




MORRIS

Egerton Park

To others, it's heritage.
To you, it's home.

Egerton Park quite simply has it all.

Located in the leafy yet cosmopolitan town of Altrincham, it's a little piece of Manchester's past nestled in the heart of Manchester's present. The development includes a collection of stunning 1 and 2 bed apartments, 2 and 3 bed mews homes, as well as a selection of 3 and 4 bed detached properties with gardens.

If it's something a little more industrial you're after, we have that too – the grade II listed Linotype factory building that was once at the forefront of the global printing industry. It will be home to a range of unique apartments with a truly urban feel. There are 3 letters that spring to mind when you think of Egerton Park. W.O.W.



The place to be.

Full of restaurants and bars, brimming with excellent schools and close to the green fields of Cheshire, it's no surprise Altrincham is a sought-after area.

But if you fancy something a little different, Altrincham's quirky and vibrant market tops the bill. Filled with worldwide inspired eateries, home brewed beer and live music aplenty, it's the place to spend a weekend.

Altrincham has always been a great commuter town. But whilst past inhabitants would have hopped on a barge to work, today a direct tramline into Manchester is just a 15 minute walk away. The train station is a 5 minute drive too and if you're really going places, Manchester Airport is 15 minutes by car.



Take your pick

With both city and green spaces as its next-door neighbours, there's plenty to see and do around Altrincham.

Manchester

Brimming with everything city life has to offer, one of Britain's most vibrant cities is just a 20 minute tram ride away. Brilliant for a blast of retail therapy or a night on the town.



Dunham Massey

A small countryside village peppered with listed buildings, Dunham Massey is great for enjoying some outdoor adventure. And with the grounds of its very own stately home, Dunham Massey Hall, being open to the public, it's the perfect place for a picnic and a bit of deer spotting!



Hale

Smart, upmarket and full of stylish Cheshire boutiques, Hale offers a more relaxed shopping alternative to Manchester city centre. And being right on your doorstep, it's perfect for an impromptu brunch or drinks with friends.



Something for the weekend

Spend your Sunday mornings hitting the jacuzzi or indulging in a massage at the luxurious Hale Country Club. Or take a stroll along one of the many canal routes right beside the development.

There are plenty of local golf, rugby, football and lacrosse clubs and a cinema to keep you entertained. But if you and the kids fancy something a little 'cooler', Altrincham also has a fabulous ice rink.

Fantastic schools

Altrincham also has some brilliant schools, including both the Altrincham Grammar Schools for Boys and Girls, Loreto Grammar and nearby Sale Grammar; all of which prove a huge pull for many people moving into the area.





Think differently and the result is something spectacular.

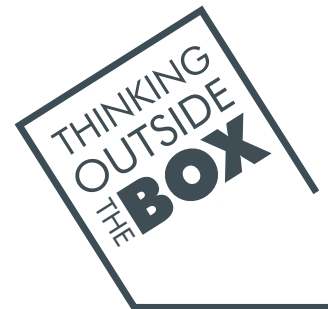
We know that a house doesn't make a home. A home requires love, care and that little bit of magic that you can sometimes see, and always feel.

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.

"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



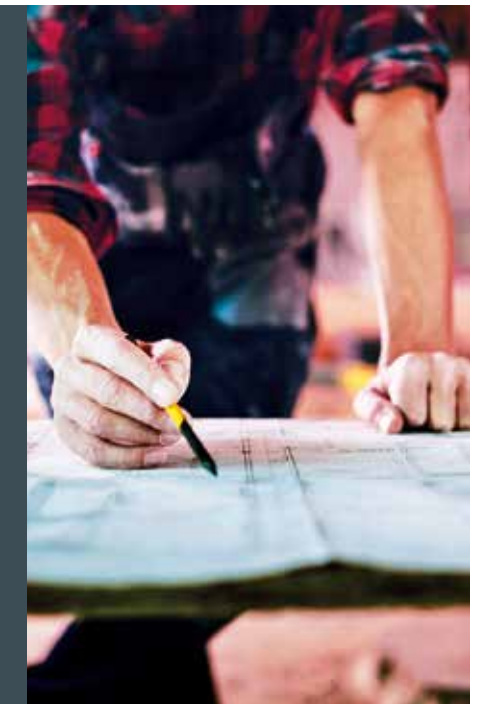
From our architect.

Designing for Morris is always exciting, but even more so at Egerton Park. Here, maintaining a balance between the original architecture and creating contemporary living spaces was a challenge to relish.

The urban feel of the boiler house and homes along the canal were kept. And bespoke homes were designed to preserve the gable wall of the Matrix Building. The terracotta brick is true to the original and

the steel cladding is a fitting homage to its industrial past. Even inside, we remained sympathetic to the past, ensuring the layout of the boiler house made the most of the beautiful existing windows.

The more suburban look of the render and surrounding properties meanwhile, provides a contrast. This goes for the street designs too, offering plenty of parking spaces, access to the canals and a children's play area.





Expect more
as standard.



Expect to make
it your own.

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



"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."

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, and the specification of appliances that suit them most.



