



HAYESCROFT
DIDSBURY



HOMES

PH HOMES

PH COUNTRY HOMES

PH PRIVATE CLIENT

PH MALLORCA



HOMES



HAYESCROFT
DIDS BURY

SEVENTEEN STUNNING DETACHED AND SEMI-DETACHED FAMILY HOMES
SET WITHIN 7.7 ACRES OF PRIVATE GROUNDS.



DIDSBURY VILLAGE...

...exudes a bohemian feel, with its many independent boutiques, cafe bars, pubs and restaurants mixed in with a number of the national retailers. The village is renowned for its many festivals, offering a great bond between the local community with a variety of events ranging from Summer Fairs, Historic Building Tours, Art and even a Beer Festival.





LIVING IN DIDSBURY

Didsbury has long been recognised as the preferred location for Manchester's most innovative and influential thinkers. A leafy suburb with a fine housing stock but located close to Manchester city centre it revels in the best of both worlds. The vibrant village centre offers an eclectic mix of deli's boutiques restaurants and bars whilst numerous parks and gardens cater for more reflective moments.

Distinguished by a blend of the artistic and professional, its unique cultural make up fosters a real sense of community which has always set Didsbury apart. Recent expansion of Manchester's world class Hospitals and Universities and the emergence of Media City has seen an influx of new residents and strengthened its reputation as the location of choice for Manchester's most enlightened.

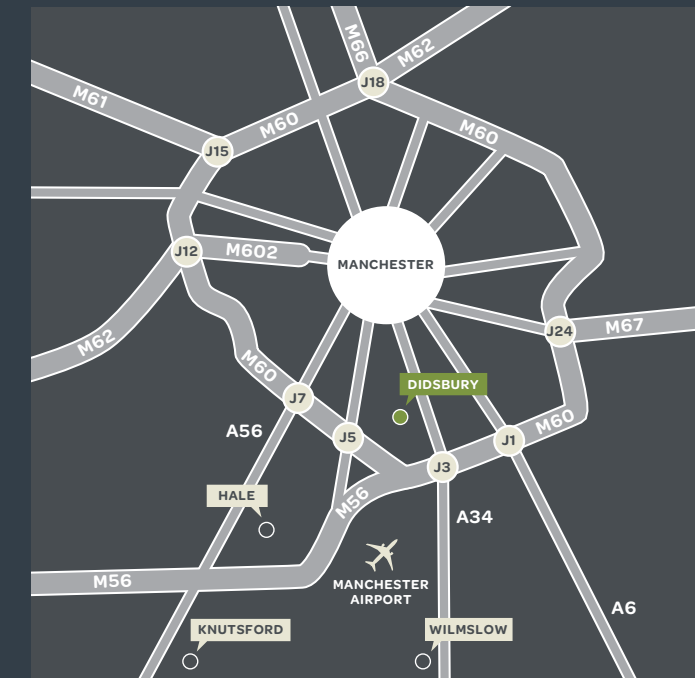




A WELL-CONNECTED LOCATION

Didsbury marked the finishing line for the 1910 London to Manchester air race, which heralded the first plane ever to land in Manchester from outside the city. Since then, transport links have improved somewhat, and this vibrant, bustling village has become a magnet for commuters, with its convenient location so close to Manchester city centre and the

major motorway networks. Manchester International Airport is just fifteen minutes away, and Manchester city centre just a short train journey from the village. Metrolink stations Didsbury Village and West Didsbury provide easy access to Manchester's superb tram system.







THE
COSMOPOLITAN...

...village offers a wide variety of pubs and restaurants offering cuisine from around the world
to ensure the vibrant village atmosphere continues into the night.

