

— H I G H E R L A N E —  
L Y M M





Bridgewater Canal, Cheshire

## THE CHESHIRE LIFE

135 Higher Lane Development is located in between the beautiful vibrant villages of Lymm, Knutsford and Hale.

135 Higher Lane Development is on the doorstep of the beautiful village of Lymm nestled in the very heart of Cheshire, with a rich history and legacy stretching back centuries. Lymm village, once a thriving transport hub, is today a cultural epicentre thriving with new life and emerging business opportunities. A familiar name to those who enjoy the finer things, for its world-class restaurants and sought-after properties, Lymm is perfectly balanced between the tranquil Cheshire countryside and the humming cities of Manchester

and Liverpool. With convenient network links to these major cities, by both car and public transport, Higher Lane Development is the ideal place for those looking for an outstanding natural setting just a short distance from the city lifestyle. A repeat winner of the Times and Sunday Times' 'Best Places To Live In Britain' awards, Lymm has quickly risen to become one of the most attractive and desirable places to live in the country. Thanks in part to its vibrant collection of growing artisan businesses, its gourmet local eateries, and its popularity

amongst young professionals, the village is becoming one to watch for those in the know.

Tranquil beauty, exclusive new homes, and easy access to the region's most elite private schools have all helped to put Lymm in the spotlight. Today, with large-scale investment into prestigious property developments, Lymm is truly becoming synonymous with aspirational living.

# LIFE AT HIGHER LANE, LYMM



## Schools

For those with young families, Higher Lane is central to a network of some of the most exclusive and elite schools in the UK. Altrincham, just a few minutes from Higher Lane, is home to **Bowden, Altrincham, Forest** and **St Ambrose Preparatory school**, to name a few.

Higher Lane benefits from the close proximity to the excellent Altrincham Grammar School with easy access to the main private schools of Manchester for both boys and girls.

More local schools include Lymm and Knutsford High Schools both of which are rated Good by Ofsted.



## Transport

There are truly excellent transport links from Higher Lane to national rail stations. Manchester Airport, Wilmslow, Warrington Bank Quay, Hale, Altrincham and Navigation Road Metro Links are also easily accessible.

If you're hoping to head further afield, Manchester and Liverpool city centres are just a short drive of approximately thirty minutes. Closely linked to the **M6, M56** and **A50**, this vital connection links Higher Lane Development easily and swiftly to these bustling hubs of commerce and culture.

As a result, Higher Lane boasts a short 14-minute ride from Manchester International airport, truly opening up your world. Stay connected without compromising your comforts, and enjoy unrestricted travel, to wherever you want to be.



## Leisure

Activities abound locally, too: **Lymm, High Legh and Dunham Golf Clubs** within minutes reach, and **Tennis** at **High Legh, Bowdon and Lymm** are similar distances too. The exclusive **Oughtrington Park Cricket Club**, established over a century ago, is perfect for the keen cricketer.

Nearby, **Hale Country Club** is just fifteen minutes' drive, with **Mere Golf and Country Club** even closer; both offering a luxurious destination for both fitness and relaxation.

## Events

Lymm village is rich with legacy and a full calendar; the 11-day Lymm Summer Festival brings a hum to the village in the warmer months, whilst there's truly nowhere more magical to spend Christmas than the quaint local celebrations.

135 Higher Lane is surrounded by a blossoming cultural hub, offering a rich and varied life for residents and visitors. Close by Lymm, is growing in both popularity and population and is home to diverse independent businesses, such as an acclaimed local artisan bakery, three independent florists, and several gorgeous bistros.

With boutiques, bridal shops, exclusive jewellers' and the famous Lymm artisan market, this village offers the perfect place for entrepreneurs and professionals to establish themselves. Nearby Hale offers a range of boutique shops to delight and indulge; whilst Altrincham boasts both a bustling market and high-end boutique stores.

For those in search of gorgeous green spaces, Tatton Park and Dunham Massey offer the perfect summer spot to enjoy nature - and both under a few miles.



