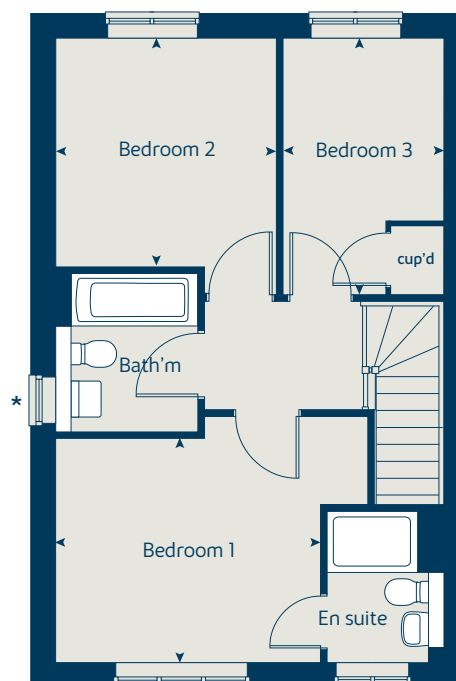
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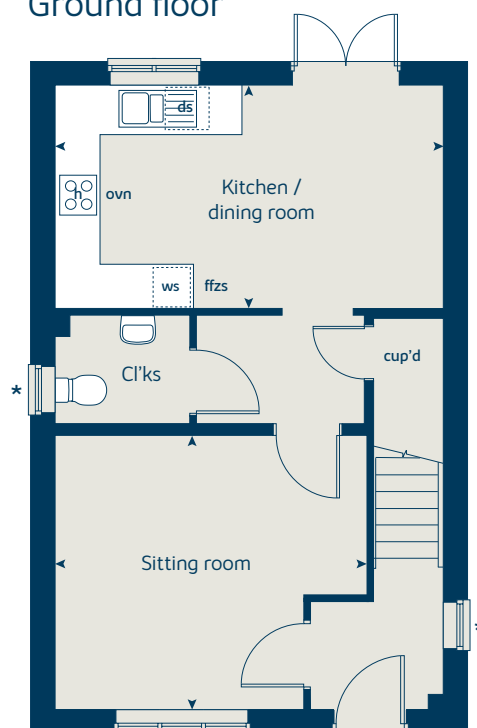
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NMACC DS08185 / 11.23

### First floor



### Ground floor







# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 8"
Dining area	3.14 x 2.37	10' 3" x 7' 7"
Sitting room	5.53 x 3.32	18' 1" x 10' 9"

### First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 9"
Bedroom 2	3.61 x 3.26	11' 10" x 10' 6"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 3"

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

### The Spruce | X307 (IF) 01 Macclesfield |

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

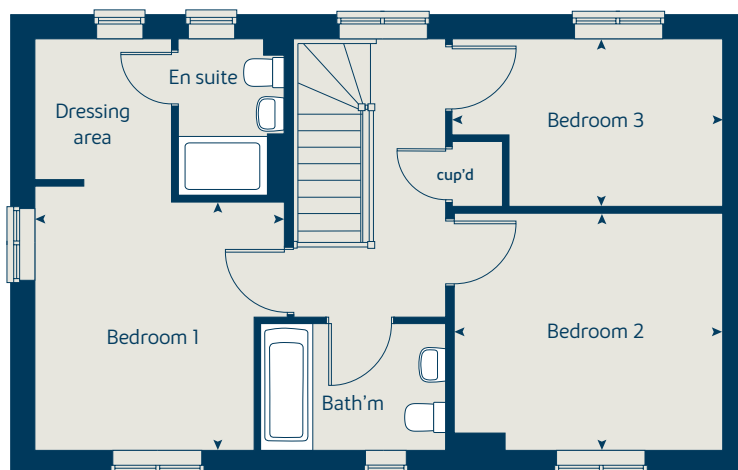
① Alternative ground floor layout applies to selected plots only. Please see sales consultant for further details.