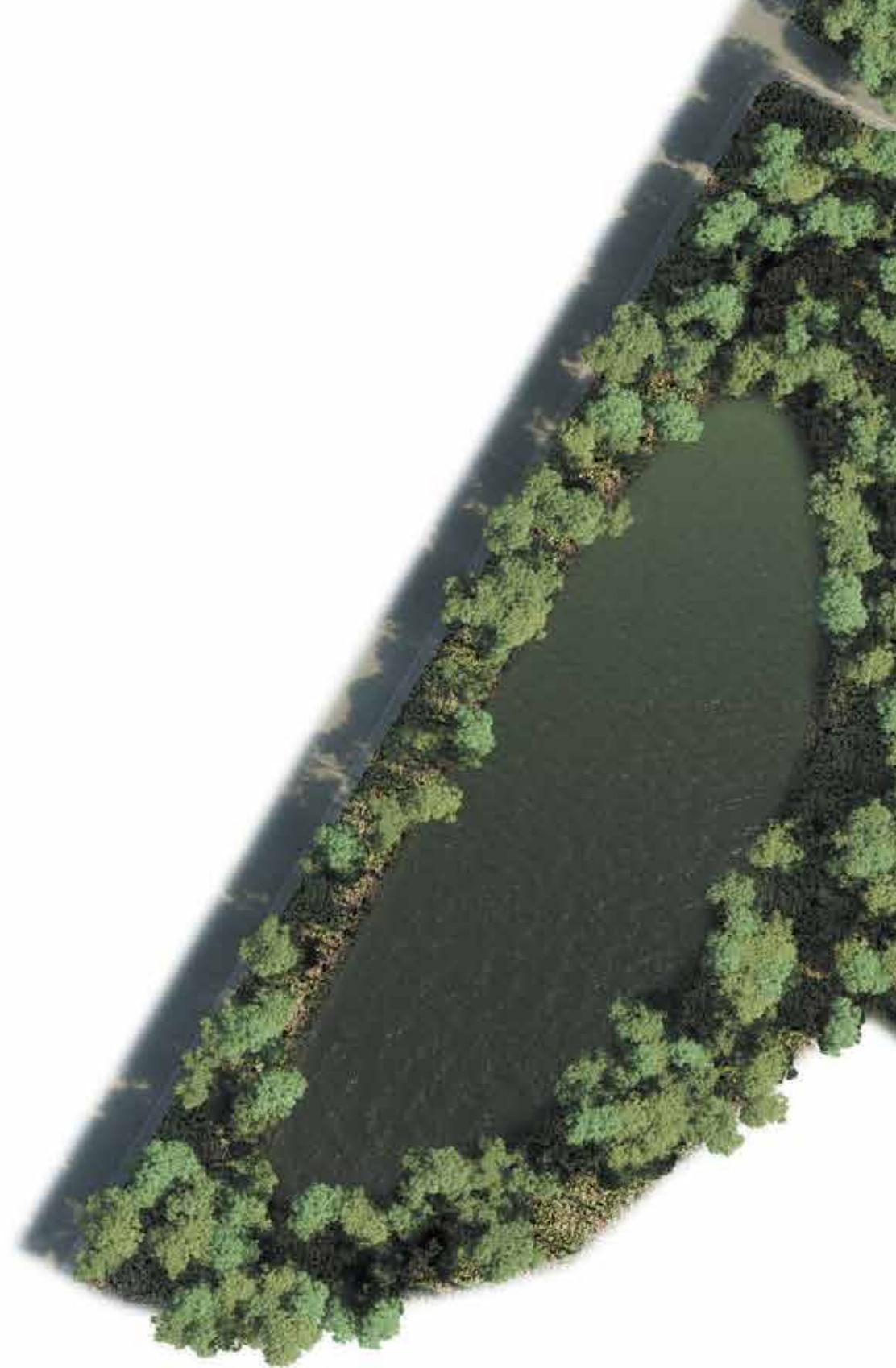
SITE LAYOUT

Located at the end of a long private drive Hayescroft comprises 17 detached and semi-detached family homes each with their own private garden and garaging.

Surrounded by nearly eight acres of private grounds, part of which is designated as a site of special biological importance, the homes at Hayescroft enjoy a unique environment. Comprising mixed woodland, a lake and stream, the site is its own mini ecosystem which provides a fantastic habitat for a wide variety of woodland flora and fauna an exquisite contrast to the manicured fairways of the adjoining golf course

As home to Emily Wilkinson founder of the RSPB Didsbury enjoys a reputation for conservation and residents at Hayescroft have an opportunity to continue this tradition as custodians of this unique wildlife habitat.

Watching the resident herons fishing amongst the lily pads on your own private lake or Fox cubs playing amongst a carpet of sun dappled blue bells it's hard to imagine a more idyllic setting for your home.





