



 **gleave
homes**
traditional aspects
with contemporary living

GREAT MORETON PARK
NEW ROAD, MORETON


JACKSON-STOPS

INNOVATION, QUALITY AND DESIGN.

Gleave Homes is a family-run property developer based in Alderley Edge, building thoughtfully designed homes across Cheshire and South Manchester since 2004. With an emphasis on quality and craft, each project is approached with care - from architectural detail through to finish - creating homes that are both enduring and liveable.

Traditional elements are blended with contemporary layouts and natural materials, ensuring each space is tailored to modern life without losing character. The team remains hands-on and approachable, with a commitment to delivering a personal experience and a home that feels considered from every angle.

LIVING AT GREAT MORETON PARK.

Great Moreton Park sits on the edge of open countryside, offering a quiet, green setting with excellent connections. The development has been carefully planned to balance privacy, space and a sense of community - ideal for family life. Nearby, the market towns of Congleton and Sandbach offer independent shops, cafes and good schools, while direct trains from Crewe make commuting simple. Crewe itself is close by, with fast connections to London and beyond. The development is also just a few miles from the M6 and within easy reach of Manchester Airport, making both national and international travel straightforward. There are ample inviting pubs and local amenities nearby, adding to the appeal. For those seeking a semi-rural location with everyday essentials close at hand, Great Moreton Park offers the best of both worlds.



“OUR AIM IS SIMPLE:
TO BUILD HOMES WE’D BE
PROUD TO LIVE IN OURSELVES
- IN LOCATIONS FAMILIES
CAN GROW INTO.”

Chris and Emma Gleave

**AN EXCLUSIVE OPPORTUNITY TO PURCHASE OFF PLAN
GREAT MORETON PARK, NEW ROAD, MORETON**

THREE CONTEMPORARY HOMES WITH
A RARE, RURAL OUTLOOK – AVAILABLE
TO BUY OFF PLAN NOW.



DISTANCES

CONGLETON
3 MILES

SANDBACH
6 MILES

HOLMES CHAPEL
7 ½ MILES

MACCLESFIELD
12 MILES

MANCHESTER
AIRPORT
21 MILES

(DISTANCES
APPROXIMATE)

KEY SELLING POINTS

- Oak staircase hallway
- Dual aspect lounge
- Formal dining room
- Open plan kitchen/living
- Large utility and store
- Principal suite with Juliet balcony
- 2nd en suite bedroom
- 3 double bedrooms
- Bright family bathroom
- Landscaped gardens and terrace
- Private parking
- Detached double garage
- Leicht kitchen, NEFF appliances
- Duravit and Hansgrohe bathrooms
- Porcelanosa tiles
- Air source underfloor heating
- Oak shaker style doors
- CAT5 room cabling
- 10-year new home warranty
- EV charging point
- Fibre broadband

GUIDE PRICE £1,250,00 FOR EACH HOME

DESCRIPTION

Situated with views of the Great Moreton Hall estate, this new development by Gleave Homes presents a rare opportunity to purchase one of three detached houses off plan, with completion due in spring 2026. Each home spans over 2,650 sq ft and is designed with a focus on natural light, space and functionality. Interiors centre around a large open-plan kitchen, dining and family area, opening onto generous landscaped gardens via sliding doors. A separate formal lounge, dining room and a spacious utility offer excellent flexibility for modern family life. Upstairs, five double bedrooms are arranged across one floor, including a principal suite with a Juliet balcony and two further en suites.

The houses sit in a quiet, rural setting overlooking parkland and the Grade II*-listed Great Moreton Hall – a gothic

revival masterpiece by Edward Blore. The three homes take their names from key figures in the Hall's remarkable history: Ackers House after George Ackers, who purchased the estate in 1814; Bellot House after the Bellot family, who held the manor for over 300 years previously; and Blore House in tribute to Edward Blore, the celebrated architect who designed the current Hall in the 1840s. Gleave Homes is known for delivering contemporary countryside homes with enduring quality and attention to detail. Finishes include a Leicht kitchen with NEFF appliances, bespoke Duravit bathrooms, Porcelanosa tiling, underfloor heating powered by an air source heat pump, and plush carpets in key rooms. Each home also has private parking, a detached double garage, electric car charging and fibre broadband. Early buyers may influence final specification.

PROPOSED SITE PLAN











GARDENS & GROUNDS

Overlooking stunning Cheshire countryside with views of Great Moreton Hall, these houses are architecturally considered and expansive throughout. Set off the road with a private drive into the development, each home has ample parking, a detached garage and generous gardens of just under half an acre. Rear elevations pair traditional red brick with full-height glazing in a clean, contemporary take on rural architecture – designed to maximise natural light, frame the views, and create a seamless connection between house and garden.