## Bars and Restaurants

Gourmet local eateries are frequented by well-known faces, for their gastronomic delights and enviable innovation. If your taste is for exclusive fine dining, restaurants like the five-star **La Boheme**, awarded the Certificate of Excellence, sit just a few moments' from your home. **Aiden Byrne's Church Green** in Lymm is also well worth a visit for its refined take on classic English dishes.

For those who prefer a more relaxed atmosphere without compromising on the menu, local **Thai Chilli Club, Grill on the Cross** and **Elmas** in Lymm village and the walkable **Jolly Thresher** and **Wheatsheaf pubs** all serve delicious food. In nearby Knutsford and Hale, the list is endless, and offer a true flavour of local excellence.

After an aperitif? Knutsford's **The Lost & Found** is a breathtaking venue to enjoy a highly theatrical cocktail menu whilst Wilmslow, just moments away, boasts **The Symposium. The Bubble Room** in Alderley Edge is guaranteed to provide a high-quality night-out, whilst **Piccolino's** in Hale caters to the Cheshire elite.



# INNOVATION, QUALITY AND DESIGN

At Gleave Homes, we have a wealth of experience when it comes to combining innovation and inspiration.

We established our family company, Gleave Homes, in Cheshire in 2004 and are continuing to grow our successful, approachable and friendly team. The company is operated from our prestigious offices in Alderley Edge. This location serves as an excellent base for the majority of our projects which are in prime residential areas around Cheshire and South Manchester.

We are constantly building on our reputable and respected company using our expanding expert knowledge to develop bespoke homes with traditional aspects and contemporary living spaces. Our goal is to maintain high standards with attention to detail and delivering the personal touch, whilst ensuring that every client enjoys their new home.

We never sacrifice comfort or functionality for design and believe that an aesthetically stunning house should also work for those living in it. Our previous developments demonstrate that we are capable of striking this fine balance.

Furthermore, we are committed to building homes that are sympathetic to their surroundings, and so strive to blend the traditional and the contemporary. We pride ourselves on being a friendly and approachable team who always have your needs and future enjoyment in mind. By focusing on the details we are able to deliver that all important personal touch.

Our latest development, 135 Higher Lane in Lymm, is a luxurious, traditionally-crafted development of 2 new bespoke homes. Each property is built to an exceptional high-end finish, with traditional aspects to reflect the rural surroundings and exquisite contemporary living space. 135 Higher Lane provides the perfect balance of living in the heart of the Cheshire countryside and yet only a few miles from the centres of Lymm, Knutsford and Hale.

Higher Lane Artists front impression



Higher Lane Artists rear impression



# 135 HIGHER LANE

Each bespoke property on our Higher Lane Development is designed and built as traditional houses with luxurious high end finishes.

Designed to be incomparable in both beauty and functionality, each property has been carefully put together to combine traditional structure with a contemporary feel. Creating properties which blend into their surroundings but remain an attractive feature of the landscape - an homage to our ethos of merging traditional aspects with contemporary living.

The properties are spacious, both inside and out, boasting enchanting gardens and exclusive private parking. From the warm, welcoming front door, you'll enter into your bright, modern home - you will find each house has a flexible and spacious layout with an extraordinary high-end, no-expense-spared finish with a luxurious mix of traditional craftsmanship and features blending seamlessly with exquisite contemporary features.