**THE
LOWRY**

5 bedroom
detached home
with double
garage



**THE
CHETHAM**

5 bedroom
detached home
with garage



**THE
PANKHURST**

5 bedroom
semi-detached
home with
garage



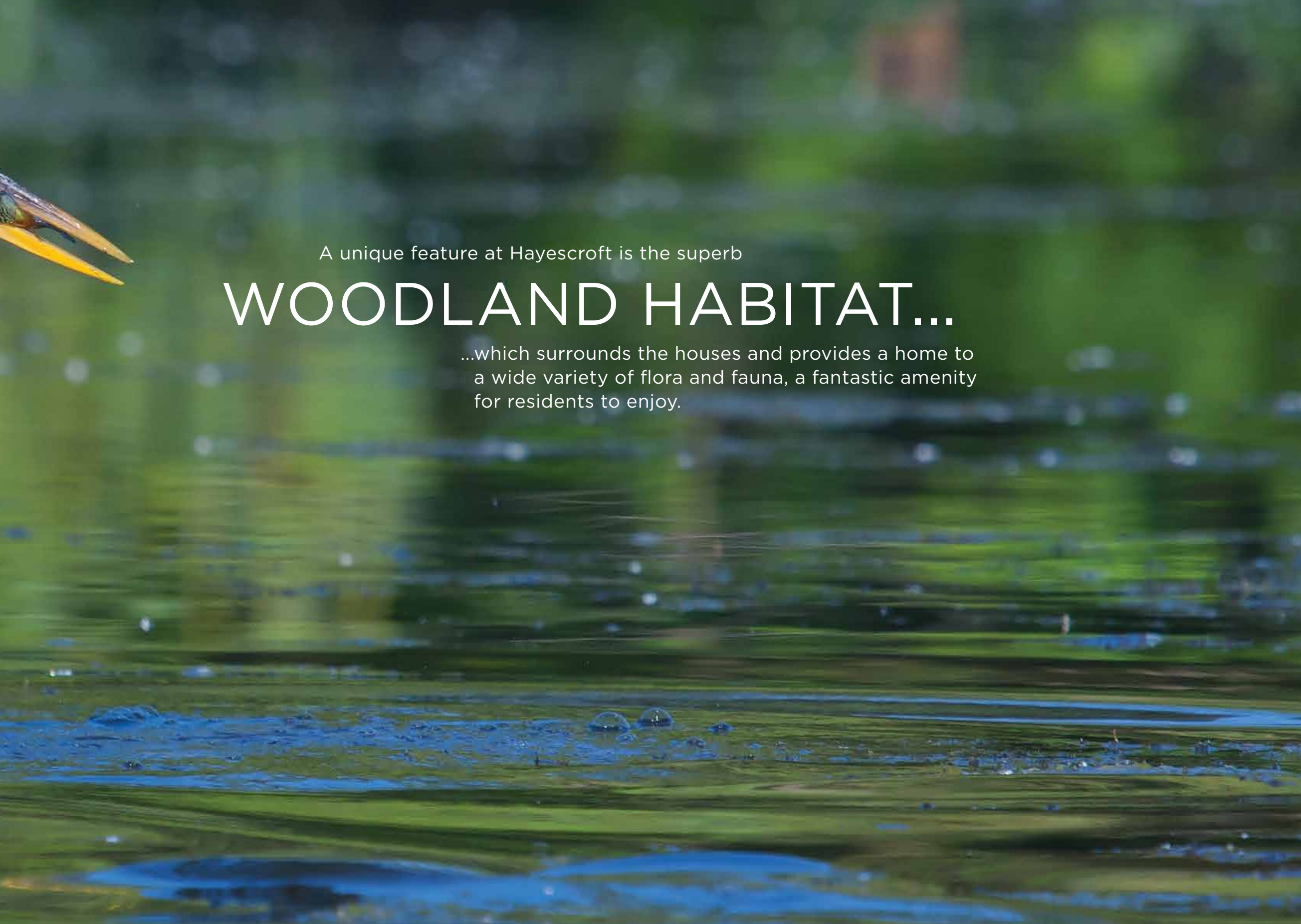
**THE
DALTON**

6 bedroom
detached home
with detached
double garage



Possible location of gate house
(Subject to planning permission)





A unique feature at Hayescroft is the superb

WOODLAND HABITAT...

...which surrounds the houses and provides a home to a wide variety of flora and fauna, a fantastic amenity for residents to enjoy.





HOUSETYPES

All of the house types at Hayescroft have been named after famous Mancunians from the world of art, science and politics. The architecture at Hayescroft has also been inspired by the past taking its cue from the grand Victorian villas which characterise the village of Didsbury.

Towering gable pikes and chimneys create imposing facades, period detailing including sash style windows, high ceilings and steeply raking slate roofs pay homage to the past but sharp stone detailing to windows and doors and a modern interpretation of traditional joinery details finished in a cool contemporary grey bring the architecture into the 21st Century.





THE LOWRY

5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE

The only one of its kind at Hayescroft, a true original. The Lowry provides superb family accommodation over two floors comprising three reception rooms, five bedrooms, three bathrooms and an integral double garage.

The ground floor features an enormous kitchen dining family room which opens to the garden via two sets of sliding folding doors. A separate lounge and study provide accommodation for more formal occasions and a huge utility and integral double garage provide practical space for life's day to day essentials. A large separate WC completes the ground floor accommodation.

The first floor accommodation is dominated by the imposing master bedroom suite with huge ensuite bathroom and fitted dressing room. Four further bedrooms and two bathrooms provide ample accommodation for the rest of the family.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Breakfast/Dining Room	18'0" x 14'5"	5.50m x 4.40m
Family Room	16'2" x 10'7"	4.95m x 3.25m
Living Room	15'8" x 11'9"	4.80m x 3.60m
Study	10'2" x 9'2"	3.10m x 2.80m
Utility	10'5" x 6'10"	3.20m x 2.10m
WC	6'10" x 4'9"	2.10m x 1.45m
Garage	18'0" x 16'10"	5.50m x 5.15m

FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	14'5" x 14'5"	4.40m x 4.40m
Ensuite	13'9" x 8'10"	4.20m x 2.70m
Dressing	13'9" x 8'10"	4.20m x 2.70m
Bedroom 2	10'7" x 10'2"	3.25m x 3.10m
Ensuite	10'7" x 5'4"	3.25m x 1.65m
Bedroom 3	12'5" x 11'9"	3.80m x 3.60m
Bedroom 4	10'2" x 8'2"	3.10m x 2.50m
Bedroom 5	10'2" x 9'2"	3.10m x 2.80m
Bathroom	10'5" x 6'0"	3.20m x 1.85m



THE CHETHAM

5 BEDROOM DETACHED HOME WITH GARAGE

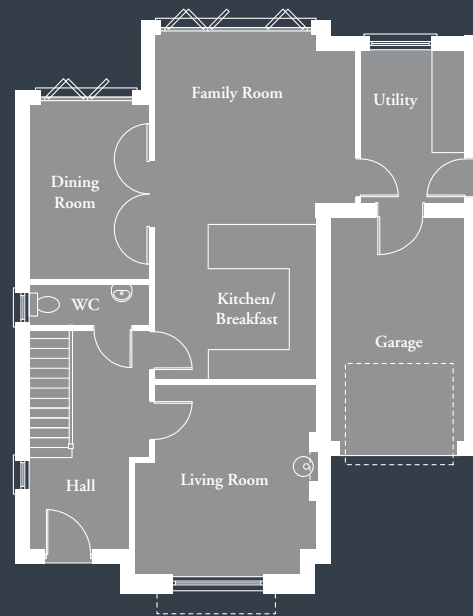
A beautifully composed family home with accommodation totally attuned to a modern lifestyle. A five bedroomed, three bathroom home with three reception rooms and an integral single garage.

The Chetham offers flexible accommodation over three floors. The ground floor will be the focal point of family life in particular the kitchen breakfast family area which opens to the garden via sliding

folding doors. A lovely separate living room provides a haven from the clamour of a vibrant family home.

