

Thornberry Grange

CREWE



 Archway Homes



INTRODUCING

Thornberry Grange

CREWE

Located along Stoneley Road, Thornberry Grange, is an exclusive private road development of just five 4-bedroom detached homes.

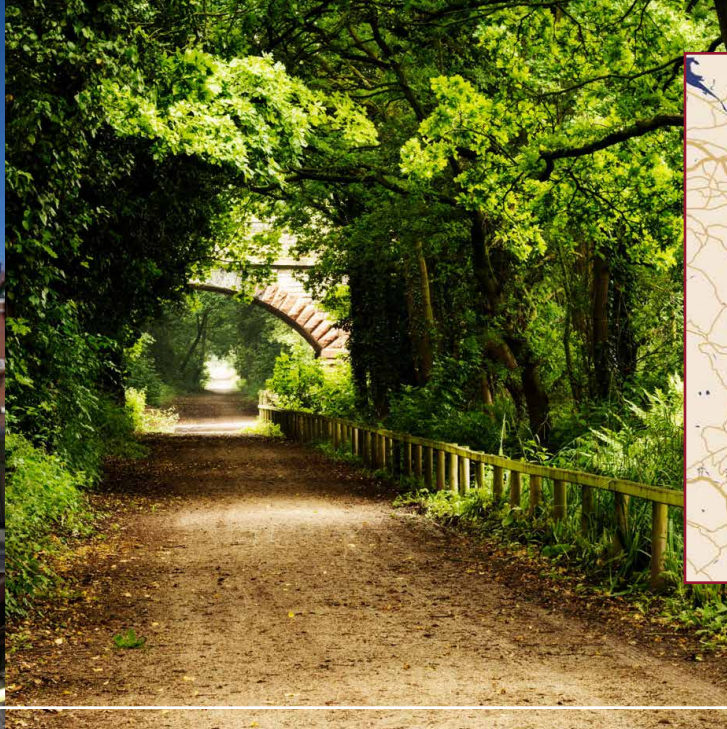
Each traditionally built home will be equipped with Archway's inclusive specification, including flooring, kitchen appliances, landscaped gardens and much more as standard.

We are proud to announce that these homes will come with an A-Rated energy performance certificate. In addition to our quality specification, we are including a range of green initiatives, including solar panels and electric vehicle charging points. Refer to the specification section for more information.

Thornberry Grange offers all the benefits of living on a private rural development, with the convenience of being perfectly situated for access to transport links, shopping and entertainment.

All homes are freehold and there are no management charges.





WELCOME TO Crewe

Within walking distance of Thornberry Grange, you'll find a Post Office, local pub and convenient Co-Op store while Crewe centre with its wide selection of supermarkets, shops, bars, restaurants, and takeaways is less than 2 miles from the development. The popular market towns of both Nantwich and Sandbach can be reached by car within 15 minutes, where you will find an array of independent retail shops and bars.

Crewe has excellent motorway links to both the M6 & M56, servicing the whole of the North West & Midlands, as well as a UK wide rail network courtesy of Crewe railway station, situated only 2 miles away.

For those who enjoy the outdoors, Queen's Park with its boating lake and attractions like The Crewe Heritage Centre are a must see. There are plenty of local walking and bicycle routes across the Cheshire countryside.

If you're looking to experience the arts, head to the Edwardian, grade II-listed Lyceum Theatre which hosts a variety of shows from musicals and comedies, to seasonal pantomimes and ballet.



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 gardens. At Thornberry Grange, 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 solar panels and energy efficient lighting throughout.

All homes on Thornberry Grange are freehold and there is no management fee.