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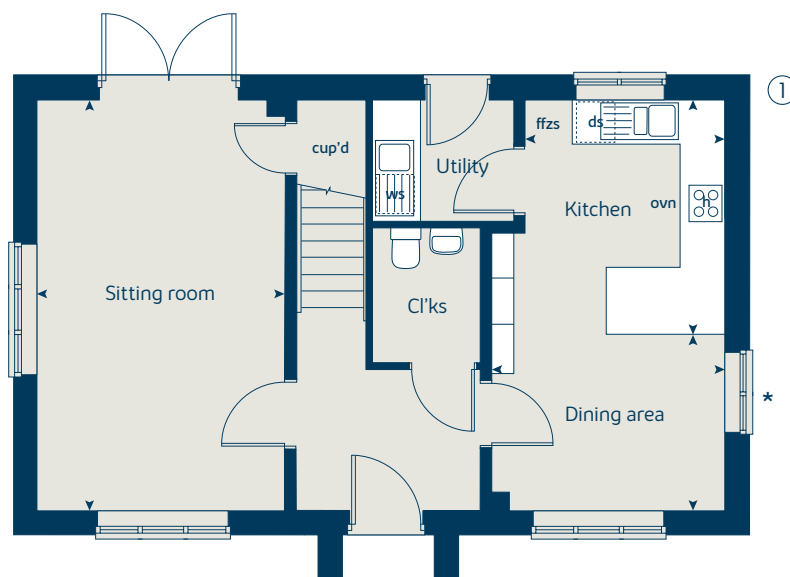
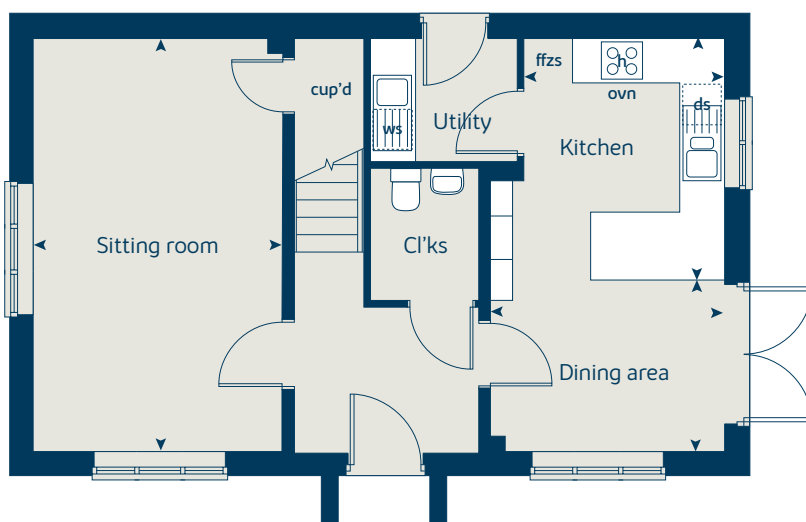
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## First floor



## Ground floor







# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

### First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.60 x 3.26	11' 10" x 10' 8"
Bedroom 3	3.61 x 2.17	11' 10" x 7' 1"

