

Church Mews

UPTON VILLAGE



 Archway Homes



INTRODUCING

Church Mews

UPTON VILLAGE

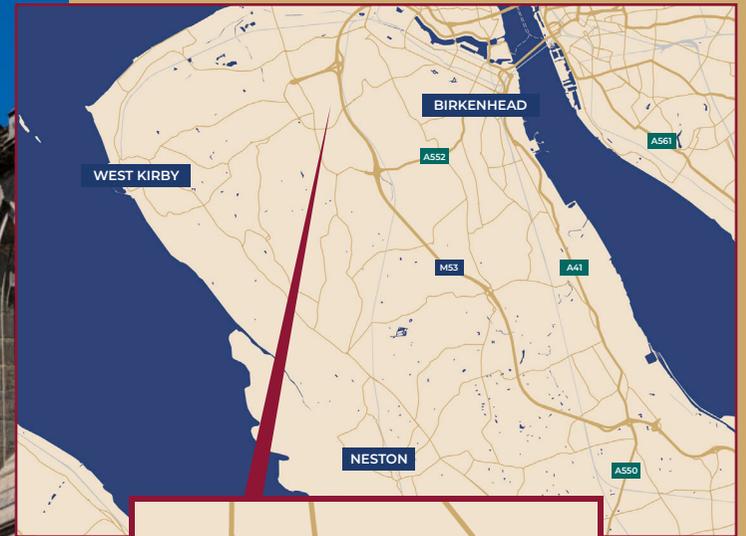
Church Mews is a small development of just eight semi-detached homes being built along a private road close to the centre of Upton village.

The houses have been designed specifically for this development and consist of seven three-bedroom and one four-bedroom homes. As with all Archway homes they have been designed to meet the needs of modern life, providing practical open plan accommodation and plenty of storage. The accommodation is split over three floors in The Blackthorn and The Alder, with The Aspen and The Ivy offering their accommodation on two floors.

All homes will be A-rated for energy efficiency with solar panels, EV charging, and high levels of insulation combined with Archway's renowned high levels of build quality and specification.

A 10 year NHBC warranty is provided as standard in addition to being looked after by the Archway customer care team for the first two years of occupation.





WELCOME TO

Upton Village

Upton is located towards the top of the Wirral peninsular and is easily accessed from the M53 motorway. Many years ago, the Upton Bypass was constructed which takes the majority of traffic around the village, which in turn means the centre of the village is quieter than it otherwise would be. The village centre itself is grouped around the central crossroads where you will find a multitude of independent shops. A short drive along Arrowe Park Road will bring you to a large Sainsbury's supermarket.

Church Mews, CH49 0TG, is located on Ford Road, which is just a five minute walk from the centre of the village, a five minute walk in the other direction will bring you to Upton Station, which provides a regular service up and down the Wirral and on to Chester and Liverpool city centres. A bus stop is located right outside the site with a regular local service.

Living in Upton will allow you to make the most of the many opportunities right on the doorstep, from the beaches and coastal walks to lively nights in Liverpool city centre, only 35 minutes away by train. Golfers will love living here with seven golf clubs across the Wirral to choose from. Upton also offers a tennis club and cricket club. Ample local schools for children of all ages mean that choosing to live at Church Mews really does tick all the boxes.



Our Specification

At Archway Homes we believe your home should be ready to move into from day one, which is why all our homes include flooring throughout, integrated kitchen appliances, a digital TV aerial and SkyQ dish and landscaped front and rear gardens. At Church Mews, our specification offers a host of quality and desirable features including oak veneer internal doors, high-quality sanitary ware, and chrome sockets and switches. In line with the Archway Homes Green Agenda, all properties have electric vehicle charging points and solar panels. We will also be installing a summer heating system and waste water heat recovery, which will improve the efficiency of your new home. Ask our Sales Adviser for more details.

All Homes on Church Mews are Freehold and a development management company will be in place to maintain the managed areas. Please speak to our Sales Team for more information regarding the charges applicable to each home.