LOCATION

This peaceful, semi-rural setting in Moreton cum Alcumlow adjoins the historic grounds of Great Moreton Hall and enjoys uninterrupted views across open countryside. Though surrounded by farmland, the location is well connected – within easy reach of Congleton, Sandbach and Holmes Chapel, with motorway links nearby and fast rail services to Manchester and London.

Locally, there's a strong sense of community and plenty to enjoy; award-winning Halton Farms is known for its popular milk shack, while nearby attractions include Little Moreton Hall (National Trust), Rode Hall and Gardens, and the scenic walking trails at Mow Cop. Independent shops, pubs and good schools in the surrounding villages make this an idyllic yet practical place to put down roots.

DIRECTIONS (CW12 4RX)

WHAT3WORDS: [equal.spring.bill](#)

Google 'Great Moreton Park Cheshire'

PROPERTY INFORMATION

Tenure: Freehold.

EPC: To be assessed.

Services: Air source heat pump and underfloor central heating to ground floor (water). Mains electricity and water. Private sewage treatment system.

Agents' Notes:

- There will be a service fee payable to the management company for upkeep of communal areas. Price TBC.

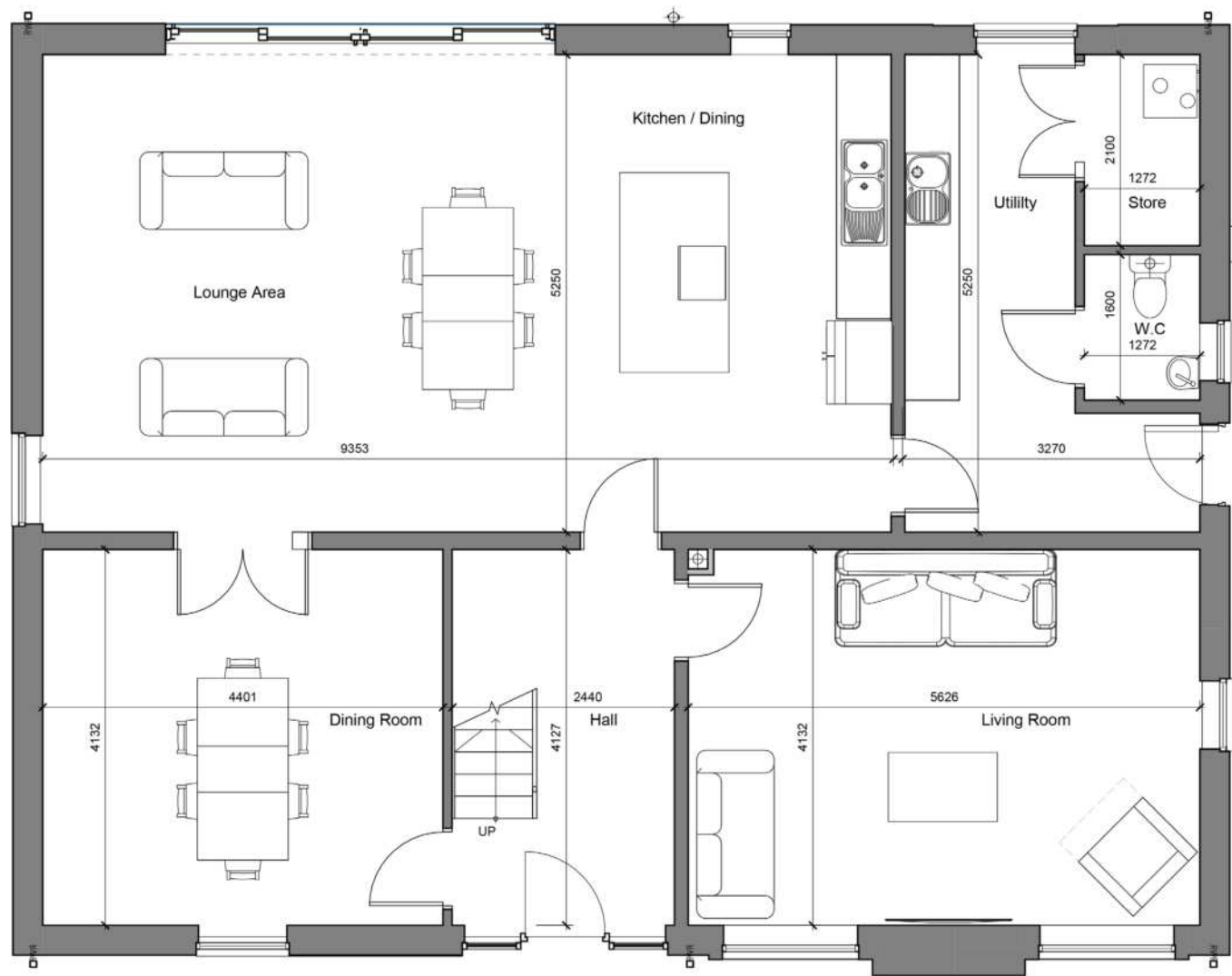
Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

Council Tax: To be assessed.