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

### The Spruce | X307 (F) 01 NMACC |

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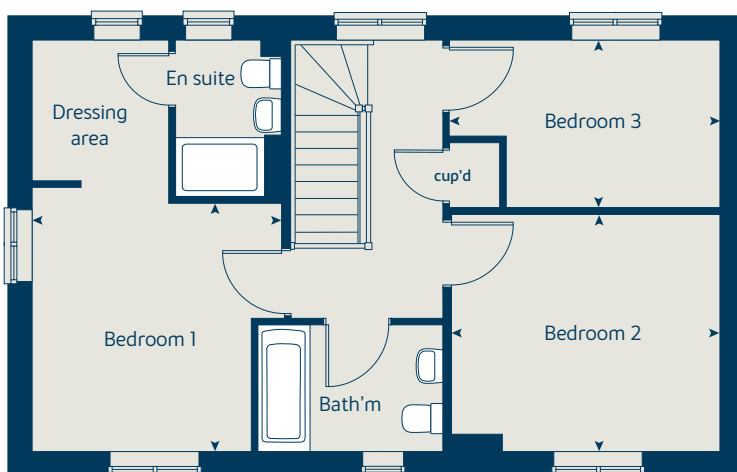
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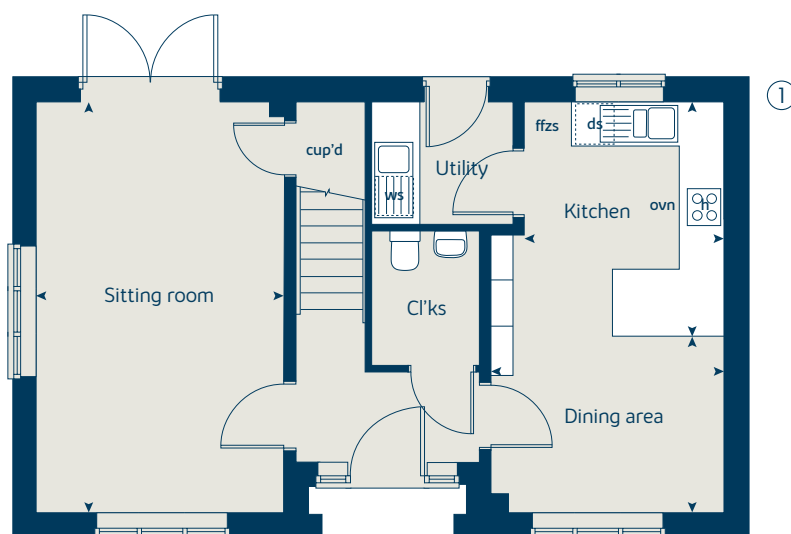
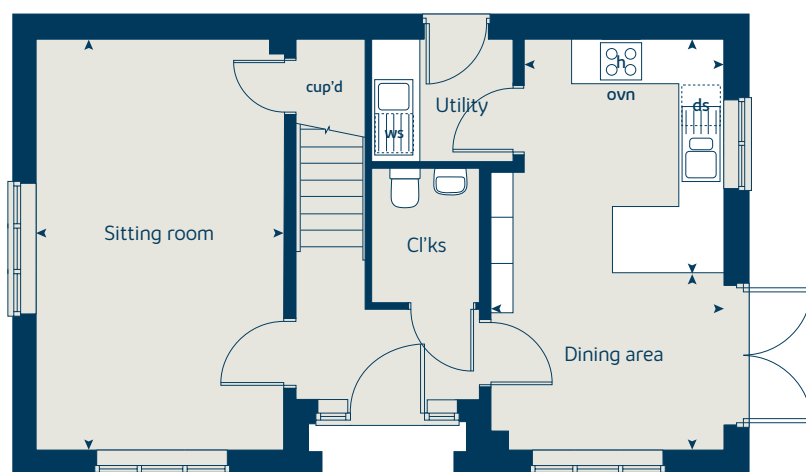
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NMACC DS09313 / 03.24

### First floor



### Ground floor







# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 1" x 10' 3"
Sitting room	4.40 x 3.40	14' 4" x 11' 1"

### First floor

Bedroom 1	4.10 x 3.28	13' 4" x 10' 9"
Bedroom 2	3.28 x 2.80	10' 9" x 9' 1"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