A versatile dining room can expand your family space via double doors, or be closed off to create a more intimate feel. A large utility and integral single garage provide space for life's more practical considerations

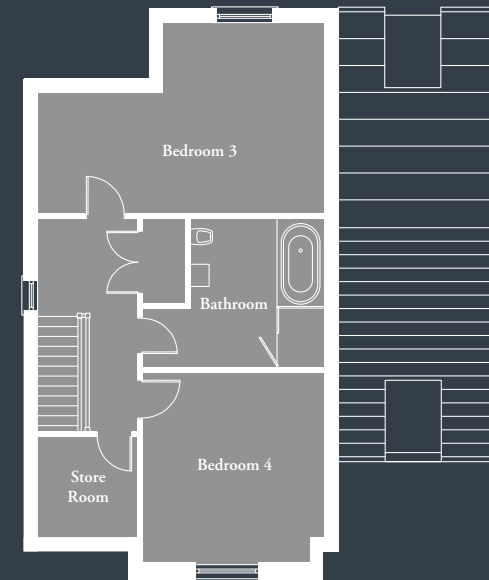
The focal point of the first floor is the opulent master bedroom suite with huge fitted dressing room and ensuite bathroom. Two further bedrooms one with ensuite bathroom at first floor and two huge bedrooms and family bathroom on the second floor provide extensive accommodation for the rest of the family. Alternatively bedroom five on the first floor could also form a useful study or computer room.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Breakfast	12'9" x 11'3"	3.90m x 3.45m
Family Room	14'1" x 13'1"	4.30m x 4.00m
Dining Room	12'11" x 8'10"	3.95m x 2.70m
Living Room	13'9" x 13'1"	4.20m x 4.00m
Utility	10'4" x 7'5"	3.15m x 2.30m
WC	8'10" x 4'9"	2.70m x 1.45m
Garage	16'4" x 9'6"	5.00m x 2.90m



FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	13'9" x 11'5"	4.20m x 3.50m
Ensuite	15'1" x 7'10"	4.60m x 2.40m
Dressing	12'9" x 9'6"	3.90m x 2.90m
Bedroom 2	13'9" x 12'1"	4.20m x 3.70m
Ensuite	7'6" x 7'6"	2.30m x 2.30m
Bedroom 5/Study	13'1" x 8'10"	4.00m x 2.70m



SECOND FLOOR	IMPERIAL	METRIC
Bedroom 3	20'11" x 13'9"	6.40m x 4.20m
Bedroom 4	13'9" x 13'1"	4.20m x 4.00m
Store Room	7'0" x 4'5"	2.15m x 1.35m
Bathroom	10'7" x 9'7"	3.25m x 3.00m



THE PANKHURST

5 BEDROOM SEMI-DETACHED HOME WITH GARAGE

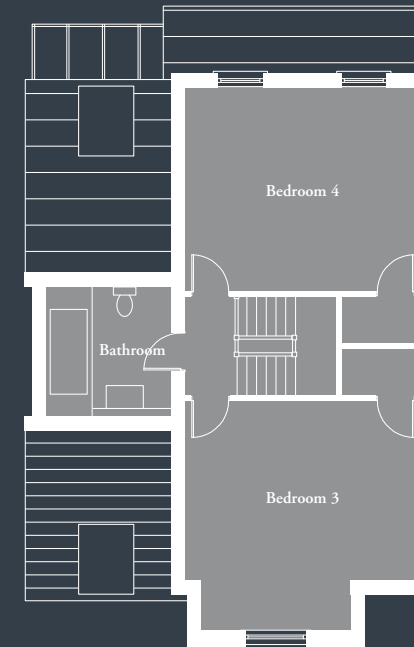
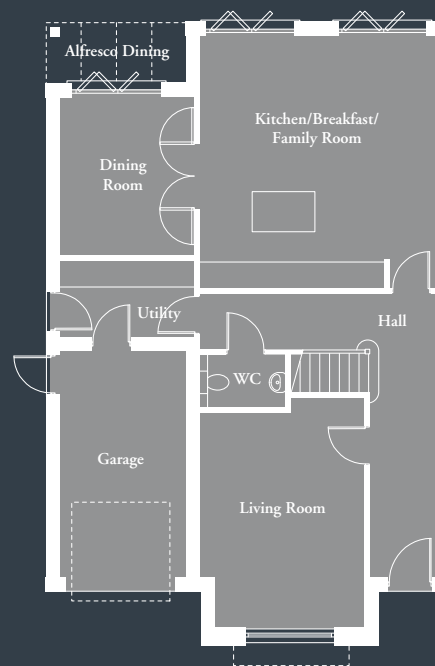
A five bedroom three storey semi detached home with superb accommodation comprising three reception rooms, five bedrooms and three bathrooms with a single integral garage.

The fulcrum of this forward thinking family home is the stunning kitchen breakfast family room, a flexible dining room can be opened to expand the space or closed off to create a more intimate room.

A large separate lounge is ideal for more formal occasions and a utility room and integral garage provide practical space for life's day to day essentials A large separate WC completes the ground floor accommodation.

A luxurious master bedroom with ensuite bathroom and fitted dressing room, plus two further bedrooms one with an

ensuite bathroom at first floor and two huge bedrooms and family bathroom on the second floor provide superb bedroom accommodation. Alternatively on the first floor bedroom 5 can easily be adapted to form a large study or computer room.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Breakfast/Family Room	19'4" x 17'4"	5.90m x 5.30m
Dining Room	12'5" x 10'4"	3.80m x 3.15m
Living Room	14'9" x 12'1"	4.50m x 3.70m
Utility	10'4" x 5'8"	3.15m x 1.75m
WC	6'10" x 4'11"	2.10m x 1.50m
Garage	16'4" x 9'6"	5.00m x 2.90m

FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	17'0" x 15'3"	5.20m x 4.70m
Ensuite	13'1" x 7'6"	4.00m x 2.30m
Dressing	13'1" x 5'2"	4.00m x 1.60m
Bedroom 2	17'4" x 14'3"	5.30m x 4.35m
Ensuite	9'6" x 4'11"	2.90m x 1.50m
Bedroom 5	15'3" x 9'10"	4.65m x 3.00m

SECOND FLOOR	IMPERIAL	METRIC
Bedroom 3	17'4" x 17'4"	5.30m x 5.30m
Bedroom 4	17'4" x 16'0"	5.30m x 4.90m
Bathroom	9'6" x 11'5"	2.90m x 3.50m



THE DALTON

6 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE

The largest house at Hayescroft The Dalton boasts a stunning dual aspect breakfast kitchen and family room, two further reception rooms, six bedrooms and four bathrooms and a detached double garage.

