Brereton Grange
Newcastle Road
Arclid
Cheshire
CW11 2UE

MORRIS

Brereton Grange

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MORRIS

Brereton Grange. Where the world is quiet.

You may not have heard of Arclid. That's the beauty of it.

It's a pretty village hidden away in East Cheshire amongst beautiful countryside, and home to our stunning new development Brereton Grange.

A unique collection of 1, 2 and 3 bedroom mews homes and 3, 4 and 5 bedroom detached homes designed and built for those who want to enjoy modern day living in a historic location.

Arclid is the kind of place you escape to. Where the air feels cleaner and life unfolds at a much more pleasant pace.

We'd like to say, "hurry up and visit us" but that wouldn't be very 'Arclid' at all.

Brereton Grange feels a million miles away but it's far from it.

Brereton Grange certainly has a charming rural feel but it's surprisingly close to many of the North West's most interesting and vibrant towns and cities.

Junction 17 of the M6 is just a mile away, and a little further along the motorway are the ever popular areas of Holmes Chapel and Knutsford. Sandbach railway station is less than 4 miles and is on the main Crewe to Manchester line and Manchester Airport is 25 miles away for when you're travelling further afield.

Take your pick

At Brereton Grange you're close to not one but three large towns and cities, each very different but each equally appealing. There's the obvious draw of employment but if you're looking for things to do outside of work you're spoilt for choice.

Sandbach

Just 2.4 miles down the road you'll find Sandbach – a pretty, historic market town that's mentioned in the Doomsday Book. Although it's famous for its Thursday market, Sandbach also has a number of unique and interesting shops, not to mention plenty of places to eat and drink.

Manchester

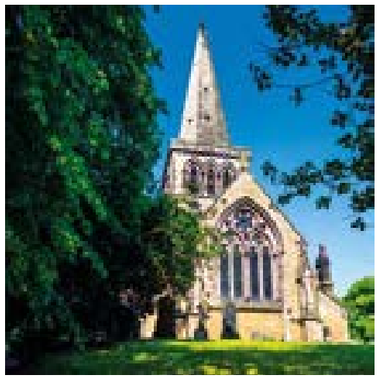
The capital of the North, with everything you could want in the way of shopping, restaurants, entertainment and nightlife. Manchester's revival over the last few years has seen it quickly become a national go-to destination.

Chester

Where else can you discover Romans alongside Penguins? Chester is steeped in Roman history and full of beautiful Tudor architecture. It offers a vibrant nightlife and a wealth of bars and restaurants to suit all tastes. Oh, and there's nearly every animal under the sun residing a short distance away at the famous Chester Zoo.

There's nothing like feeling part of a rural community.

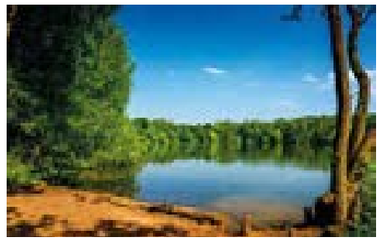
Arclid has less than 500 residents, so it's impossible not to feel part of a warm and welcoming community. With peaceful, open countryside surrounding you in every direction and buildings dating back to 1700, it's a far cry from the hustle and bustle of modern day life.



Great schools and fantastic weekend activities.

There are a number of nursery, primary and secondary schools in and around Arclid, all with good OFSTED ratings, giving you a choice of quality education. After your little ones have exercised their brains, it's time to have some fun.

Brereton Heath local nature reserve is a great place to take them at the weekend; there's over 50 acres of woodland to explore and a 15 acre lake. Wheelock Hall farm is another favourite with the young ones,



with a play area, cute tearoom and even cuter animals to get close to. Then of course there are plenty of sports facilities in nearby Sandbach including Sandbach Leisure Centre plus two excellent golf clubs. What's more, you're never far from a countryside pub or restaurant.

Think differently and the result is something spectacular.

We know that a house doesn't make a home. A home requires love, care and that little bit of magic that you can sometimes see, and always feel.

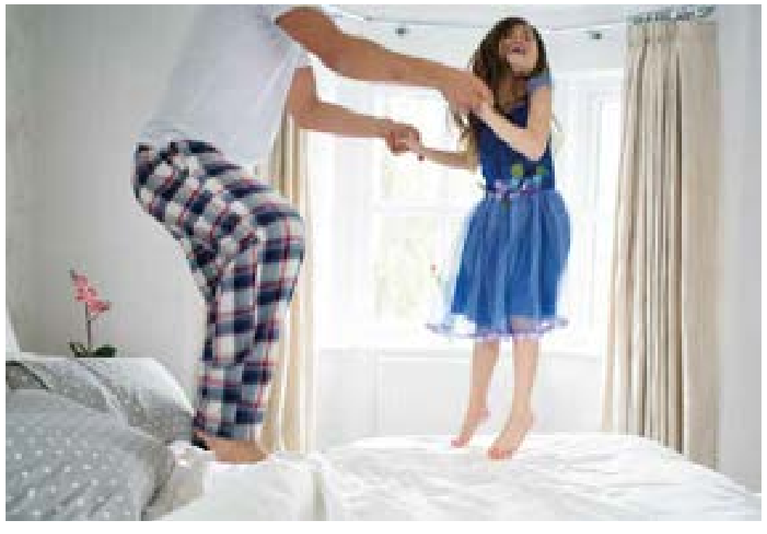
That's why we don't just build houses for our customers; we give them places they'll be proud to call home - quality homes that are characterful, individual and "just feel right".