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

### The Cypress | X308 (IF) 01 Macclesfield |

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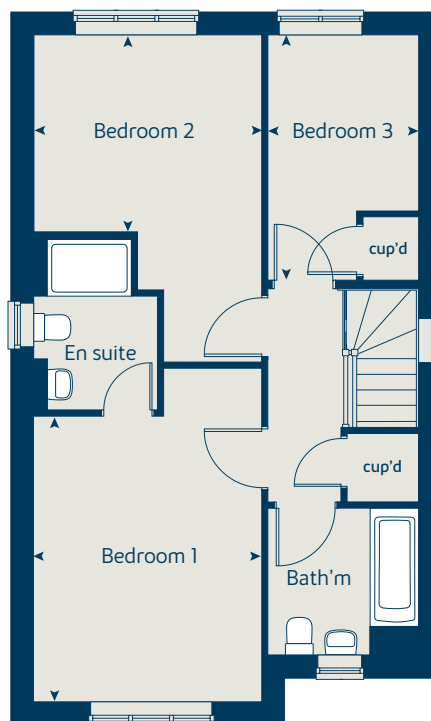
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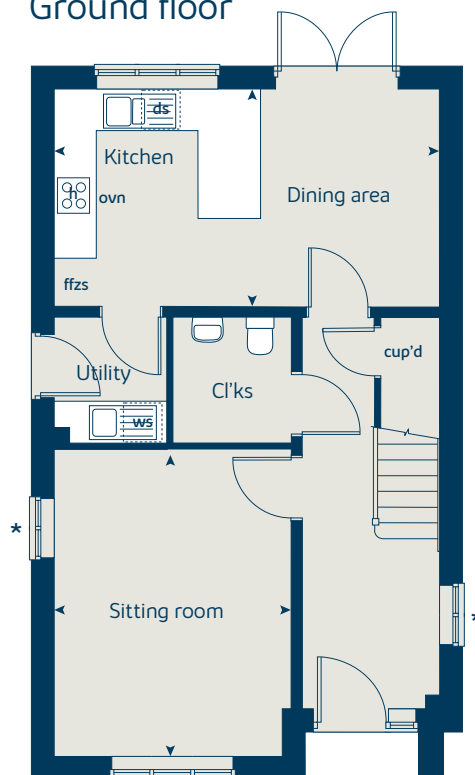
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NMACC DS08185 / 11.23

## First floor



## Ground floor







# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

### First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 8" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 8"

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Magnolia | X327 01 Macclesfield |

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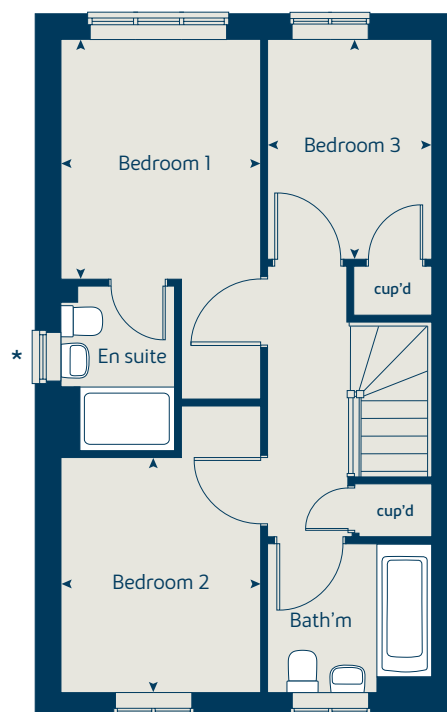
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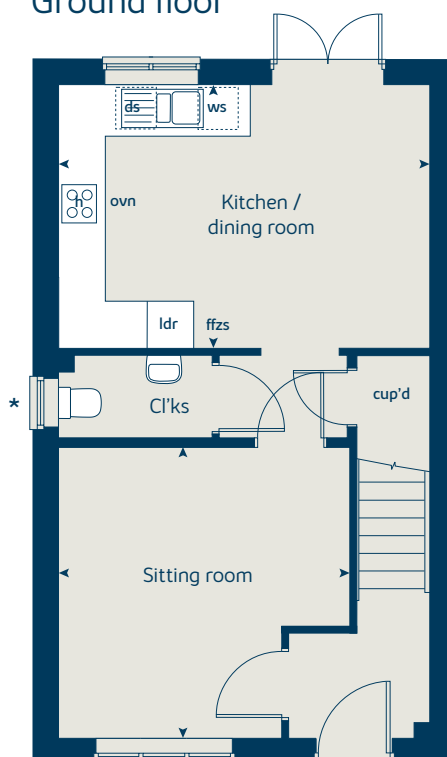
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### First floor



