



*The*  
MOORINGS





# The Magnificent Seven



Enjoying a tranquil setting on the banks of the picturesque Macclesfield Canal in Bollington is The Moorings, an attractive collection of seven energy efficient homes.

Sympathetically crafted from natural materials, including stone, slate and timber, the new homes blend perfectly into their countryside setting within the Macclesfield Canal Conservation Area.

A choice of three bedroom semi-detached and four bedroom detached homes are offered providing perfectly planned living accommodation suitable for professional couples as well as growing families.

The development is set around a car-free communal courtyard, allowing uninterrupted views of the water and the rolling Cheshire hills in the distance.

The Moorings offers a welcome sense of calm amidst the hustle and bustle of busy modern life; the perfect space to relax and watch the world go by along the waters edge.



TAKE A RIDE ALONG THE CANAL BANKS AND ENJOY THE BEAUTIFUL SCENERY

{ The Macclesfield canal runs 26 miles from Marple to Bosely }



THESE BOOTS WERE MADE FOR WALKIN'

Enjoy Sunday strolls in the nearby countryside or The Peak District National Park - just 2 miles away

LET'S GO FLY A KITE

UP TO THE HIGHEST HEIGHT...

The Moorings sits high above the Cheshire plains, surrounded by breathtaking views. It's the perfect place to fly a kite and send it soaring...



Picnic right on your doorstep by the waters edge, or venture further in and around the rolling hills of Bollington

Bollington offers an abundance of pubs, bars and coffee shops (for the non-cocktail lovers)



GIVE US OUR DAILY BREAD

{ The Happy Valley' is served by a wealth of local independent stores including butchers, greengrocers, bakeries, post office and convenience stores }





# The Shrigley

The Shrigley (plots 5-7) is an attractive detached home offering spacious accommodation over three levels; a ground floor, first floor and second floor.

Each of the homes is located on the far side of the communal courtyard, with plot 5 lying directly adjacent to the canal.

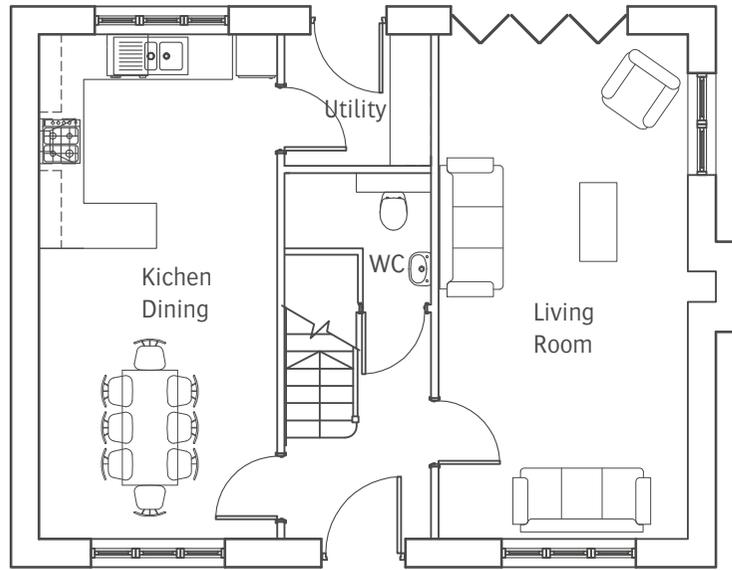
With architecture that affords each home a delightful symmetry, the properties are accessed through a central front door that leads to a large hallway off which the main living accommodation radiates.

An open plan kitchen and dining room is destined to become the main 'hub' of everyday family life and includes a handy utility room with access to the rear of the property.