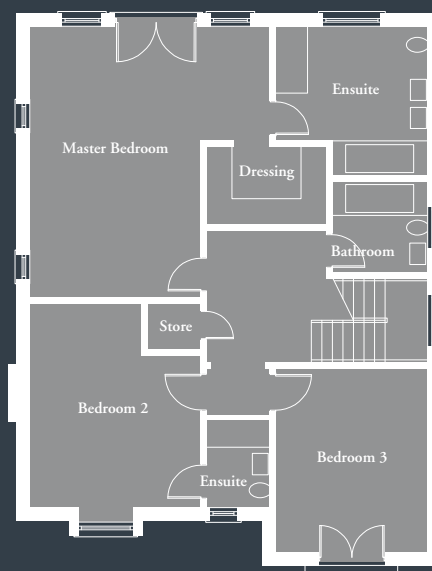
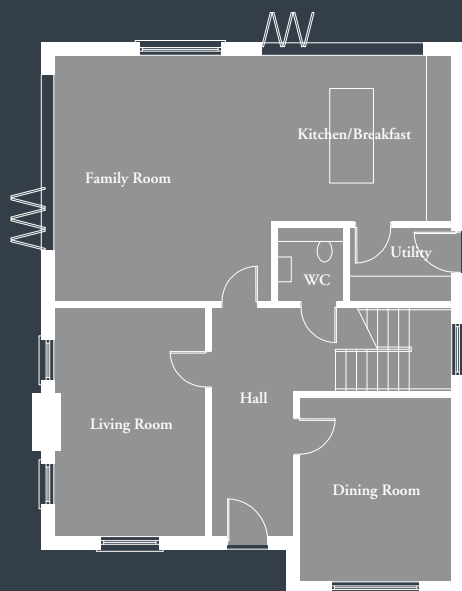
The nucleus of the house and dominating the ground floor is the huge breakfast kitchen and family area, two sets of sliding folding doors can be opened to form a dramatic dynamic space at one

with the garden. Huge separate living and dining rooms cater for more formal occasions and a large utility and detached double garage provide space for life's more practical considerations. A large separate WC completes the ground floor accommodation

The lavish master suite at the first floor with sitting area fully fitted dressing room and ensuite bathroom is the star of the show at the

first floor but two further bedrooms and bathrooms at this level provide equally impressive space for the rest of the family.

The second floor houses three further rooms one of which is a fully fledged guest suite with its own dressing room area and ensuite bathroom with two further bedrooms or a cinema/playroom and home office if you prefer.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Breakfast	13'9" x 12'7"	4.20m x 3.85m
Family Room	19'0" x 16'10"	5.80m x 5.15m
Living Room	17'6" x 11'9"	5.35m x 3.60m
Dining Room	14'1" x 11'9"	4.30m x 3.60m
Utility	7'10" x 6'2"	2.40m x 1.90m
WC	6'2" x 5'2"	1.90m x 1.60m

FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	20'11" x 14'5"	6.40m x 4.40m
Ensuite	11'3" x 10'2"	3.45m x 3.10m
Dressing	9'0" x 5'10"	2.75m x 1.80m
Bedroom 2	15'8" x 13'1"	4.80m x 4.00m
Ensuite	6'4" x 4'11"	1.95m x 1.50m
Bedroom 3	14'1" x 11'9"	4.30m x 3.60m
Bathroom	7'6" x 6'10"	2.30m x 2.10m
Store	4'3" x 3'7"	1.30m x 1.10m

SECOND FLOOR	IMPERIAL	METRIC
Guest Suite/Bedroom 4	16'8" x 12'9"	5.10m x 3.90m
Sitting	11'9" x 6'2"	3.60m x 1.90m
Ensuite	8'10" x 7'10"	2.70m x 2.40m
Dressing	8'10" x 5'2"	2.70m x 1.60m
Bedroom 5	15'1" x 13'5"	4.60m x 4.10m
Bedroom 6	14'1" x 11'9"	4.30m x 3.60m



SPECIFICATION

KITCHEN

A sleek handleless kitchen finished in a deep rich gloss with striking horizontal and vertical line work is the embodiment of contemporary style. Seamless Corian worktops, sink and large format ceramic floor tiles maintain the theme. Brushed stainless steel appliances by Neff including 'bake off' style slide and hide doors and ceramic induction hob ensure your kitchen is as practical as it is beautiful.

High gloss kitchen featuring:

- Stainless Steel finger grips
- Recessed Plinth
- Softmotion hinges and drawers
- Cutlery insert storage
- Pull out waste bins
- Single oven with slide and hide door and flex rails
- Built in compact oven with microwave
- Warming drawer
- Five zone flex induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Extractor hood
- Corian worktops
- One and a half bowl sink
- Single lever monoblock mixer tap

BATHROOMS

Each bathroom has been painstakingly designed to create maximum impact, the position of each tile is carefully considered to align perfectly with Villeroy & Boch sanitaryware and box section brushed stainless steel tile trims provide crisp sharp edges, minimalist glass screens to showers and huge back lit mirrors floating on a bed of light complete the look and high quality Hansgrohe brass wear ensures function is as impressive as form.