### Ground floor







# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 5"
Sitting room	4.55 x 3.04	14' 9" x 10' 0"
Study	2.34 x 1.85	7' 6" x 6' 0"

### First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.52 x 2.38	11' 5" x 7' 9"
Bedroom 4	3.60 x 2.38	11' 8" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

### The Juniper | X412 01 Macclesfield |

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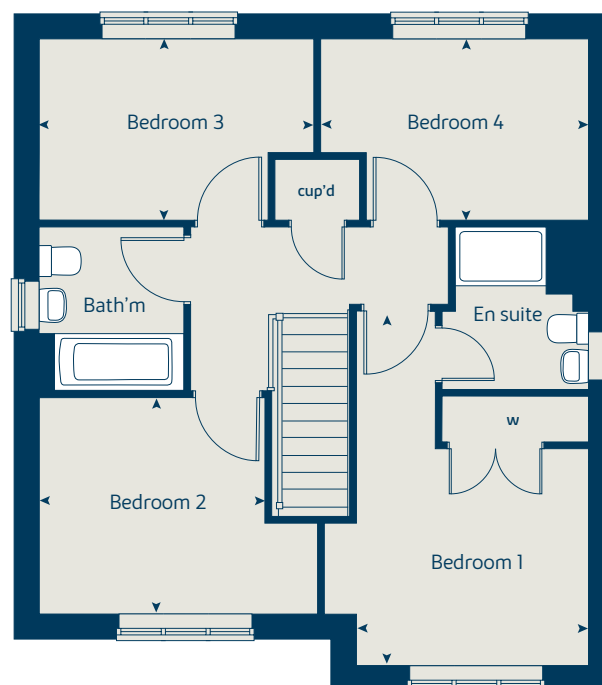
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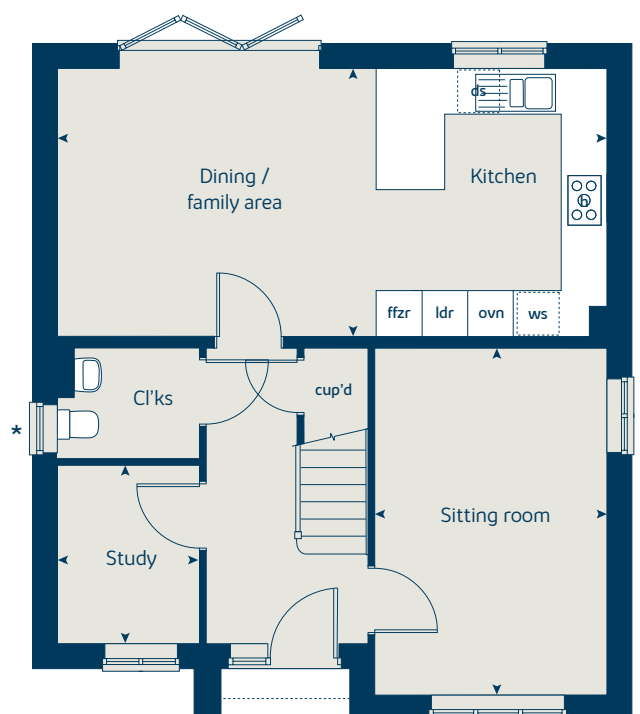
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### First floor