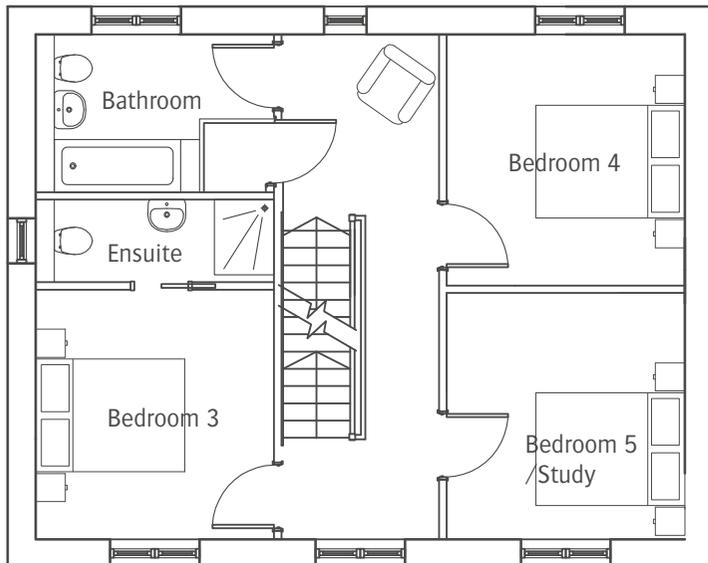
On the opposite side of the hall is a large living room that includes folding glazed doors that open on to the rear gardens. Also off the hall is a cloakroom with wc.

On the first floor are offered three bedrooms, one with an en-suite shower room, plus a family bathroom. Stairs lead to the second floor where a further two double bedrooms are provided, one with an en-suite shower room.

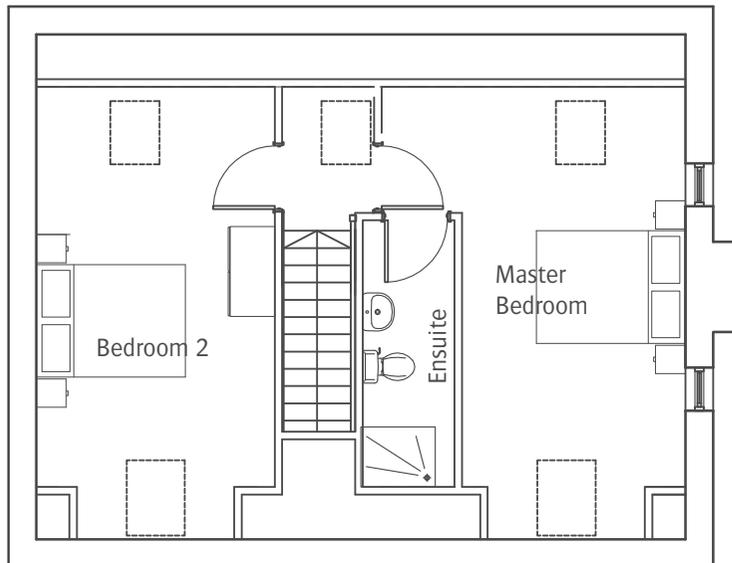
Each of the gardens features paved areas suitable for al fresco dining as well as lawn. Space has been allocated for the discreet storage of household waste and recycling bins as well as parking for multiple vehicles, which can be accessed off the courtyard via private double gates.



ground floor



first floor



second floor



## Dimensions

### ground floor

Living Room	6.8m x 3.3m
Kitchen/Dining	6.8m x 3.1m
Utility	1.7m x 2.0m

### first floor

Bed Three	3.3m x 3.1m
Bed Four	3.3m x 3.3m
Bed Five	3.3m x 3.3m

### second floor

Master Bed	5.6m x 3.0m
Bed Two	5.6m x 3.2m



# The Adlington

The Adlington (plots 1-4) is a stylish three bedroom semi-detached home with accommodation over three floors; a lower ground floor, ground floor and first floor.

Each property has been sensitively designed to provide all the external charm of a country cottage but with the benefits of generous space and natural light offered in a modern new build home.

Accessed from Hurst Lane, the homes cleverly appear two-storey from the front elevation to blend in with neighbouring character cottages. At the rear, the full three-storeys can be seen with every opportunity taken to maximise the far-reaching Cheshire countryside views. Each home is set back from the Lane and screened by complementary stone walling offering privacy and a sense of exclusivity.