WARDROBES

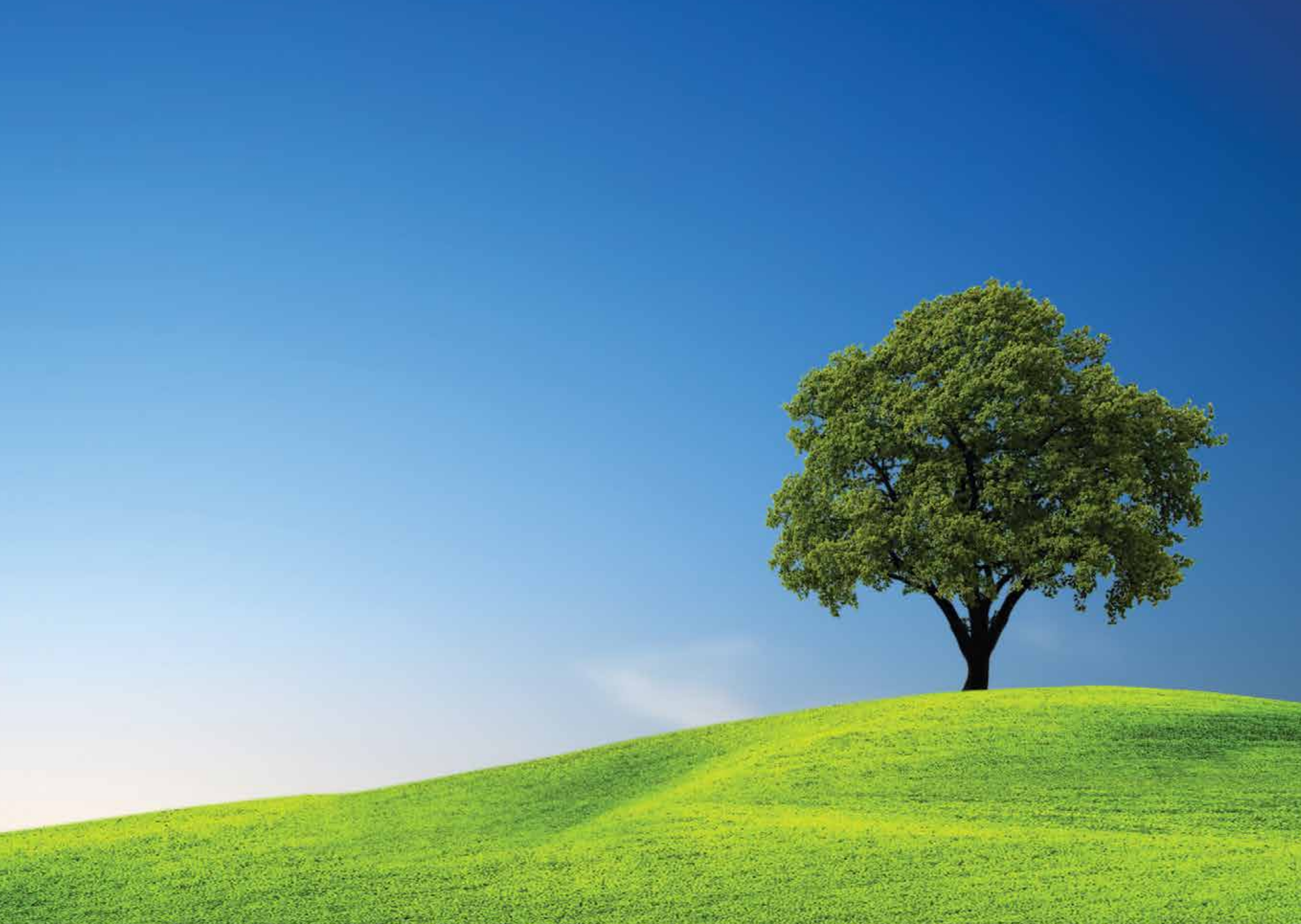
Sleek designer Italian wardrobes by Sangiacomo to the master bedroom carefully designed to form part of the room and become a focal point, a striking feature, not just a practical storage space.

CHOICES

Once contracts have been exchanged and subject to construction programme purchasers will be given the opportunity to personalise their property by choosing from a wide range of options for kitchen door colours, worktops and tiles.

GENERAL SPECIFICATION

- Feature fireplace to living room.
- Plaster cornice to ground floor.
- Pre-wired for Sky HD, 3D and Multiroom.
- Satellite dish.
- Flush mounted polished chrome light switches, to ground floor.
- Gas fired central heating.
- Comprehensive alarm system.
- LED lighting to the kitchen and all bathrooms.
- Polished chrome ironmongery.
- Hardwood veneered doors.
- Mains powered smoke detectors.
- Deep moulded timber skirting boards and architraves.
- Double glazed windows.
- Electrically operated garage door.



SUSTAINABILITY

A PH Home is not just about great design and specification we understand that your home is a long term commitment and it's our goal to build a home that is not just beautiful to look at but safe secure, economical to run, kind to the environment and flexible enough to cope with whatever life might throw at you.

With this in mind we have committed to three initiatives which promote these goals.

- 1. CODE FOR SUSTAINABLE HOMES**
- 2. LIFETIME HOMES**
- 3. SECURED BY DESIGN**

CODE FOR SUSTAINABLE HOMES

The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set by the building regulations. The houses at Hayescroft achieve code 4 status by incorporating the following;

Energy and Carbon Dioxide Emissions

High levels of insulation to your walls floors and roof space dramatically reduce the amount of energy required to heat your home reducing your energy consumption and gas bills.

Smart gas and electricity meters enable you to monitor your energy consumption and make any necessary adjustments to reduce consumption and make your home more efficient.

We provide a rotary washing line to encourage air drying of clothes and reduce electricity bills.

All white goods have an A+ energy rating or better to reduce energy demand and emissions.

Energy efficient light fittings throughout.

Provision of solar thermal panels and photovoltaic cells to selected plots provides electricity and hot water.

Each property has a designated cycle storage area.

Every house features a room which could be used as a home office to encourage working from home.

Water

Water efficient appliances and fittings reduce the consumption of potable water. A water butt collects rain water for reuse in the garden reducing demand for potable water supplies.

Materials

Sourcing materials locally and where possible reusing materials and ensuring that all timber is ethically sourced.