### Ground floor







# The Chestnut

4 bedroom home

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**Bovis  
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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 9"
Dining / family area	4.59 x 2.85	15' 0" x 9' 3"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	4.47 x 3.24	14' 6" x 10' 6"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.31	10' 7" x 7' 5"
Bedroom 4	3.20 x 2.35	10' 4" x 7' 7"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

### The Chestnut | X413 01 Macclesfield |

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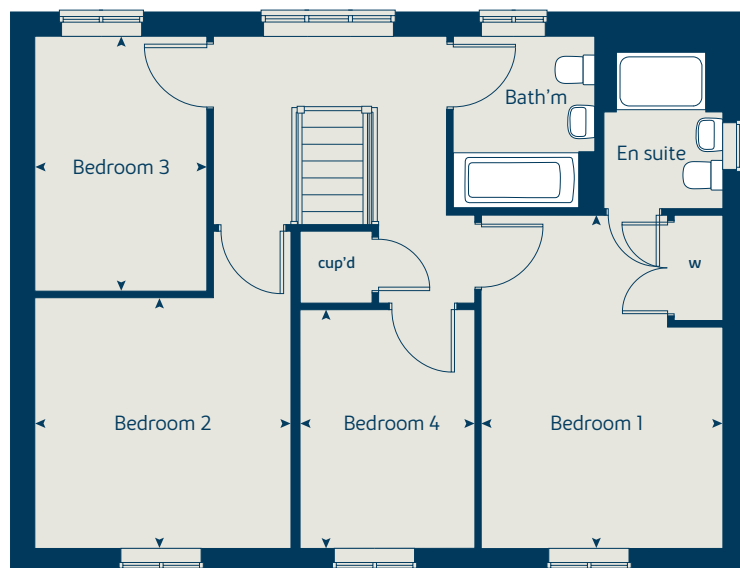
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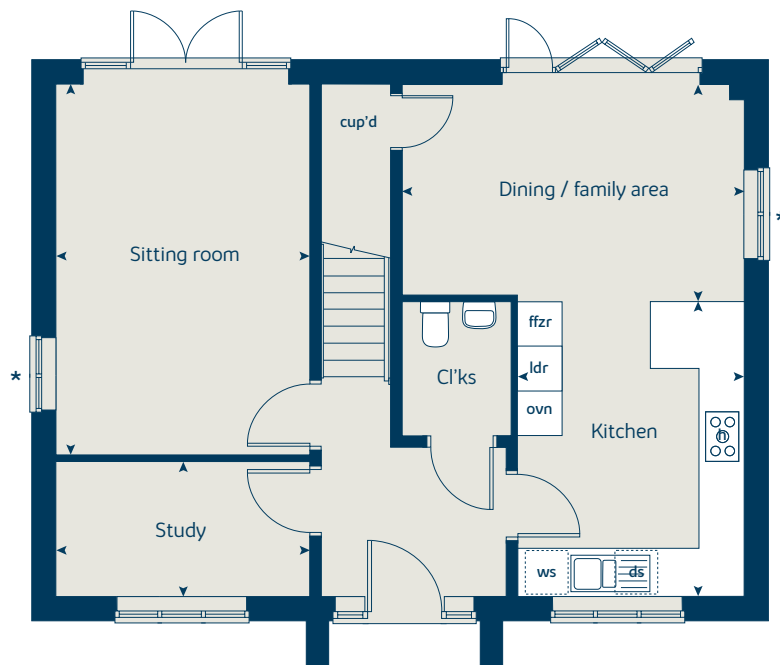
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## First floor



## Ground floor







# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 5" x 11' 0"
Sitting room	5.04 x 3.39	16' 5" x 11' 1"
Study	2.01 x 2.01	6' 6" x 6' 6"

### First floor

Bedroom 1	4.50 x 3.80	14' 7" x 12' 8"
Bedroom 2	3.80 x 3.11	12' 4" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Aspen | X414 (IF) 01 Macclesfield |

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.