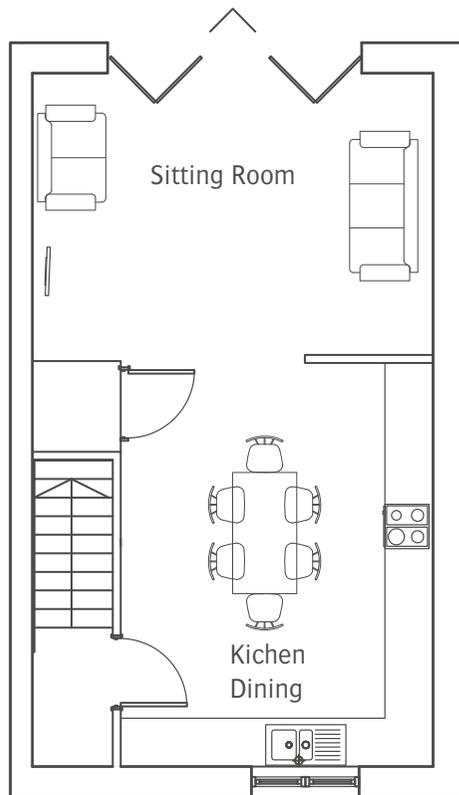
The Adlington is entered at ground floor level. From the main hall lies a versatile space, which could be used as a home office, 'snug' or formal sitting room depending

on the homeowners' requirements. Also on this level is a ground floor cloakroom with wc and the master bedroom, which includes an en-suite shower room and lies at the rear of the property affording canal views through French doors and a glazed Juliet balcony.

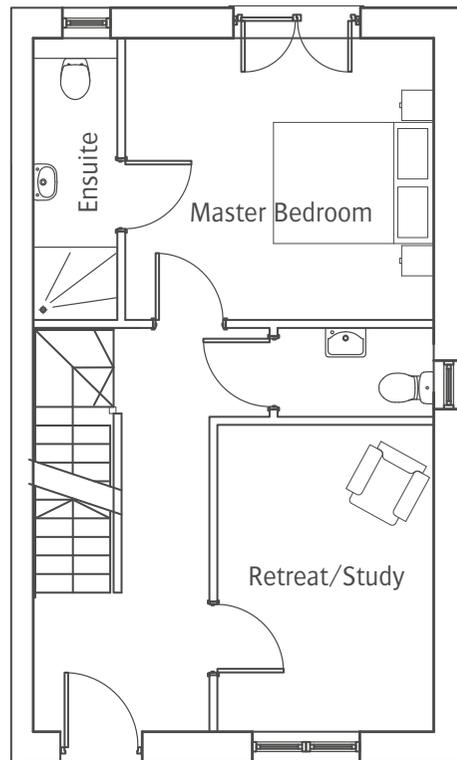
From the hall, a staircase leads downstairs to a lower ground floor, which offers a large open plan kitchen with adjoining dining area and sitting room. This lovely, light, family focused space provides access to the large rear garden through folding glazed doors (plots 1 and 2) or through French doors (plots 3 and 4).

Provided on the first floor are two further double bedrooms and a family bathroom.

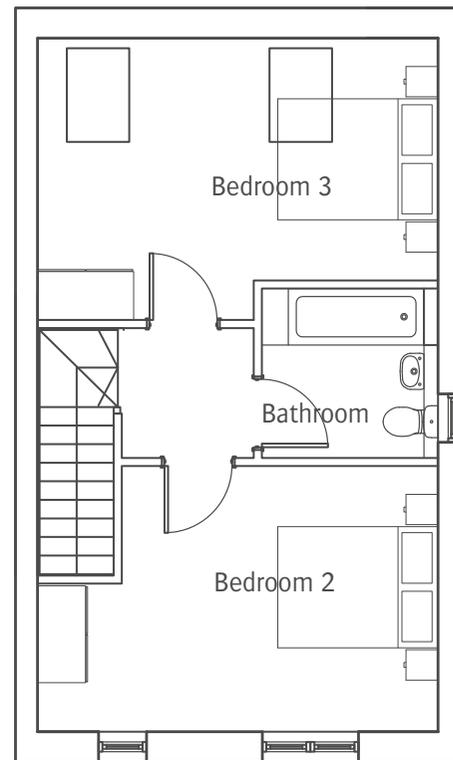
Each home offers parking for two vehicles at the front (plots 1 and 2) or the rear (plots 3 and 4).



