

HERITAGE

- REDROW -

OAK BROOK MANOR

WIDNES





WELCOME TO OAK BROOK MANOR



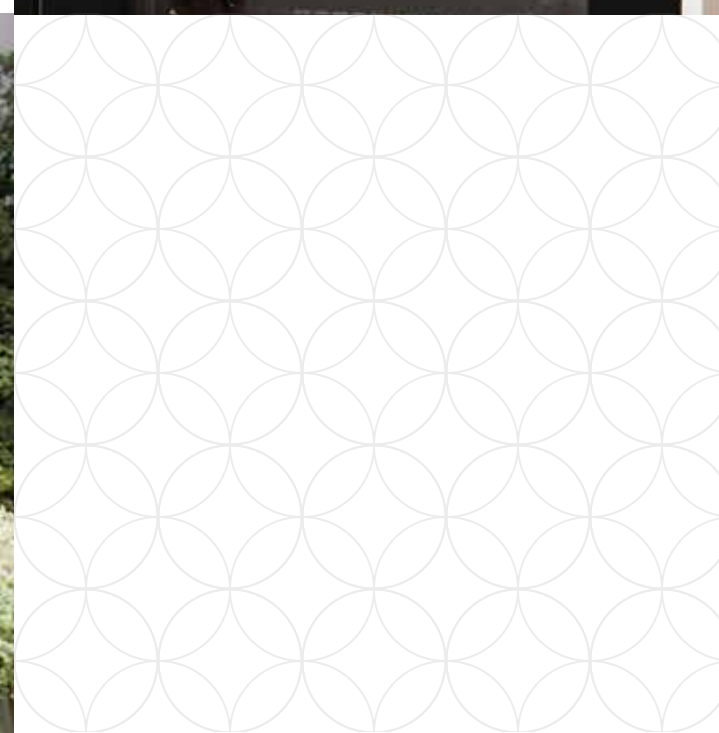
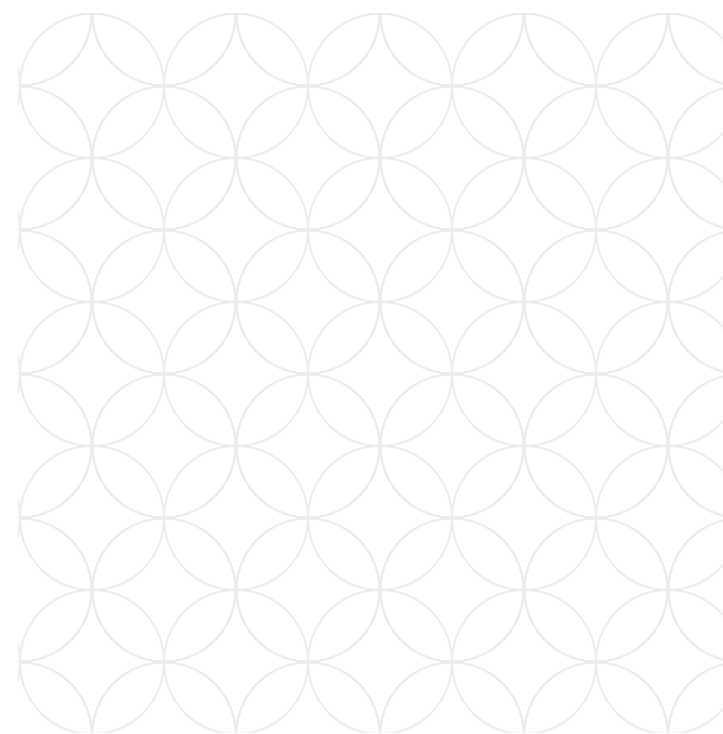
A COLLECTION OF 1, 2, 3, 4 & 5 BEDROOM HOMES ON THE EDGE OF VIBRANT WIDNES

Located on the outskirts of the bustling Cheshire town of Widnes, surrounded by sprawling countryside yet with the buzz of Liverpool and Manchester within easy reach, Oak Brook Manor is a superbly-located collection of 1, 2, 3, 4 & 5 bedroom homes. With a good selection of schools and amenities of all kinds close by too, this sought-after new development will be a truly desirable place to call home.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