Specification at Church Mews

All of our open market houses benefit from the following:

KITCHEN

Choice of kitchen cabinets and worktops *

Integrated appliances including oven, hob, hood, fridge/-freezer and dishwasher

Choice of ceramic floor tiles *

BATHROOMS

White sanitaryware throughout with chrome taps and fittings

Choice of ceramic wall and floor tiles *

Chrome dual fuel towel rails

Chrome shaver sockets

BEDROOMS

Choice of fitted wardrobes in the master bedroom (The Aspen and The Ivy) or bedroom 2 (The Blackthorn and The Alder) *

DOORS AND WINDOWS

Black composite style front door with multi-point locking system

Oak-veneer internal doors with chrome furniture

White uPVC double-glazed windows and secondary doors

ELECTRICAL

Chrome sockets and switches where specified

Chrome media panel to living room or family room

SkyQ compatible satellite dish and digital TV aerial

USB socket in kitchen

Fibre broadband connection to the property

Downlights to kitchen and bathrooms

Mains-wired smoke alarms

Power and light to loft (The Aspen and The Ivy)

External lighting to front and rear

HEATING

A gas-fired central heating system is installed with dual zones

High-efficiency gas boiler

FLOORING

Choice of carpets to any floors which are not tiled *

OUTSIDE

Turfed front and rear gardens

Timber fencing between plots

Outside water tap

Paved patios as per landscaping plan

Block paved driveways with bollard lights

GREEN FEATURES

Solar panels to all homes

Solar immersion heater to homes with a cylinder system

Energy efficient lighting throughout

Electric vehicle charging points

Bird boxes and hedgehog holes in fencing

* subject to stage of build at time of reservation



Church Mews

UPTON



The Alder

3-bedroom semi-detached home with flexible family accommodation over three floors.

1



The Blackthorn

3-bedroom semi-detached home with flexible family accommodation over three floors.

2 3 4



The Aspen

3-bedroom semi-detached home with master en suite offering excellent family accommodation.

5 6 8



The Ivy

4-bedroom semi-detached home with two en suites offering generous family accommodation.

7

All Archway homes are created in-house by a team with decades of experience. The layout of each housetype is designed with the home occupiers in mind. This is why you will find an Archway home a practical place to live, with the small details catered for.

Ample storage and plenty of sockets may seem like minor benefits, but they make a big difference once you move in. Generously sized rooms and large windows provide plenty of daylight, while fully fenced and turfed gardens with patios allow you to live with a fully finished garden until you decide what landscaping changes you would like to add at a later date.

We believe that our house should become your home from the minute you set foot inside; that is the Archway difference.

Development Plan

KEY

	THE ALDER	
	THE BLACKTHORN	  
	THE ASPEN	  
	THE IVY	



The site plan is indicative and intended for guidance only. It does not form part of any contract or agreement, nor does it show ownership boundaries or easements and is subject to change.

The Blackthorn

 3 BEDROOMS  2 BATHROOMS  1,032 FT²

The Blackthorn is a 3-bed semi-detached home with flexible family accommodation over three floors.

At the rear of the ground floor you'll find an open plan kitchen / living / dining room which is perfect as a sociable entertaining space, with French doors opening onto the rear garden. Within the kitchen, a useful built-in laundry cupboard has space to hide away a washing machine and tumble dryer. A separate room, ideal as a home office or play room sits at the front of the property and a cloakroom completes the ground floor.

Upstairs, on the first floor, there are two bedrooms and a family bathroom, fitted wardrobes included to bedroom 2. Stairs wind up to the master bedroom on the second floor with its own en suite and dressing area.



The Blackthorn

3 BEDROOMS 2 BATHROOMS 1,032 FT²



GROUND FLOOR

LIVING AREA	4220mm x 3950mm 13' 10" x 13' 0"
KITCHEN / DINING	4220mm x 3105mm (max) 13' 10" x 10' 2" (max)
STUDY	2115mm x 2010mm 6' 11" x 6' 7"

FIRST FLOOR

GUEST BEDROOM	4220mm x 2760mm 13' 10" x 9' 1"
BEDROOM 3	4220mm x 1880mm 13' 10" x 6' 2"
BATHROOM	2505mm x 1965mm (max) 8' 3" x 6' 5" (max)

SECOND FLOOR

MASTER BEDROOM	5865mm (max) x 3235mm (max) 19' 3" (max) x 10' 7" (max)
MASTER EN SUITE	2815mm (max) x 2165mm (max) 9' 3" (max) x 7' 1" (max)

KEY

	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

The floorplans are indicative only and may vary due to the position on the development. All dimensions are approximate. Square footage excludes garage. Furthermore, all furniture shown is to provide a sense of scale, is indicative only and not included. For detailed plans and specifications please contact Archway Homes Ltd.

The Aspen

 3 BEDROOMS  2 BATHROOMS  1,122 FT²

The Aspen is a 3-bedroom semi-detached home over two floors offering excellent family accommodation.