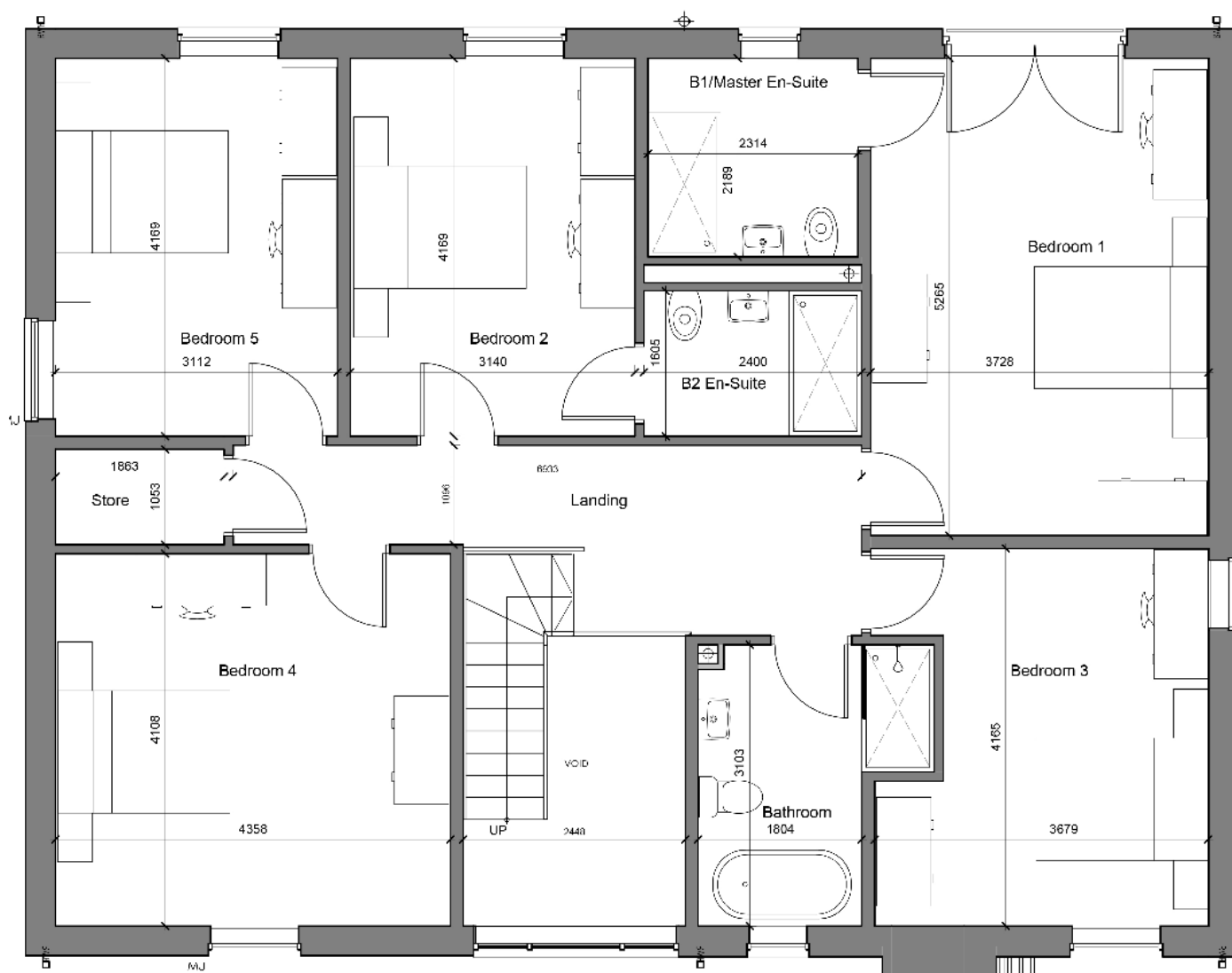
GREAT MORETON PARK
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APPROX. NET INTERNAL FLOOR AREA 2,650 SQ FT / 246 SQ M



Ground Floor

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy,
however all measurements are approximate.
This floor plan is for illustrative purposes only
and is not to scale.



First Floor

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.

Brochure by kameleonagency.com

ALDERLEY EDGE

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rightmove 



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