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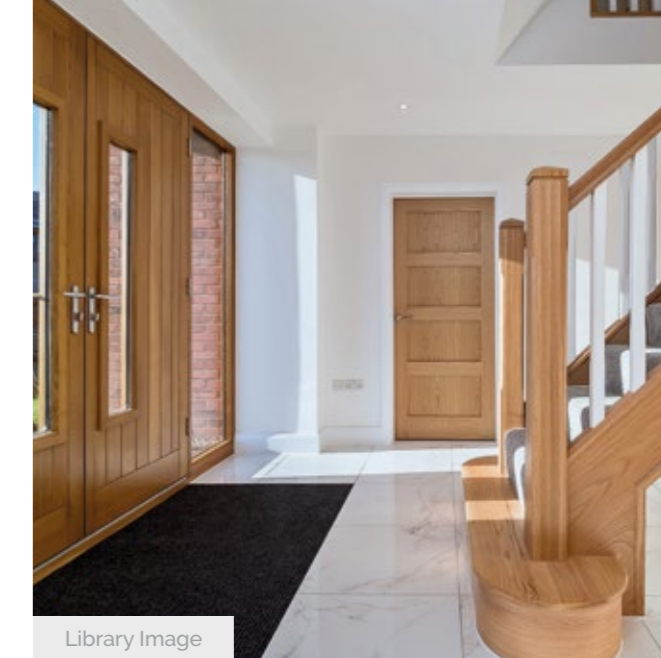
## IT'S IN THE DETAILS

Each spacious home has been finished to our customary high specification. Notable features include:

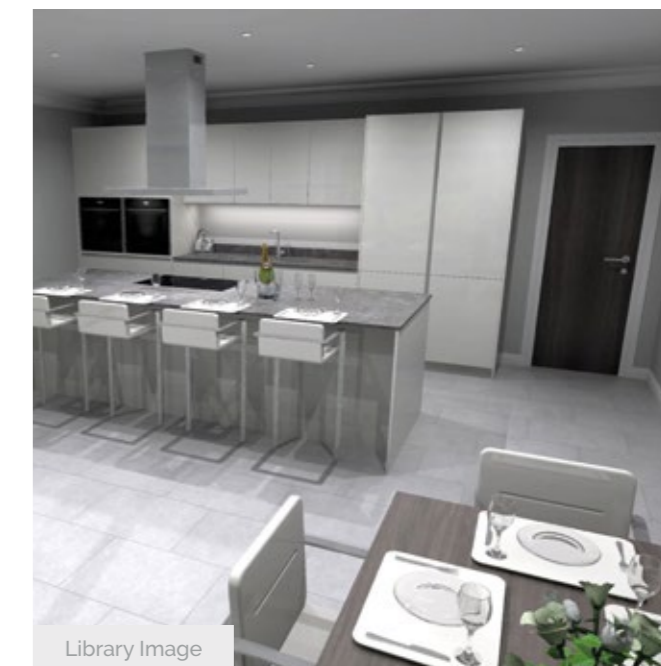
- Leicht kitchens, with NEFF appliances and a beautiful quartz worktop
- Bespoke Duravit and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Plush carpet to the bedrooms, lounge, and stairs
- A grand entrance door and oak-shaker-style doors throughout internally with brushed chrome handles
- A master bedroom over the full second floor with luxurious bathroom en-suite and dressing area
- Second master bedroom with walk in dressing area and en-suite shower room
- Three further double bedrooms
- Family bathroom with feature bath
- A large dedicated utility room with rear access
- TV points in all living areas and bedrooms
- Brushed chrome light switches
- Air source heat pump underfloor heating downstairs
- CAT5 cabling to each room
- Large private landscaped gardens with a stone patio and walkways
- Private driveway and parking
- 10-year 'ICW New Homes Warranty'
- Integral garage



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## PLOTS ONE AND TWO

Two stunning, luxurious, traditionally crafted five bedroom/three bathroom detached family houses, set within a wonderful and exclusive bespoke development.

### Accommodation in Brief

- Entrance hall with access to integral garage
- WC
- Kitchen/dining/family room
- Formal lounge
- Utility room with rear access
- A master bedroom over the full second floor with luxurious bathroom en-suite and dressing area
- Second master bedroom with walk in dressing area and en-suite shower room
- Three further double bedrooms
- Family bathroom with feature bath
- Single integral garage

### Mileages *(Distances approximate)*

- Lymm - 11 miles
- 20 min walk
- M6 - 3 miles
- M56 - 3 miles
- Altrincham - 6 miles
- Hale - 6 miles
- Knutsford - 7.5 miles
- Manchester Airport - 9.5 miles

### Description

Plots 1 and 2 are outstanding five bedroom, three bathroom detached houses, due for occupation in 2024.