The ground floor comprises of a kitchen / family room to the rear of the home, with French doors opening onto the rear garden, as well as a separate living room and cloakroom.

Upstairs, there are three double bedrooms, and a family bathroom. Within the bathroom is a useful built-in laundry cupboard to house a stacked washing machine and tumble dryer. The master bedroom is fitted with wardrobes and has its own en suite shower room.



The Aspen

3 BEDROOMS 2 BATHROOMS 1,122 FT²



GROUND FLOOR

LIVING ROOM	4050mm x 3290mm (max) 13' 3" x 10' 10" (max)
KITCHEN	3300mm x 2130mm 10' 10" x 7' 0"
FAMILY / DINING	4590mm x 3280mm 15' 1" x 10' 9"

FIRST FLOOR

MASTER BEDROOM	4165mm x 3420mm (max)(inc. 'robes) 13' 8" x 11' 3" (max)(inc. 'robes)
MASTER EN SUITE	2930mm (max) x 1190mm 9' 7" (max) x 3' 11"
GUEST BEDROOM	3115mm (max) x 3065mm 10' 3" (max) x 10' 1"
BEDROOM 3	3255mm x 2545mm 10' 8" x 8' 4"
BATHROOM	3115mm (max) x 2100mm 10' 3" (max) x 6' 11"

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

The Alder

 3 BEDROOMS  2 BATHROOMS  1,199 FT²

Sitting at the entrance of the development, The Alder is a spacious 3-bedroom semi-detached home with flexible family accommodation over three floors.

The ground floor accommodation comprises of a living room and kitchen / family room at the rear of the property with French windows opening onto the garden. A practical utility room and cloakroom complete the ground floor.

Upstairs, on the first floor there are two bedrooms and a family bathroom, with fitted wardrobes included to bedroom 2. Stairs wind up to the spacious master bedroom on the second floor with its own en suite and dressing area.



The Alder

3 BEDROOMS 2 BATHROOMS 1,199 FT²



GROUND FLOOR

LIVING ROOM	4385mm x 3390mm 14' 5" x 11' 1"
KITCHEN	4220mm x 2835mm 13' 10" x 9' 4"
FAMILY / DINING	4220mm x 2925mm 13' 10" x 9' 7"
UTILITY	2115mm x 1840mm 6' 11" x 6' 0"

FIRST FLOOR

GUEST BEDROOM	4220mm x 2760mm 13' 10" x 9' 1"
BEDROOM 3	4220mm x 1880mm 13' 10" x 6' 2"
BATHROOM	2505mm x 1965mm (max) 8' 3" x 6' 5" (max)

SECOND FLOOR

MASTER BEDROOM	5865mm (max) x 3235mm (max) 19' 3" (max) x 10' 7" (max)
MASTER EN SUITE	2815mm (max) x 2165mm (max) 9' 3" (max) x 7' 1" (max)

KEY

	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

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The Ivy

4 BEDROOMS 3 BATHROOMS 1,447 FT²

Nestled in the corner of the development, the Ivy is a fabulous semi-detached house with 4-bedrooms and substantial tree-lined rear garden.

The ground floor accommodation has an excellent kitchen / family / dining space to the front of the home, with French doors leading onto the garden. A useful utility room and cloakroom lead off the hallway, and at the rear, the large living room has wonderful French doors with side-lights onto the garden.

Upstairs there are four bedrooms and a family bathroom. The master bedroom has its own en suite and fitted wardrobes, and the guest bedroom also has its own en suite.



The Ivy

4 BEDROOMS 3 BATHROOMS 1,447 FT²



KEY

	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

GROUND FLOOR

LIVING ROOM	5460mm x 3300mm 17' 11" x 10' 10"
KITCHEN	3595mm x 3075mm 11' 10" x 10' 1"
FAMILY / DINING	4740mm x 3360mm 15' 7" x 11' 0"
UTILITY	2675mm x 1660mm 8' 9" x 5' 5"

FIRST FLOOR

MASTER BEDROOM	4025mm x 3420mm (max)(inc. 'robes) 13' 2" x 11' 3" (max)(inc. 'robes)
MASTER EN SUITE	2930mm (max) x 1330mm 9' 7" (max) x 4' 4"
GUEST BEDROOM	3715mm (max) x 3465mm 12' 2" (max) x 11' 4"
GUEST EN SUITE	3035mm (max) x 1175mm 9' 11" (max) x 3' 10"
BEDROOM 3	3670mm (max) x 2545mm 12' 0" (max) x 8' 4"
BEDROOM 4	2835mm x 2305mm 9' 4" x 7' 7"
BATHROOM	2730mm (max) x 1700mm 8' 11" (max) x 5' 7"

The floorplans are indicative only and may vary due to the position on the development. All dimensions are approximate. Square footage excludes garage. Furthermore, all furniture shown is to provide a sense of scale, is indicative only and not included. For detailed plans and specifications please contact Archway Homes Ltd.