lower ground floor



ground floor



first floor

## Dimensions

### lower ground floor

Sitting Room	3.5m x 5.0m
Kitchen/Dining	5.2m x 5.0m

### ground floor

Retreat/Study	3.8m x 2.6m
Master Bed	3.4m x 3.8m

### first floor

Bed Two	3.4m x 5.0m
Bed Three	3.4m x 5.0m
Bath	2.0m x 2.2m

Plots 2 & 4 are a mirror image of the floorplans shown

# Perfect Finish



## Kitchen

Modern designer kitchens with granite or silestone work surfaces and floor tiling from an approved range

A range of integrated appliances including stainless steel ovens and hobs, fridge/freezer, dishwasher and microwave

Stainless steel sink with complementary brassware

Plumbing for washing machine

## Electrical

Generous supply of power points and pendant light fittings throughout

Energy efficient LED downlighters to kitchen, halls, bathroom and ensuite

Prewired for audio and visual to accommodate emerging technologies

TV points to lounge and all bedrooms

## Heating

Energy efficient gas central heating system with condensing boiler

Thermostatic valves to all radiators

Heated towel rails in bathrooms

Large domestic hot water cylinder in airing cupboard

## Bathrooms, Ensuites & Ground Floor Cloakrooms

White suites with contemporary chrome taps and fittings

Shower and glass panel over bath in the main bathroom

Choice of wall and floor tiling to all bathrooms/ensuites from an approved range (depending on stage of construction)

## Doors & Woodwork

Oak faced front door with security locks

Oak faced internal doors

Profiled skirting and architrave throughout

Square chamfered spindles to staircase

## Decoration

Woodwork finished in white satinwood

Internal walls in neutral shade of emulsion

Ceilings smooth finished and painted in white emulsion

Pre-finished timber windows

## Safety & Security

House alarm with PIR detectors and door contacts

External lighting with PIR (passive infra-red) sensors to front and rear

Mains connected smoke detectors

Multipoint locking windows

## External Areas

Paved patio area at the rear of the property

Turfed rear gardens

Outside tap

## Energy Saving Features

Double glazed, high performance timber windows with a contemporary grey finish

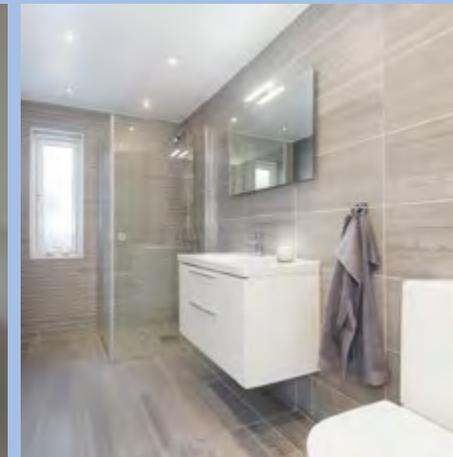
High efficiency gas boilers

High levels of insulation throughout

LED lighting

## Warranty

Henderson homes at The Moorings are protected by a 10-year warranty from 'Premier Guarantee' and the knowledge that you are buying from an established building company with over sixty years of experience



# Henderson Homes



Henderson Homes is a leading provider of high quality, energy efficient new build and refurbished homes in prime locations across South Manchester, Cheshire, Merseyside and Lancashire.