Specification at Thornberry Grange

All of our homes 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 towel rails

Chrome shaver sockets

Vanity unit in the cloakroom

BEDROOMS

Choice of fitted wardrobes in the master bedroom *

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

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

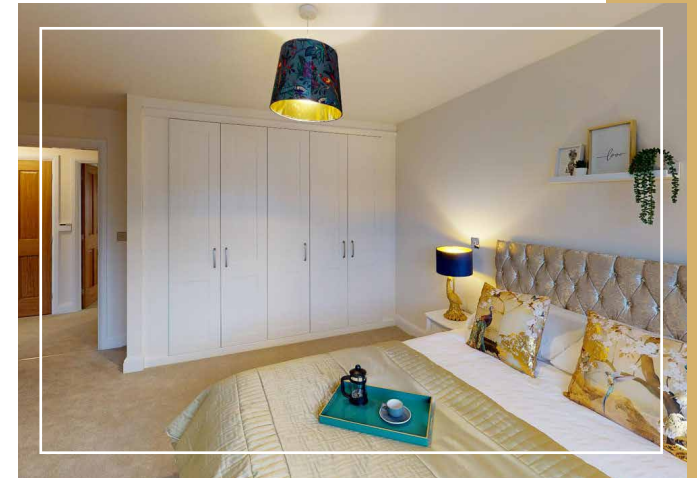
Solar panels to all homes

Energy efficient lighting throughout

Electric vehicle charging points

Bat/bird boxes and hedgehog holes in fencing

* subject to stage of build at time of reservation



Thornberry Grange

CREWE



The Holly

4 bedroom detached home with 2 en suites, integral garage, and flexible living space.



The Elderberry

4 bedroom detached home offering flexible family accommodation with a single detached garage.



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 enclosed and turfed gardens 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 HOLLY
- 1
2
- THE ELDERBERRY
- 3
4
5

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 Holly

 4 BEDROOMS  3 BATHROOMS  1,569 FT²

The Holly is a spacious 4-bedroom home with integral garage and flexible living accommodation.

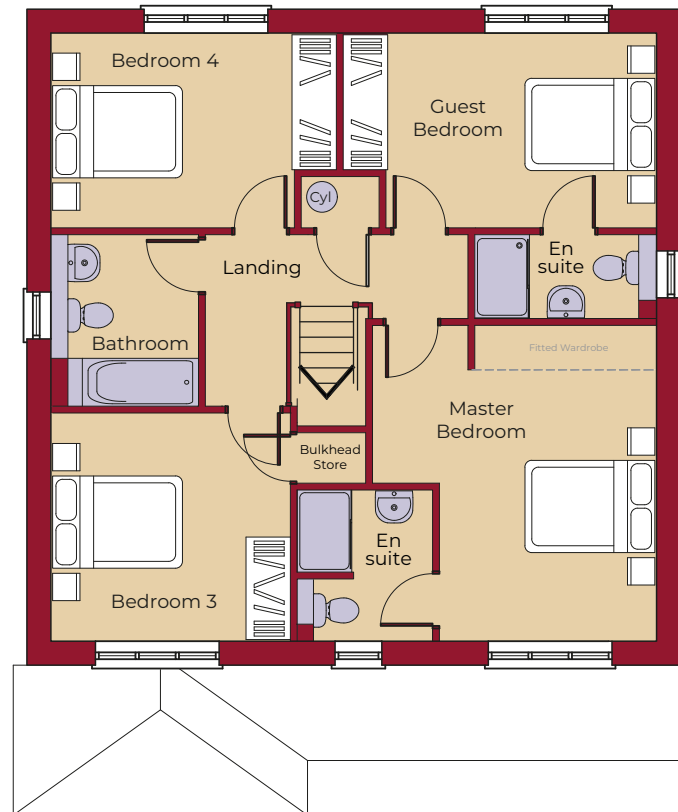
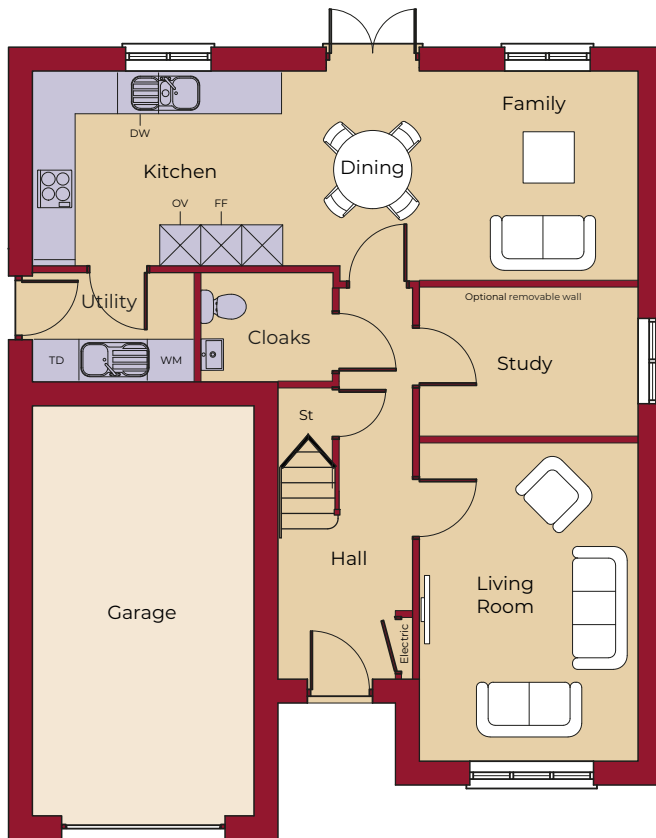
The ground floor accommodation comprises of a lounge and a study for home working. The kitchen / family room at the rear of the property has French doors opening onto the garden. A practical utility room with space for a washer and a dryer, and cloakroom complete the ground floor.