Our Green Agenda



A-RATED ENERGY EFFICIENCY

All homes on our developments include:

- Solar Panels - converting the free energy of the sun into electricity for you to use around your home therefore reducing your electricity bills.
- Solar iBoost* - maximising the free energy produced by your solar panels. If you have a hot water cylinder, the iBoost diverts any excess solar energy to your immersion heater, heating your water for free thereby reducing your gas bills.
- A-rated Energy Performance Certificates - the higher the rating the lower the energy bills for you. All our houses will be A-rated to keep your costs down.

WORKING FOR WILDLIFE

- Bat and bird boxes installed.
- All gardens have hedgehog holes in the fencing and we use stock proof fencing, where appropriate, to encourage hedgehogs and other wildlife.
- The plants and trees in your gardens and open spaces have been specifically selected to promote biodiversity and encourage bees.

REDUCING YOUR CARBON FOOTPRINT

We all like it when things run smoothly... and cost less:

- Electric Vehicle Charging Points – either now or in the future running an electric vehicle will not only save you money but reduce carbon emissions.
- Your central heating system has dual zone controls and timing features so you can ensure it suits your lifestyle and doesn't waste energy.
- 100% of the bulbs in your home are energy efficient and we use LED spotlights in kitchens and bathrooms, which last longer and use less energy.
- Hi-therm lintels are used over the windows and external doors, and we install 150mm cavity wall insulation and extra loft insulation to minimise heat escaping.

* for homes with a DHW cylinder



Customer Journey

Buying an Archway home is unlike dealing with a large corporate company, when you buy from us you are buying from a small, dedicated team of individuals who have been brought together to build you the new home of your dreams and that journey starts the minute you first contact us.

VIEWINGS AND RESERVATION

All of our viewings are by appointment, this ensures we have enough time to understand your needs and help you make the right choice. Our sales advisor will explain everything about the houses including any financial liabilities and potential running costs. Not all our sites have show homes, so we have video tours of most of our house types and we will usually be able to point you in the direction of previous developments, so you can get a feel for what an Archway home might look like. We understand that buying off-plan is sometimes a leap of faith, so we will take the time with you to make sure we answer all of your questions before you make the decision to buy.

At the point of reservation, we will go through a very detailed process of full disclosure of all the important information about the plot, the site, the specification of your preferred home, and what extras are available to purchase. We believe that transparency is key to ensuring you make the right decision.

COMMUNICATION

Archway Homes have signed up with Spaciable, which is a 'pre-sales to aftercare' portal, allowing us to communicate with you via the portal as we progress together along the journey. Spaciable allows us to send you regular updates and photos of your build and also upload documents and certificates as they become available. We will also keep you regularly informed of likely moving dates, so you can start to pack and get ready for moving day.

DEMONSTRATION

Once the property has been signed off by the NHBC and building control is complete, we will invite you to a home demonstration where our sales advisor will take you through the house room by room and explain where everything is and how everything works. This is an ideal time to ask those important technical questions and get a feel for your new home.

EXCHANGE OF CONTRACTS AND HANDOVER

Six weeks after reservation, we hope that we will have exchanged contracts. This means that the house is legally secured and you are fully committed to buy as we are equally committed to sell. Your solicitor will advise of your legal liabilities at this stage, but this is the real milestone in buying any home.

We have arrived at the big day! Once our solicitor confirms that all the monies are paid, we will arrange to meet you and hand over the keys, we will do final meter readings, and provide various certificates. The good news is most of the certificates will be uploaded onto the Spaciable portal for you to access at any time.

CUSTOMER CARE

We understand that moving day will be a busy day followed by days of unpacking and arranging your new home, so we will leave you in peace. At the end of the second week of occupation, we will ask for your initial 14 day snagging list for you to identify any issues you have come across. Our dedicated customer care team will look after any identified snags or defects for the first two years following completion, with most communication being done via the Spaciable Portal, which allows us to make appointments for the aftercare operatives or subcontractors to visit. After the first two years, you can be reassured that your home is insured against structural defects by the NHBC for a further eight years.