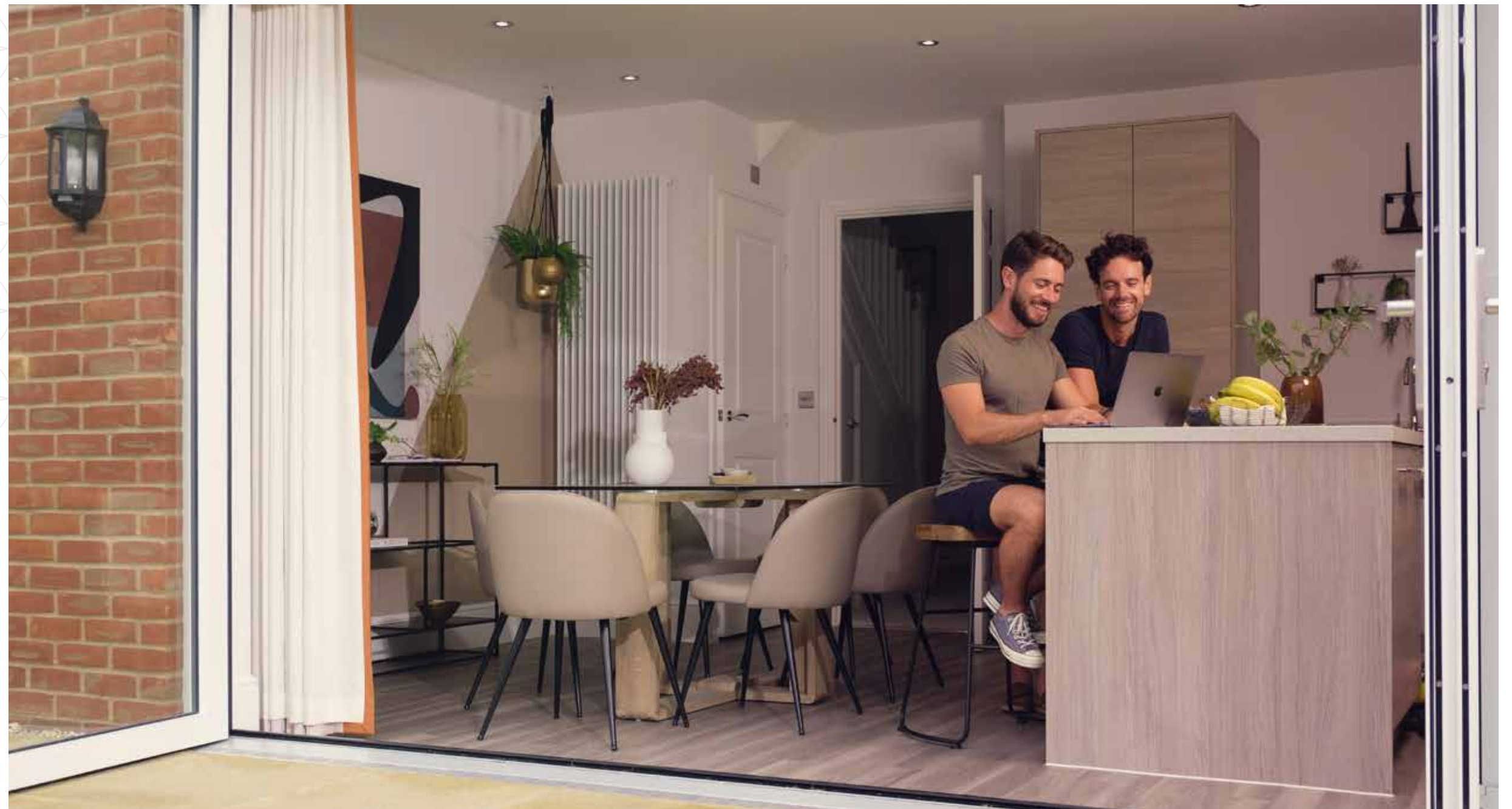
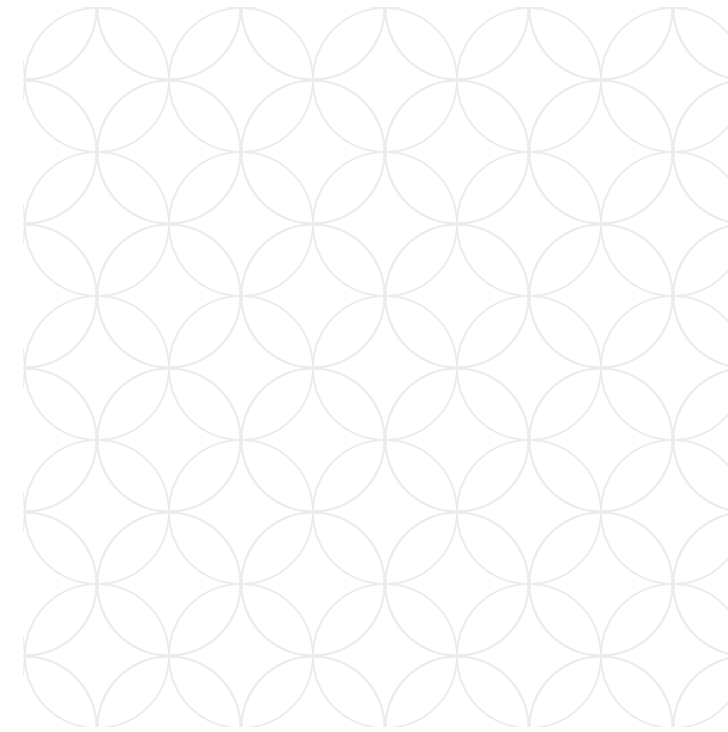