Upstairs, there are four double bedrooms, two of which are en suite, and a family bathroom. The master bedroom has Hammonds fitted wardrobes.



The Holly

4 BEDROOMS 3 BATHROOMS 1,569 FT²



GROUND FLOOR

LIVING ROOM	4615mm x 3150mm 15' 2" x 10' 4"
KITCHEN	3675mm x 2800mm 12' 1" x 9' 2"
FAMILY / DINING	5110mm x 3025mm (max) 16' 9" x 9' 11" (max)
STUDY	3150mm x 2165mm 10' 4" x 7' 1"
UTILITY	2340mm x 1550mm 7' 8" x 5' 1"
GARAGE	6000mm x 3240mm 19' 8" x 10' 8"

FIRST FLOOR

MASTER BED	4595mm (max)(inc. 'robes) x 4130mm (max) 15' 1" (max)(inc. 'robes) x 13' 7" (max)
MASTER EN SUITE	2185mm x 1980mm (max) 7' 2" x 6' 6" (max)
GUEST BEDROOM	4555mm (max) x 2825mm 14' 11" (max) x 9' 3"
GUEST EN SUITE	2635mm (max) x 1215mm 8' 8" (max) x 4' 0"
BEDROOM 3	3480mm x 3315mm 11' 5" x 10' 11"
BEDROOM 4	4150mm (max) x 2825mm 13' 7" (max) x 9' 3"
BATHROOM	2510mm x 2135mm (max) 8' 3" x 7' 0" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

The Elderberry

4 BEDROOMS 2 BATHROOMS 1,219 FT²

The Elderberry is an ideal detached family home which has it all.

A wonderful open-plan kitchen / family room with French doors onto the garden, a utility room with space for a washer and a dryer, a living room, and cloakroom make up the ground floor.

A turned staircase leads to the first floor bedrooms, where the master is en suite and has Hammonds fitted wardrobes.