Surface Water Runoff

Surface water drainage system at Hayescroft has been designed using a combination of existing drains soakaways and the pond on site. This protects receiving waters from pollution and minimises the risk of flooding and other environmental damage in watercourses.

Waste

All properties have a utility space and kitchens include recycling bins to encourage the sorting of household waste ready for recycling. A dedicated composting bin is provided to help recycle and reduce the amount of household waste sent to landfill.

Pollution

Efficient condensing boilers limit emissions of greenhouse gases and energy use.

Health and Wellbeing

The houses have been designed to facilitate a relaxed and healthy lifestyle with well planned accommodation and private garden areas, light airy rooms with large windows reduce the requirement for artificial light.

The properties benefit from the provision of double glazing and high levels of thermal insulation also provide high levels of sound insulation.

Compliance with Lifetime Homes design criteria ensures that your home is flexible enough to cope with your changing requirements throughout your life.

Secured by design accreditation provides residents with additional security measures and a safer environment.

Management

A comprehensive guide to the features of your new home is provided to ensure that you take maximum advantage of all the features the home has to offer.

LIFETIME HOMES

The Lifetime Homes standard is a set of design criteria that provide a model for building accessible and adaptable homes for the future, the following measures have been incorporated into your home.

Car parking

Driveways have been designed to be wide enough to improve access for a wide range of people for example parents with young children and buggies, people with shopping or luggage and wheelchair users. It makes it easier to load anything into a vehicle, provides more space to get into and out of the car and helps when putting children into child seats.

Moving from the parking space to the home

The driveways are designed to be in close proximity to the front door of the house and the route to the front door has been designed to be level or gently sloping with no steps which makes getting between the home and the car convenient and as easy as possible for everyone. The short distance and lack of steps or slope helps with carrying luggage or children, it makes it easier if you're less agile, and keeps you drier if it's raining.

Entrances

The front door to the houses are well lit and have a level threshold, no steps, and are covered to provide some weather protection. Lighting at entrances helps people find locks and operate ironmongery, it also helps identify callers. A level threshold gives easy access to everybody - wheelchair users, parents with child buggies, kids with bikes, older people with walking frames, and is generally safer when entering or leaving the dwelling. Having weather protection overhead at the main entrance helps keep people drier whilst waiting for an answer at the door, or those with less dexterity or carrying children, who may take longer to unlock the door.

Doorways and hallways

The width of all doorways, and their approaches enables a wheelchair user to approach the doorway, open the door, and pass through it. Generally speaking, if a wheelchair user can approach and use a door, most other people, with or without reduced mobility, can.

Space to turn and move around

Living and dining areas have sufficient clear floor space to enable a wheelchair user to turn around. Other rooms have sufficient space for a wheelchair user to circulate and approach essential facilities. The aim is to make the dwelling accessible so that a visitor who uses a wheelchair user can socialise and use a toilet within the property.



Convenient bed-space

One of the ground floor reception rooms can easily be adapted to become a ground floor bedroom. An entrance level bed space is very useful if a member of the household is unable to access other levels of the house as it enables them to still have a bed space at home. It can also be helpful to have this space available if a relative needs to stay for a while, whilst recovering from an operation.

Accessible WC and potential shower

All homes have a wheelchair accessible WC on the ground floor and drainage available to enable the formation of an accessible shower if required. Providing drainage for a future accessible shower means that if accessible washing facilities are needed by the household in the future, a member of the household not able to use stairs for a time can then have sleeping space and toilet/washing facilities on the entrance level. The toilet and showering facilities on the entrance level may, in any case, be very helpful for a family regardless of any particular need.

Bathroom walls

Bathroom and cloakroom walls have been constructed so that they are strong enough to support grab rail and other fixings if these are required.

Possibility for stair lift and future through floor lift

Stairs in the houses have been specified to have adequate width to enable convenient use of a stair lift if this becomes required, and an invisible removable section has been incorporated in the first floor construction that could be removed, at some point in the future, to allow a lift to pass through.

If, in the future, a member of the household became less mobile, or began to use a wheelchair, then adaptations such as stair lifts or through the floor lifts would be essential for that person to move upstairs or downstairs. Without them, it would probably be necessary for the household to move to another, more suitable property, or have a large ground floor extension built. Having the above requirements means that the household can have either of these options installed as cheaply as possible, enabling continued access throughout the house, with minimum disruption to the home. This may prevent either a forced move or the need to build a large extension.

Potential hoist route

All houses have ensuite bathrooms, a short distance between the bedroom and the bathroom is convenient for everyone needing to go to the bathroom during the night, or from bed. If mobility is reduced the proximity of these two rooms is even more helpful. A person with minimal, or no mobility may want, or need, to use a ceiling tracking hoist to help them move between the rooms, the short distance and simple route is then even more important and the ceiling joists in the master bedroom have been strengthened to accommodate a hoist in the future.

Windows

Many of the windows at Hayescroft have been designed with low sills, sliding folding doors at ground floor level and french doors to some first floor rooms, this means that they can be opened by those with limited reach and a seated person can enjoy a view to the outside.

Sockets, switches and controls.

Sockets, switches and controls used on a day to day basis by the household located at heights that are comfortable to operate even by people with limited mobility.

Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life, creating a home for life, you need never move home again.





SECURED BY DESIGN

Secured by Design is the official UK Police flagship initiative supporting the principles of 'designing out crime'. Secured by Design focuses on crime prevention of homes and promotes the use of security standards for a wide range of applications and products.