At present, there is a fantastic opportunity to purchase off-plan, providing the flexibility to apply bespoke elements to your home.

These ambassadorial sized houses have an elegant mix of traditional and contemporary features, with a layout that is ideal for modern family living and an extremely high end specification. The sumptuous accommodation is laid out over three floors and equates to approx 2,800 sq ft. Not only do these houses have the second floor dedicated to a magnificent dual aspect master suite with dressing area and en-suite bathroom, there is a further second master bedroom with walk-in dressing area and en-suite shower room. The additional 3 double bedrooms enjoy a generous family bathroom with feature bath and shower

A stunning front door opens into a spacious entrance hall, providing access to the wonderful formal lounge with bay window and the family room

as well as access to the integral garage and WC. At the rear of the house is an opulent, large open-plan kitchen/dining/family room with sliding doors opening onto the large stone terrace and extensive garden. The fitted Leicht kitchen has NEFF appliances with a quartz worktop. The utility is accessed from the kitchen area with an external door to the rear,

These houses are a true rarity to the market, situated only a short walk from Lymm with Knutsford and Hale close by - they enjoy a very special location.

### Gardens

Each plot has a private entrance and driveway with front garden and access to their garage.

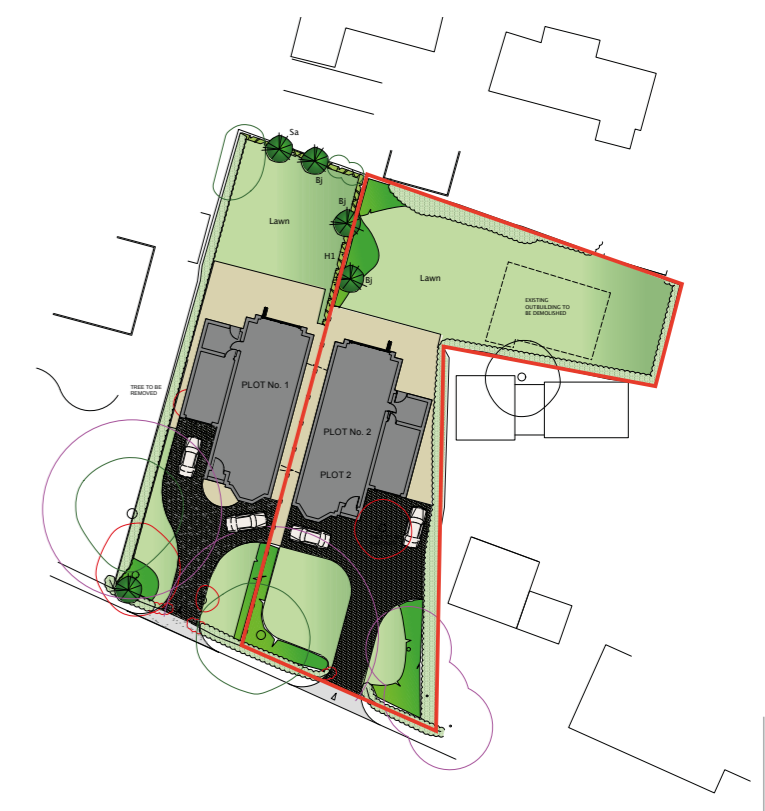
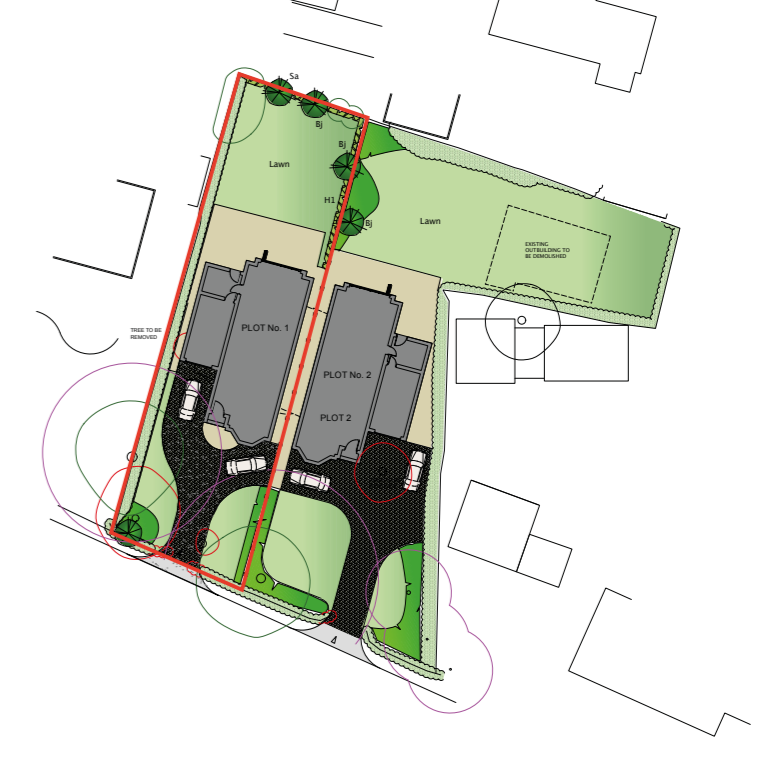
The majority of the gardens lie to the rear of the properties and will consist of a paved area outside the family room and landscaped gardens.