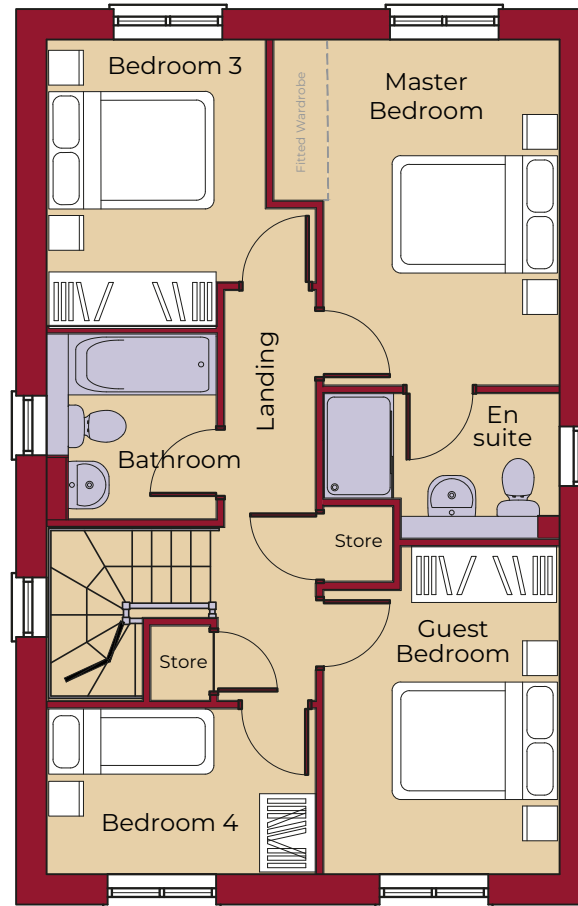
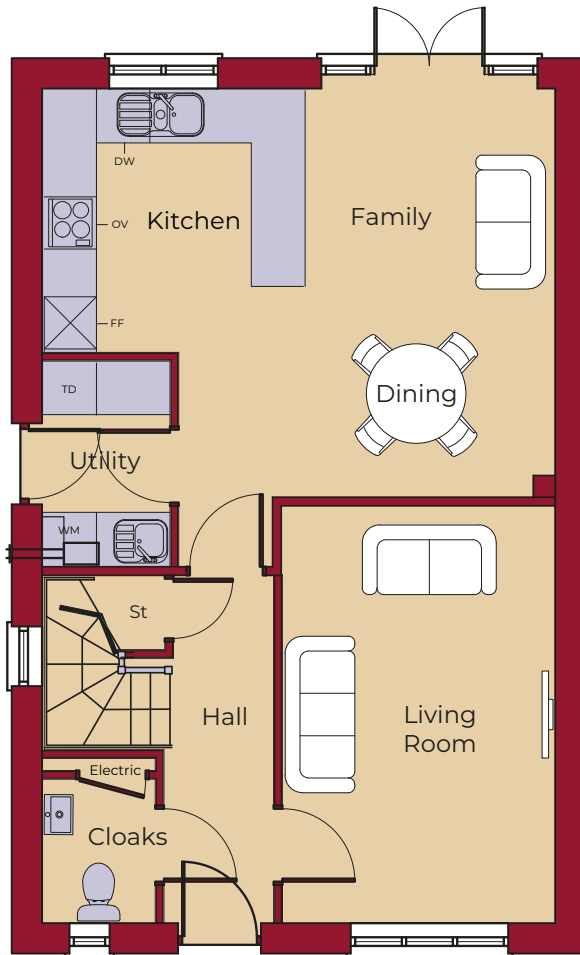
Externally, there is ample driveway parking for two cars and a single detached garage.



Computer-generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

The Elderberry

4 BEDROOMS 2 BATHROOMS 1,219 FT²



GROUND FLOOR

LIVING ROOM	4750mm x 3100mm 15' 7" x 10' 2"
KITCHEN	3010mm x 3000mm 9' 11" x 9' 10"
FAMILY / DINING	4650mm x 4290mm (max) 15' 3" x 14' 1" (max)
UTILITY	2335mm x 1445mm 7' 8" x 4' 9"
GARAGE	5500mm x 3180mm 18' 1" x 10' 5"

FIRST FLOOR

MASTER BEDROOM	3945mm x 3260mm (max) (inc. 'robes) 12' 11" x 10' 8" (max) (inc. 'robes)
MASTER EN SUITE	2685mm (max) x 1660mm (max) 8' 10" (max) x 5' 5" (max)
GUEST BEDROOM	3735mm (max) x 2685mm 12' 3" (max) x 8' 10"
BEDROOM 3	3260mm (max) x 2490mm 10' 8" (max) x 8' 2"
BEDROOM 4	3065mm x 1870mm 10' 1" x 6' 2"
BATHROOM	2125mm x 1925mm (max) 7' 0" x 6' 4" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store



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.
- 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 & bird boxes installed to homes in accordance with planning permission (ask our sales advisor for plot specific locations).
- 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.



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 homes including any financial liabilities and potential running costs. Not all our sites have show homes, but we have photography and video tours of previously built homes, and can 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 home room by room and explain 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

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.

HANDOVER

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. 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 Thornberry Grange, there is no management charge. Homeowners will have joint responsibility to maintain shared areas e.g. private road and service verges.

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 £1,000, 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 retain traditional features which will stand the test of time.

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, so we ensure our site staff and subcontractors have the time 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



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.