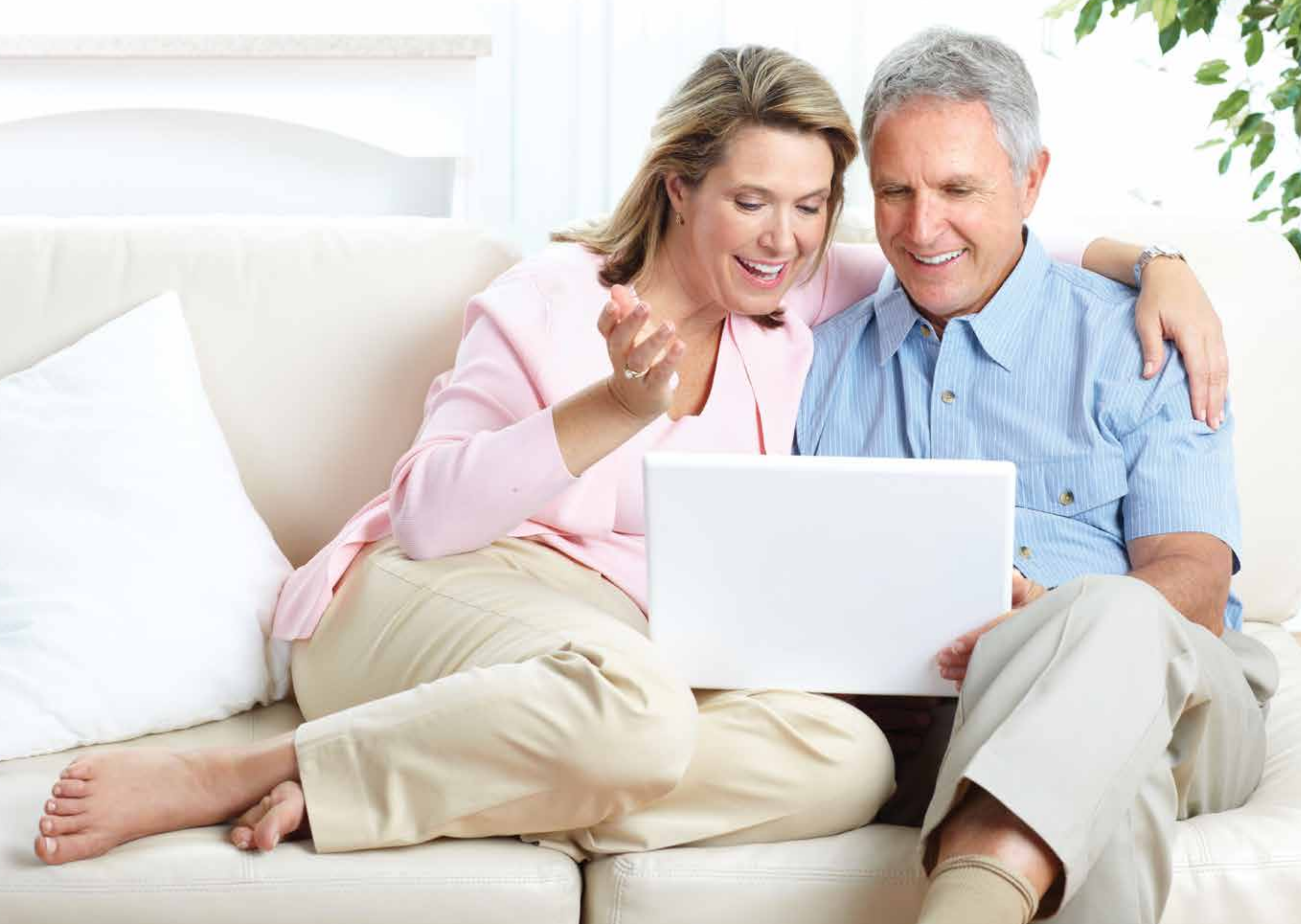
The guiding principles set out in secured by design have been adopted at Hayescroft and the development has achieved full security for design accreditation.

The layout and orientation of the houses has been carefully considered to promote natural surveillance. Vehicular and pedestrian routes have been designed to ensure that they are visually open, direct, well used and well lit to reinforce the concept of defensible space. Design features have been used to identify acceptable routes through the development, thereby encouraging their use, and in doing so enhance the feeling of safety. Rumble strips and the use of differing surface finishes have been employed to limit access/use to residents and their legitimate visitors. This helps to define the defensible space, psychologically giving the impression that the area beyond is private. Private garden areas are clearly defined and protected by fencing and a lockable gate.

Comprehensive alarm systems are fitted to every home with door contacts to all external doors and passive infra-red movement detectors. Lighting is provided to the rear gardens and main entrance doors. Security rated front doors and door sets with 5 point espaglionet locking system and all windows are protected by key operated window locks.

The principles have been proven to achieve a reduction of crime risk by up to 75%, by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space.





PH Property Holdings Ltd was founded almost 20 years ago and quickly established a reputation for building the highest quality homes in the very best locations for the most discerning clients. From listed barn conversions to the recreation of an English Country Estate we have built some of the finest homes in Cheshire. In 2006 we extended this philosophy to Port Andratx, one of Mallorca's most exclusive and glamorous locations where we have created some of the most spectacular villas in the Mediterranean.

We are now focussing our attention on more traditional family homes, drawing on the wealth of experience and expertise gained operating in the upper echelons of the housing market, we are bringing new levels of style and sophistication to a much wider but equally discerning audience.

We pride ourselves on our ability to offer levels of service and quality which are second to none within our industry. Every home we build is treated as if it were for our own occupation. Working alongside our award winning architects and designers, we spend hours painstakingly revising design details until they are just right.

The broad depth and range of skills has seen PH Property Holdings Ltd grow into one of the most successful house building companies operating today.

ALL ENQUIRIES



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This brochure is intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form part of any contract or of a representation inducing any such contract. The interior images shown are not of the Hayescroft development but have been shown to give an indication of the quality you can expect at Hayescroft and are therefore for illustrative purposes only. Please note the development is being undertaken by PH Property (DCI) LLP.







TO SEE OUR LATEST DEVELOPMENTS VISIT OUR WEBSITE

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HOMES

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