Plot 2 benefits from being substantially larger with extensive gardens to the rear and extending out to the side. This is perfect for the avid gardener or those who enjoy the outdoor living lifestyle.

Plot One: Artists impressions



Plot Two: Artists impressions

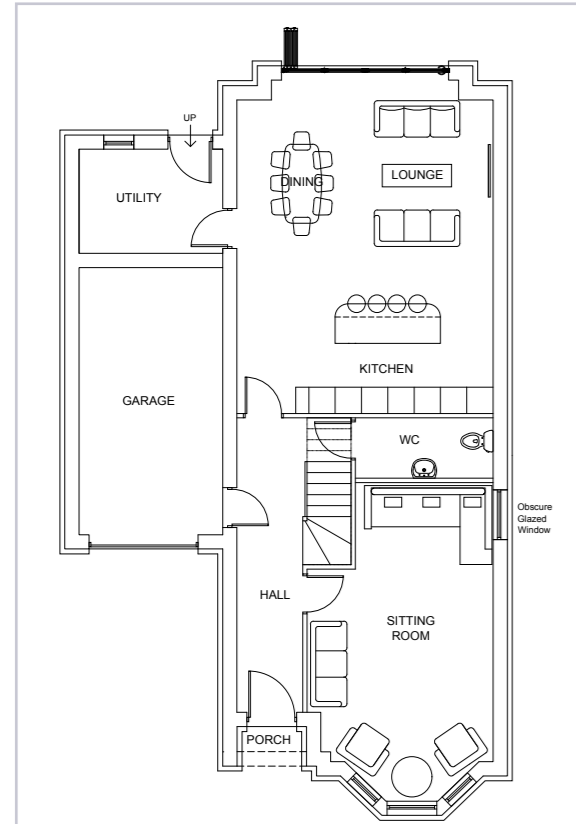


# FLOOR PLANS

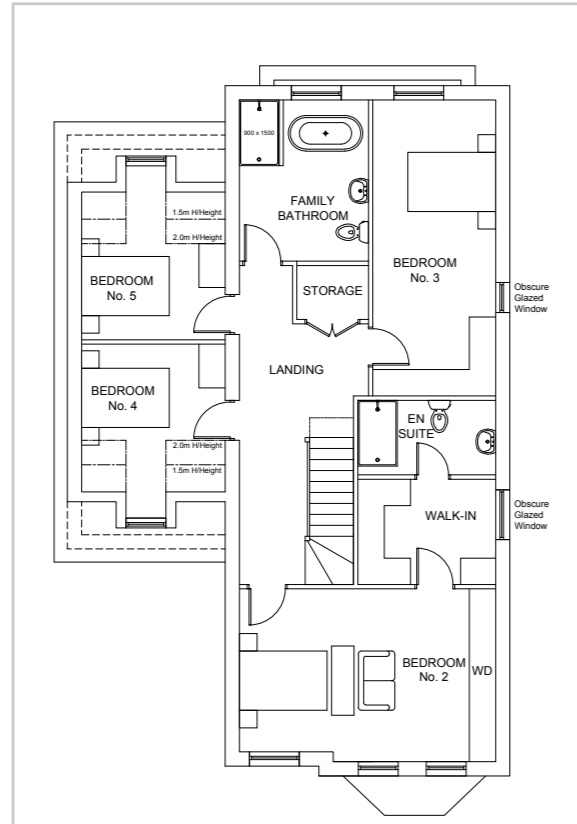
**Ground Floor:** Sitting Room 4.25x6.825m, Kitchen 5.81x6.81m

**First Floor:** Bed 2 5.81x3.56m wardrobe area 2.74x 3.15m, Bed 3 2.81 x6.65m, Bed 4 2.75 x3.25m, Bed 5 2.75 x3.25m

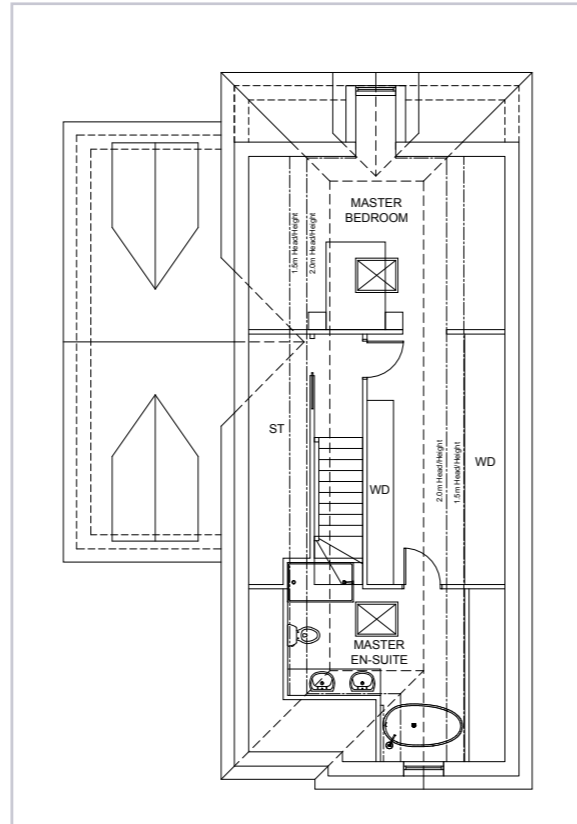
**Second Floor:** Bed 1 bed area 4.44 x5.810m (into eaves) wardrobe area 5.87 x 3.15m (into the eaves)



Ground Floor



First Floor



Second Floor

NET INTERNAL FLOOR AREA = 260.9m<sup>2</sup> (2,800 ft<sup>2</sup>) @ MIN. 1.5m CEILING HEIGHT EXCL. GARAGE \* NOTE: Floor plans for plot 2 is a mirror of these.

# PROPERTY INFORMATION

**Postcode:** WA13 0BU

**Services:** Mains water and electricity, drainage.

**Predicted EPC Rating:** The room measurements have been provided by Gleave Homes and have been taken off-plan. Potential purchasers to verify room sizes before purchase.

**Local Authority:** Warrington Borough Council. Telephone: 01925 443322.

**Council Tax:** Band to be assessed.

## Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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