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Oak Brook Manor may enjoy striking countryside views stretching as far as the eye can see, but this does not come at the expense of convenience. Widnes Shopping Park and the Albert Square and Green Oaks shopping centres are little more than 5 minutes away in the car, and are home to an A to Z of retailers, including names like Marks & Spencer, Boots, Next, O2 and The Range. For everyday food shopping and essentials, you'll also find branches of ASDA, Morrisons and Tesco, and several convenience stores, also nearby.

In the mood for eating out? You'll find a venue for all tastes and occasions, from tasty Turkish treats at Alex Turkish BBQ Restaurant and perfect pasta at Pesto to delicious curries at Spice of India and the best of British at Cookhouse Pub & Kitchen.

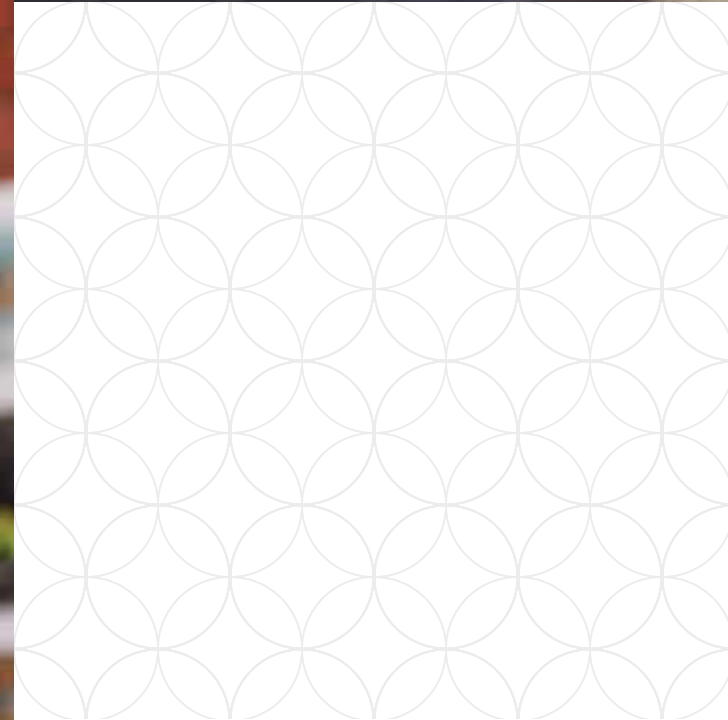
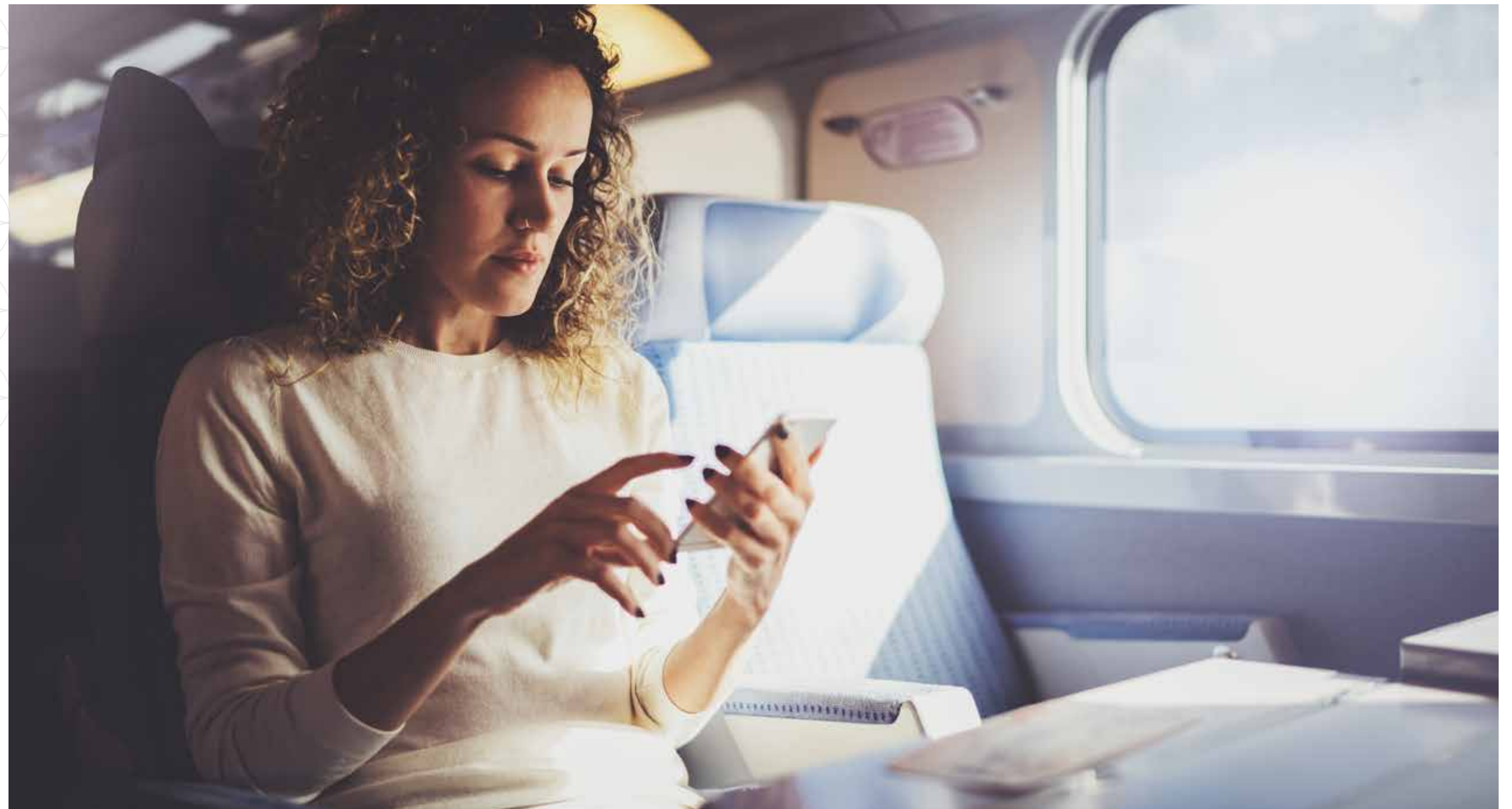
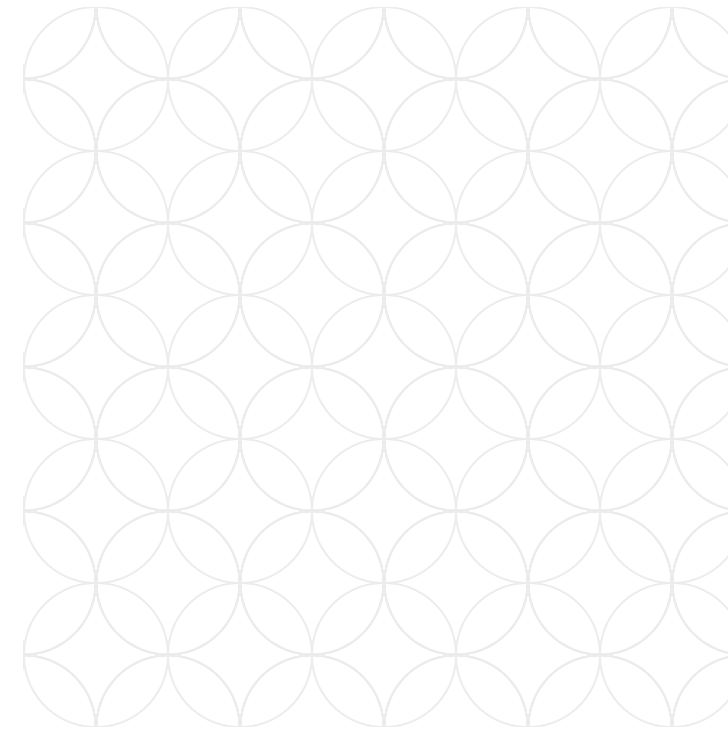