How do we do it? By thinking outside the box. When we're planning, designing and building any new development, we open our minds to new ideas and new opportunities. It's a different approach, but it works. Our homes and developments are wonderfully individual. They inspire and surprise our customers and we're proud to say, they're miles away from average.

THINKING OUTSIDE THE BOX

"The attention to detail on the outside and the layout of the house inside is by far the best that we have seen."
– Jenny, Oakwood View

"The streets are so very spacious and are full of attractive features such as lovely blocked paving."
– Simon, Crompton Place



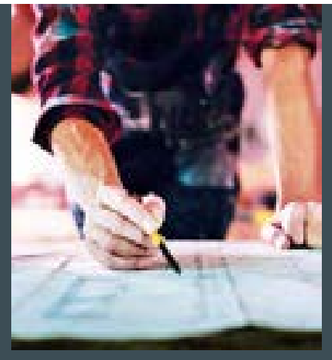
From the architect

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

Brereton Grange may be close to Sandbach but it has a rural feel to it - so we've retained many of the original trees and included ornate railings, Cheshire railings, informal mowed grass paths and hedge planting to ensure character in outside areas.

Crafted detailing such as brick eaves, stone cills, fanlights and feature tile hanging reflect the Victorian era in which many local homes were built.

Inside, the variety continues. Some homes have been designed to feature beautiful vaulted ceilings, which give a light and airy feel to a room as well as that elusive wow factor every customer desires.



With all Morris homes every single square metre of space has been considered so we make the best use of it.

Expect more as standard.

We're quite picky about who we choose to partner with. After all, compromise isn't in our vocabulary.

Just like you, we expect everything to be perfect, so our fixtures and fittings are supplied through partnerships with renowned brands who have a reputation for reliability, innovative design and craftsmanship.

Roca NEFF Villeroy & Boch 1748

PORCELANOSA amtico

Expect to make it your own.

"The individuality of each property, the feature window in our master bedroom, the high ceilings, the spacious kitchen/diner; they are all reasons why we think Morris is a top rated builder."

"We were impressed by the whole process of buying our house and we particularly enjoyed the choices we were offered on tiles and fittings."

Adding your own personal touch is a big part of the excitement of moving into a new home.

We're all for individuality at Morris, and many of our customers choose the fixtures and fittings, that suit them most.

With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.

The buying process at a glance.

Visit the site

It's hard to put into words the lovely rural feel of our Brereton Grange development. You need to come and experience it for yourself. As well as discovering more about the site, the layout and the styles of homes, you can get to grips with the local area and its amenities.

See our showhome

We love to show off our showhomes. They're here to inspire and surprise you. With beautiful interior decor and attention to detail it's your chance to see the quality that sets our homes apart. Look around, and start to imagine what it will look like with your furniture in it.

Choose your home

We have 25 different house types at Brereton Grange and only you can decide which best suits you. Consider the number of bedrooms, whether you need a utility room, an open plan kitchen/diner or a south facing garden.

Make financial provision

Speaking to an Independent Financial Advisor before you buy your new home can be really useful. If you haven't spoken to one already our Sales Advisors can put you in touch. They can advise you on the amount you can borrow and tell you more about the government's buying scheme, like Help to Buy.

Reserve your home

The process is quite straight-forward. You must be in a position to buy, either you've sold your current home (subject to contract) or, if you're a first time buyer, have a mortgage in principle. A small reservation fee will be required and then you'll have 28 days before you need to pay a deposit (between 5-10%).

Select fixtures & fittings

Now's the time to personalise your home. Your Sales Advisor will run through the options available to you like kitchen worktops and cupboards and bathroom fixtures and fittings. Every Morris home comes with high specification appliances and fittings from partner brands such as Villeroy & Boch and Neff, but you can upgrade further with additional extras.†

Sign paperwork

This is it, all that dreaming has led you to this exciting moment. Put pen to paper and your new Morris home is yours! All the paperwork will be with your solicitor; just arrange a time to sign.

Collect keys

When you collect the keys to your new home it all feels very real and so incredibly exciting! Your keys will be waiting for you in the Marketing Suite on the day you complete.

Move in

The big day! A day of utter excitement mixed with (we won't lie) a lot of physical work. It's true that moving all of your belongings into your new home can be tiring. But once you're in, you can unpack at your leisure and it's the start of an exciting future in your new Morris home.

†Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary be development. Please ensure that you check for specific development and plot details. Images are representative only.

Here to support you

Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Independent Financial Advisor if you use one.

Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.

Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

Why buy NEW?

Here are just a few reasons why buying new could be right for you:

Insulated loft / walls

Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.

Less time renovating more time living

Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.

NHBC Warranty

Every Morris home is covered by NHBC Buildmark warranty. This means that you're protected for ten years after completion.

Reduce water usage by 30%*

Serious about saving water? We are too. It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.

Less stressful move & peace of mind

Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.

Energy efficient homes

SAVES YOU MONEY

When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

*Research conducted by new-homes.co.uk, 2016. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.

Notes

Our houses, your home.