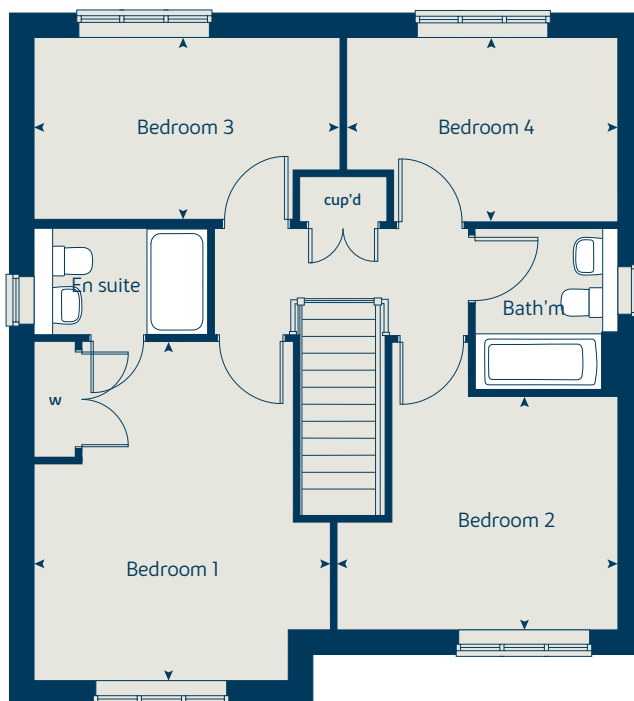
\* Windows apply to selected plots only. Please see sales consultant for further details.

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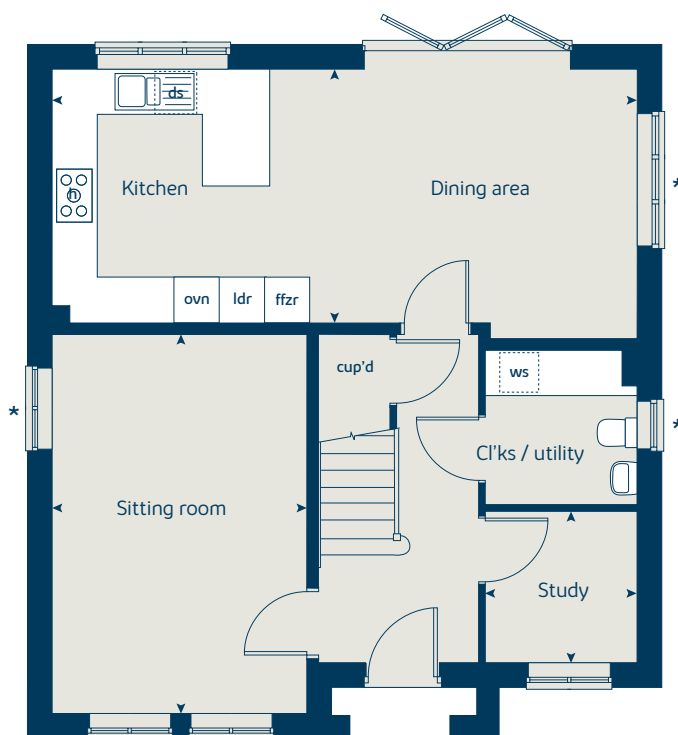
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### First floor



### Ground floor







# The Birch

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.36	14' 8" x 11' 0"
Family / dining area	5.79 x 3.51	18' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

### First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.30 x 2.83	10' 8" x 9' 3"
Bedroom 5	3.00 x 2.69	9' 10" x 8' 8"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