ENJOY AN ACTIVE **LIFESTYLE**

For activity, fun and fitness, you won't have far to go, whether you're looking to explore the great outdoors or are looking for something a little more indoorsy. Victoria Park is a perfect open green space for all the family, with its picturesque nature reserve, scenic lake and children's play park. Or on a rainy day, the Velocity Inflatable Park and Planet Ice Widnes offer fun for all the family. Film fans can catch all the latest blockbusters at Reel Cinema, while the Catalyst science museum is just the place for stimulating young minds.

OPPORTUNITIES FOR LEARNING

Have children? You'll find a good selection of schools for all ages nearby. For younger pupils, there are no fewer than six primary schools within a two-mile radius of home, including Moorfield Primary, which is little more than half-a-mile away. For older students, Wade Deacon High School and Ormiston Chadwick Academy are both straightforward journeys in the car. Riverside College is a popular choice for further education, with a wide variety of courses available, including apprenticeships and T Levels.



GETTING AROUND

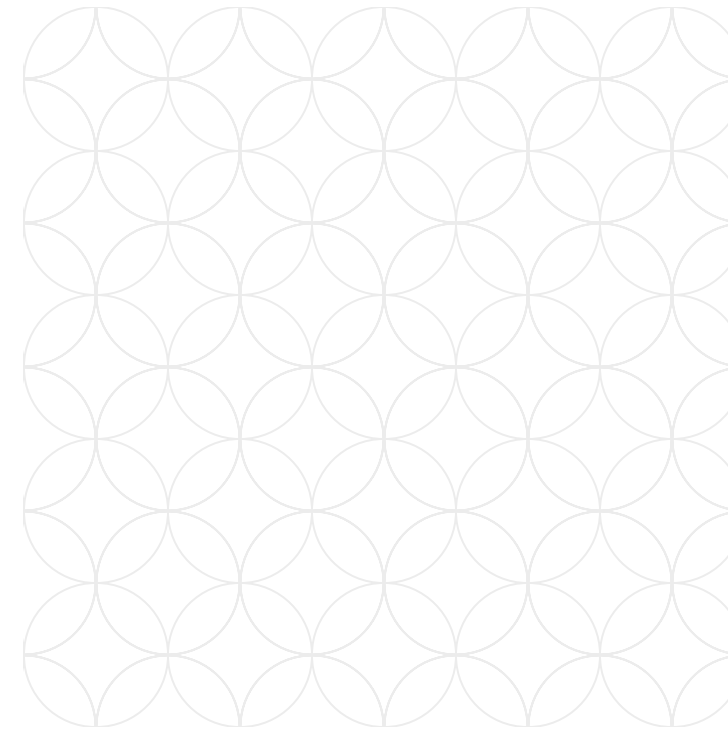
With junction 7 of the M62 motorway minutes away, Oak Brook Manor enjoys superb transport links. Liverpool is just 30 minutes away, heading west, while Manchester is little more than 40 minutes, travelling east. Thriving Warrington, meanwhile, is approximately 11 minutes.