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



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**
 To truly experience the charm of Altrincham and see how unique Egerton Park is – visiting is a must. 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.
- Look around 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**
 From quirky conversions to beautiful family homes, we have over 28 different house types at Egerton Park. 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, Help to Buy.
- Reserve your home**
 The process is quite straightforward. 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 by 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.

Notes

Our houses, your home.

*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.



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Altrincham
WA14 4EB

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Sales enquiry line:
0845 601 5667 | morrishomes.co.uk



Egerton Park

2, 3 & 4 bedroom homes.

 The Belton
3 Bedrooms

 The Bollington
4 Bedrooms


 The Capesthorpe
3 Bedrooms

 The Dalton
4 Bedrooms

 The Didsbury
3 Bedrooms

 The Edgeware
2 Bedrooms

 The Matrix
4 Bedrooms

 The Melford
3 Bedrooms



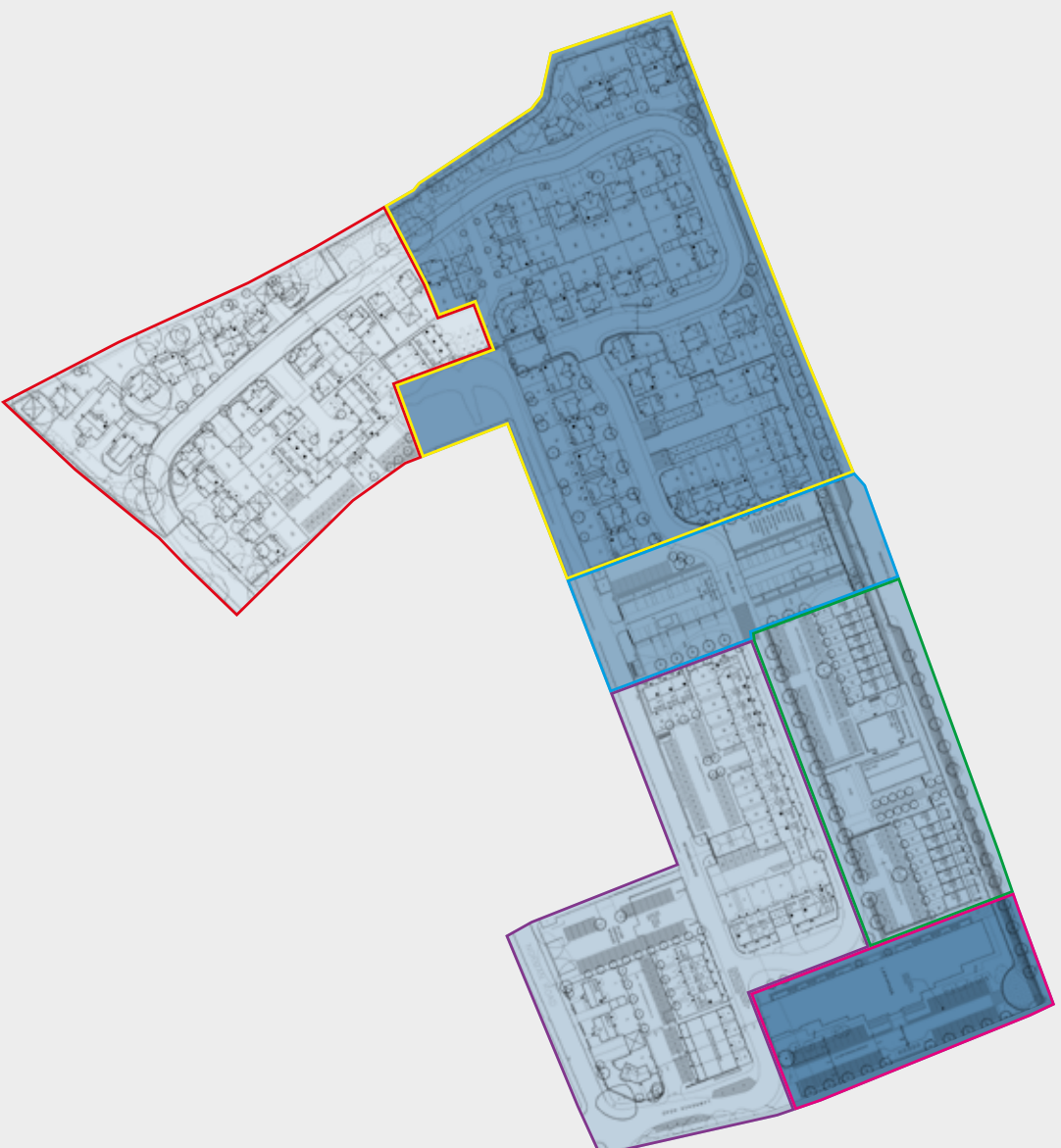
Future Development

Future Development



Palatino

Details correct at time of going to print. This plan is not to scale. It is a two-dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval. Morris reserve the right to change the layout of the development and house types without prior notice.



- CALEDONIA
- PALATINO
- WILLOW
- CLARENDON
- CASLON
- THORNDALE

Site map

Egerton Park

Norman Road, Altrincham, WA14 4EB