### The Birch | X518 (IF) 01 Macclesfield |

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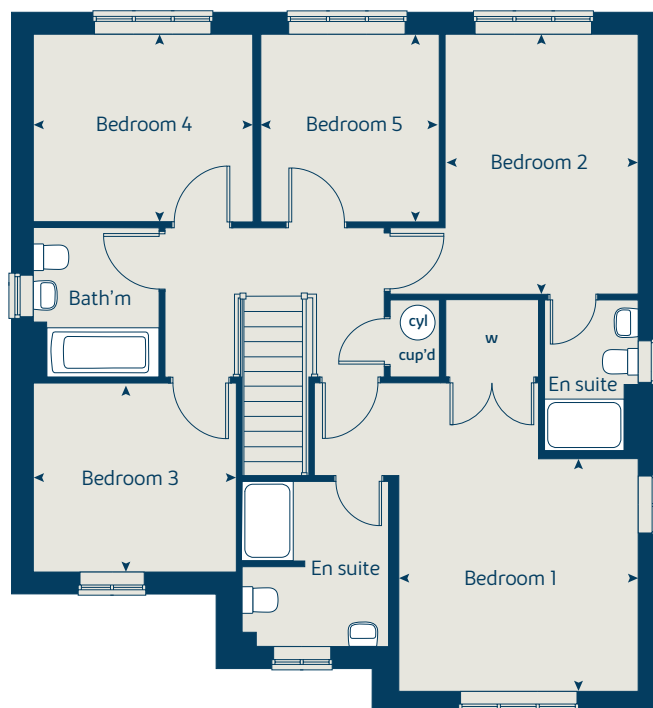
\* Windows apply to selected plots only. Please see sales consultant for further details.

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NMACC DS08185 / 11.23

### First floor



### Ground floor







# Bollin Grange

Macclesfield

Specification

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# Bollin Grange

## Macclesfield

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

Kitchen		2 bedroom The Hawthorn	3 bedroom The Hazel The Spruce The Cypress The Beech The Magnolia	4 bedroom The Juniper The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	
Choice of Premium fitted kitchen (doors and worktops)					■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■				
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■	■
Hotpoint hob (60cm) with built-in single under-oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood				■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood					■
Pre-wired for under-unit lighting option	■	■	■	■	
LED under-unit flexible strip lighting					■
Fridge / freezer space	■	■	■		
Integrated (Indesit) 50 / 50 fridge freezer				■	■
Space for integrated dishwasher with plumbing and electrics (inc.removable base unit)	■	■	■	■	
Integrated (Indesit) dishwasher					■
Space for washing machine with plumbing and electrics in utility			■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■			
Bathrooms and en suite(s)		2 bedroom The Hawthorn	3 bedroom The Hazel The Spruce The Cypress The Beech The Magnolia	4 bedroom The Juniper The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch
Ideal Standard contemporary white Studio Echo sanitary ware suite	■	■	■	■	
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology				■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure		■	■	■	■
Handheld hair wash attachment		■	■	■	■
Shower over the bath	■				
Walk in shower in en suite to selected bedrooms				■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*					■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				■	



Doors and Windows		2 bedroom The Hawthorn	3 bedroom The Hazel The Spruce The Cypress The Beech The Magnolia	4 bedroom The Juniper The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch
Front door with multi-point security locking system and security chain	■	■	■	■	
Chrome front door numbers	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	
Powder coated aluminium double glazed bi-fold doors				■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■
General		2 bedroom The Hawthorn	3 bedroom The Hazel The Spruce The Cypress The Beech The Magnolia	4 bedroom The Juniper The Chestnut The Aspen The Alder The Maple	5 bedroom The Birch
White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
Fitted external tap	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains operated doorbell (push), satin chrome finish	■	■	■	■	■
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 'on plot' garage (where applicable)	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
Log burner - where flue installed					
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

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

2013 building regulations apply to plots 1-26, 162-167, 170-172, 175-187.  
Please see a sales consultant for further details.



# So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

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 guidance.



Please see our sales consultants for more information when purchasing a shared ownership or scheme property as this may differ from our specification shown.

The specification shown is correct at the time of production. Bovis 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 Bovis 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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