For those who prefer to take the train, Warrington Bank Quay station is 12 minutes away and offers services to Manchester (31 minutes), Leeds (1 hour and 52 minutes) and direct to London Euston in around 1 hour and 48 minutes.

Or if you're looking to take to the skies, Liverpool and Manchester airports are 18 minutes and 30 minutes away respectively.

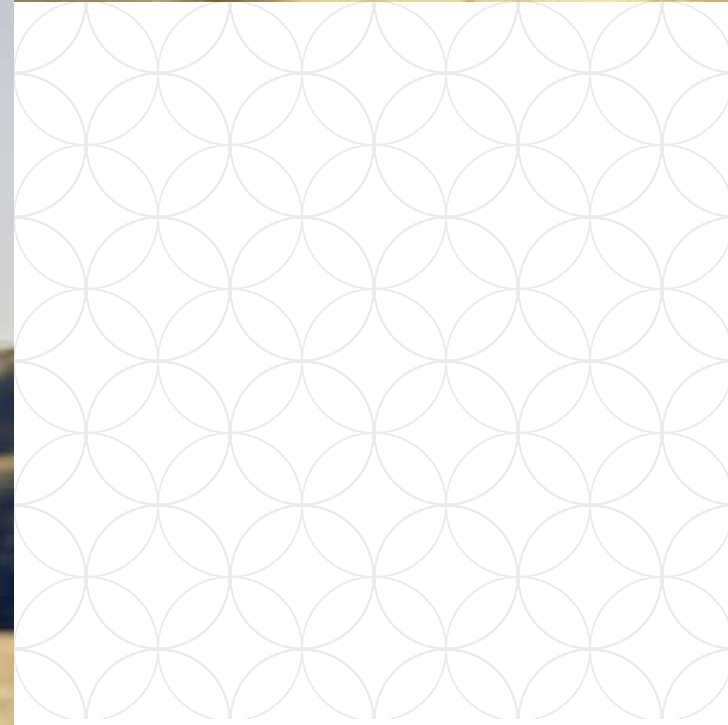
WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Oak Brook Manor**.

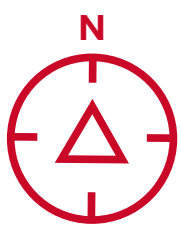


SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard



EXPLORE OAK BROOK MANOR



KEY

 SPEY END 1 BEDROOM MAISONETTE HOME	 CHESTER 4 BEDROOM DETACHED HOME
 TAVY END 2 BEDROOM END TERRACED HOME	 HARROGATE 4 BEDROOM DETACHED HOME
 AVON MID 2 BEDROOM MID TERRACED HOME	 LEDSHAM 4 BEDROOM DETACHED HOME
 AVON END 2 BEDROOM END TERRACED HOME	 RICHMOND 4 BEDROOM DETACHED HOME
 LETCWORTH 3 BEDROOM SEMI-DETACHED HOME	 HAMPSTEAD 5 BEDROOM DETACHED HOME
 OXFORD 4 BEDROOM DETACHED HOME	

AFFORDABLE HOUSING

-  - First Homes
-  - Shared Ownership
-  - Affordable Rent

BCP - Bin Collection Point
S/S - Sub Station
V - Visitor Parking
LAP - Local Area of Play

This plan and the location of affordable homes is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high attention to detail, it represents
the wise choice of many alternatives





PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

Work Surfaces

Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

Upstand

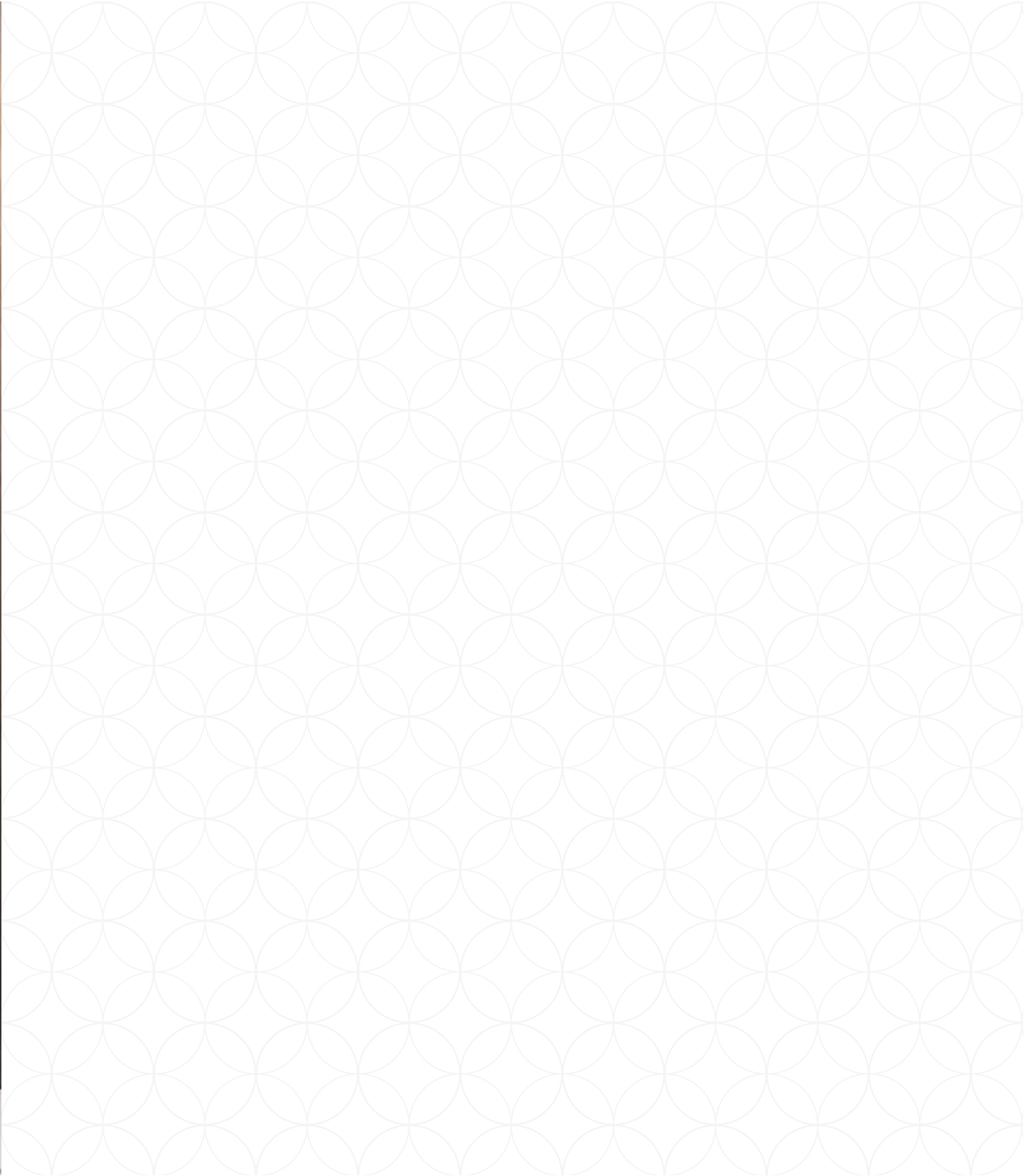
Matching above worktops, with stainless Steel splashback behind Hob.

Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft). Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

Appliances AEG

- AEG Gas Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50



INTERIOR

Walls

Crown Pale Cashew and White paint finish.

Internal Doors

Internal moulded door.

Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

Ceilings

Crown Pale Cashew and White paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler. Please see sales consultant for details.

Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

Wardrobes

Symphony wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in room.

Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.
Low profile Tray Acrylic capped low profile shower tray.
Shower Screen Polished Chrome effect finish
shower door.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell

Black bell push with transformer.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





OAK BROOK MANOR



Boundary Stone Lane, Widnes, Cheshire WA8 3AJ

Discover a better way to live
redrow.co.uk