FAQs

DO WE NEED AN APPOINTMENT TO VISIT THE DEVELOPMENT OR SHOW HOME?

Yes you do. Our sales centres are unmanned, so we request that you make an appointment via our office on 0800 612 3404.

ARE YOUR HOMES FREEHOLD OR LEASEHOLD?

All Archway homes are freehold.

IS THERE A MANAGEMENT CHARGE?

On Church Mews there will be an estate charge. This is to cover maintaining the private estate road and drainage. Speak to the sales advisor for more details.

I HAVE A HOUSE TO SELL, WHEN CAN I BUY A NEW ONE?

You can reserve an Archway home when you are either, not dependant on the sale of your home to finance your new one, or if your existing home has a sale progressing on it.

HOW MUCH IS THE RESERVATION FEE?

The reservation fee is £1000, this reserves the property for you for the duration of the reservation period.

IS THE RESERVATION FEE REFUNDABLE?

Once we have taken your reservation, you have a 14-day cooling off period, in which your reservation fee is fully refundable. After the 14 days you will be entitled to a partial refund as per the terms of the reservation agreement.

HOW LONG IS THE RESERVATION PERIOD?

Our standard reservation period is 6 weeks which is why we need to make sure that you are in a position to proceed before you reserve.

WILL I NEED TO MOVE INTO RENTED ACCOMMODATION?

Depending on your personal circumstances and the timing of when you reserve your new home, you may need to find alternative accommodation in between the sale of your existing home and the completion of your new home.

CAN I PERSONALISE MY HOME?

Whilst we do not offer a bespoke service, purchasers have the option to choose their kitchen, flooring, wall tiling and master bedroom wardrobes depending on the stage of build. There are also a small number of customer upgrades available, consult with the sales advisor for further information.

HOW LONG WILL IT TAKE TO BUILD MY HOME?

The time it takes to build a home will vary slightly dependant on size and any adverse weather or issues, however an average build time would be approximately 6 months.

CAN I VISIT MY HOME DURING CONSTRUCTION?

Whilst we understand that you will be excited with your new home purchase and keen to see inside, due to health and safety considerations we cannot allow visits until we invite you to a home demonstration before you move in. We will however send you regular updates and photos during construction.

DOES MY HOME COME WITH A WARRANTY?

Yes. All Archway homes come with a ten year NHBC warranty, which includes two years customer care provided by Archway Homes.

WHAT IS NOT COVERED BY THE NHBC WARRANTY?

General home maintenance such as changing lightbulbs, painting and decorating, and shrinkage relating to the natural drying out process. Damage caused by the homeowner. Damage caused by severe weather.

ARE ARCHWAY HOMES REGISTERED WITH THE NHQB?

Yes. The New Homes Quality Code replaces the consumer code. This gives you as a purchaser additional piece of mind and protection. The code helps homebuyers understand the level of service and information you should receive from us, and gives you a point of redress in the event that something goes wrong. More information can be found at nhqb.org.uk

ABOUT

Archway Homes

Based near Chester and established in 2010, Archway Homes is a family run business founded on a passion for building high quality homes. The Archway team are a hand-picked group of professionals brought together to continue the established philosophy of building beautiful houses in desirable locations. The team focus on all elements of design and construction and take enormous pride in providing homes that delight modern day home buyers but that will equally withstand the fickle trends of time to sit seamlessly within their local vernacular.

We believe there are certain keys to success: -

- Our development locations, whether rural or urban, are chosen with great care using the criteria 'Would we like to live here?'
- We only build smaller niche developments so creating exclusive environments where our customers can enjoy a sense of community.
- Our design team is constantly working to improve and enhance the layouts of our homes, incorporating an increasing number of features that make them energy efficient, in line with our A-rating promise.
- Our specification is regularly adjusted so that we offer a high-quality product with many 'extras' included as standard. Our goal is that our customers have a home ready to move into and enjoy from day one.
- Our ethos is quality, not quantity, and we aim to only hand over one home per development each month, allowing our site staff and subcontractors to focus, throughout the build programme, on the standard of each individual home.
- This also enables our sales advisor the time for a more individual relationship with our customers, to enhance their customer journey.

Attention to detail, high specification and quality are intrinsic in all that we do and by concentrating on these the Archway brand has become well respected and sought after.

CONTACT US

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 [@archway.homes](https://www.instagram.com/archway.homes)



Archway Homes is a member of the House Builders Federation (HBF). We follow the New Homes Quality Code (NHQC) which was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers. All of our homes are covered by a 10 year National House Building Council (NHBC) warranty.

