WILLOWPOOL

LYMM | CHESHIRE

YOUR INVITATION

RSVP TO BOOK A VIEWING

BOOK ONLINE AT ARBORLIVING.CO.UK
OR CALL ARBOR LIVING ON 01625 586 705

Residential park home living... but not as you know it.

LYMM VILLAGE: PHOTO COURTESY OF WARRINGTON GUARDIAN

Discover Willowpool

Willowpool is a gated 4-acre residential development, with an exclusive range of 13 homes occupying a tranquil setting on the outskirts of Lymm, a picturesque, canal-side village in the heart of Cheshire. A short walk away from a charming country pub / restaurant and a local store with post office, the site is located approximately 7 miles from fashionable Knutsford, 16 miles southwest of Manchester and 29 miles from Liverpool. By train, London can be reached in under 2 hours with frequent daily services from nearby Warrington.
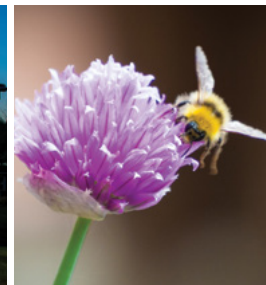
MAJOR TRAVEL LINKS

Warrington Bank Quay mainline station
7.5 miles

Manchester International Airport
13 miles

Liverpool John Lennon Airport
25 miles

GETTING HERE

From the A56, proceed north from traffic lights at junction with B5159 (Burford Lane). Willowpool is approx 300m on your left.

Willowpool
Burford Lane
Lymm
Cheshire
WA13 0GF

WILLOWPOOL

PHASE ONE

NORTH

NB: Planting indicated on drawing is for illustrative purposes only.

GASCOIGNE HALMAN

ARBOR LIVING

The Site

There are five plots which form the Phase One development at Willowpool, all with something different to offer. Common to all homes is the high level of craftsmanship you would expect from the leading manufacturer Lissett Homes.
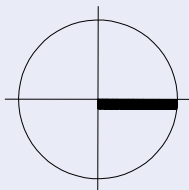
CURRENT AVAILABILITY

With the first phase of development complete, early interest in the site is already extremely high. Naturally, availability can change on a daily basis so please ask for our up-to-date list.

STANDARD VIEWING TIMES

Wednesday—Friday 12—4pm
Saturday 10am—4pm

Other viewing times are available by appointment only. See back page for contact details.

On arrival at Willowpool, make your way to the Welcome Suite and a representative will be there to greet you. Visitor parking is available on site.

FAQ

We welcome as many questions as you care to throw at us but here are a few of the most commonly asked.

Is there an age restriction on the site?
YES. Homeowners must be age 55+.

Are pets allowed on site?
YES.

Are there additional fees?
YES. There will be an annual service charge that covers costs of maintenance to communal areas such as, landscaping, repairs and supply of mains utilities to the development.

What is the Council Tax Band?
Council Tax will be clarified once the ratings department of the local authority has reviewed the site. Typically, park homes obtain a Band A rating.

Is the tenure Freehold?
YES. Unlike the majority of park home sites, this gives you reassurance that you will purchase both the home and the plot on this prestigious development. Naturally, in line with land registry law, stamp duty is payable.

FIND OUT MORE

Please contact the team at Arbor Living:

Call	**01625 586 705**
Email	**willowpool@arborliving.co.uk**

BOOK A VIEWING

Either book online at the Arbor Living website or call local estate agents Gascoigne Halman

Web	**arborliving.co.uk**
Call	**01925 758 345**

HIGHLIGHTS

Here are just some of the stand out features you will find when you visit Willowpool. Indeed, there are many more examples which we encourage you to discover for yourself, so please pay us a visit on site. We look forward to hearing what you think so why not give your star rating for those listed opposite or note down your own Top 5 below?

THE PARK
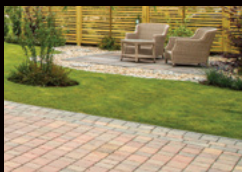
Security of gated community living
★★★★★

Individual orientation of plots sympathetic to position
★★★★★

Quality finish of site from landscaping to homes and plots
★★★★★

Private meadow and feature pond provide additional outdoor space to enjoy
★★★★★

Close to canals and picturesque market village of Lymm
★★★★★

OUR HOMES

Premium and contemporary look and feel
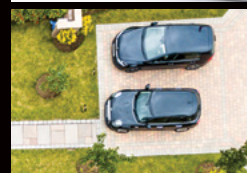★★★★★

Sumptuous interior design
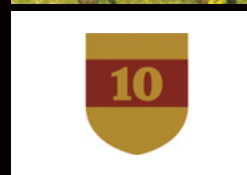★★★★★

Fully-connected mains services
★★★★★

Driveway parking ample for 2 vehicles
★★★★★

Gold Shield 10 Year Warranty as standard
★★★★★