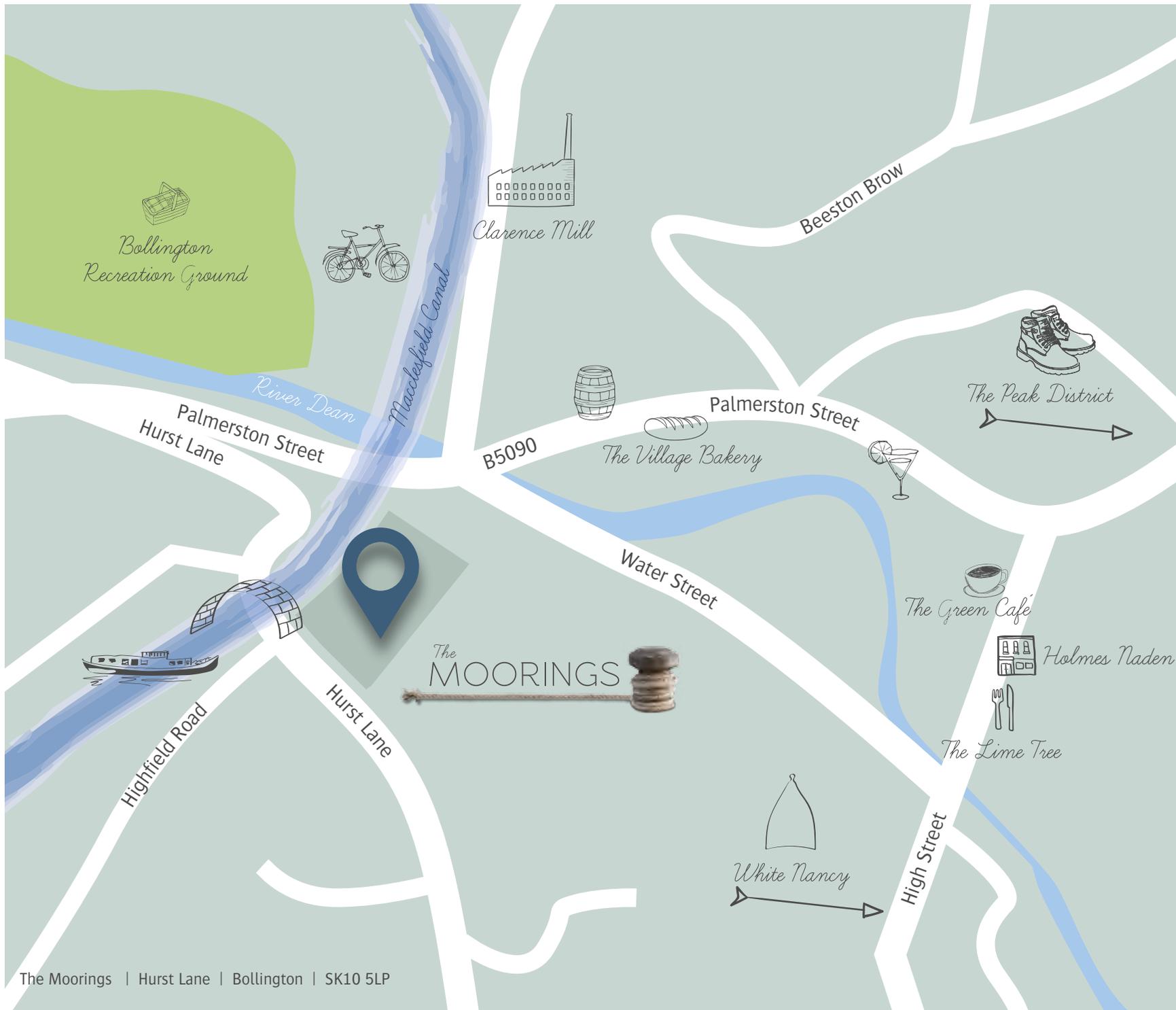
Established in 1953 and still proudly owned and operated as a family firm, the company applies over 60 years of experience and expertise to deliver homes that meet the evolving requirements of modern buyers at all stages of the housing ladder.

The Henderson Homes portfolio includes new build mews, semi-detached and detached homes perfect for first time buyers, couples and families as well as those looking to invest.

Care and attention to detail is applied at every stage to ensure homes meet the company's exacting standards for design, quality craftsmanship and a superior finish.

For more information  
on Henderson Homes visit  
[www.hendersonhomes.co.uk](http://www.hendersonhomes.co.uk)





The Moorings | Hurst Lane | Bollington | SK10 5LP





For more information contact Holmes Naden Estate Agents on 01625 560535.



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