Shepherds Fold
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MORRIS

Shepherds Fold

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The best of both worlds.

Compared to the hustle and bustle of city life, Shepherds Fold is a little more laid back.

Providing an outdoor lifestyle with a pretty canal on its doorstep, this location will have you reaching for your wellies. Yet despite its nearby woodlands, Shepherds Fold is far from being out in the sticks.

Nestled between various towns and villages, restaurants and shops are never in short supply. Frodsham is a particular hub of activity, full of traditional pubs and lively bars. The homes themselves are built with quality and individuality, each possessing a wealth of charm, space and easy living style.

A wonderful collection of 3 and 4 bedroom detached, semi-detached and mews homes, every one is created with a meticulous attention to detail and finished with high specification interiors. So if you're looking for that perfect mix of tranquillity and activity, style and substance, a beautiful Morris home at Shepherds Fold will feel just right.

A stone's throw from everywhere.

As well as its relaxed and homely atmosphere, Shepherds Fold is in a really handy location.

Work opportunities are bountiful in Manchester which is less than an hour's commute from nearby Frodsham train station. There are also excellent links to the M56 motorway making Liverpool just a 40 minute drive away.

A weekly shop is just over a 10 minute drive into Runcorn, as is a dose of retail therapy. And if you're really going places, Liverpool John Lennon Airport is only a 25 minute drive.

Top of the class.

There are a number of good quality schools in the area. The little ones have the Preston Brook pre-school, Ashton by Sutton, Saint Martin's Catholic and Murdishaw West Primary School. For teens there is the Bridgewater High School, Heath High and Helsby High.

Get out there.

Sport lovers will be pleased to know the local area has plenty on offer including Frodsham Brio Leisure Centre, Warrington Wolves Rugby Club and Sutton Hall Golf Club. But for some added zip to your weekend, there's the thrilling E-SCAPE motocross. Powered by 100% renewable energy sources, it's the UK's first electric off-road venue.

A local ramble is never far away either, whether around the Preston Brook Marina or along the Sandstone Trail that begins in Frodsham. But if you've got your sights set a little higher, the dramatic scenery of North Wales is less than an hour away. Forget fluffy sheep, these valleys are packed full of adrenaline. Canoeing, climbing, trampoline caves – the list is endless.

Places to explore.

Runcorn

Situated just under 5 miles away, Runcorn has all you need in the way of supermarkets and high street shops, plus a theatre and cinema too.

Liverpool

Famed for its musical and maritime heritage, Liverpool is blessed with a fascinating history. But not everything that's great about this city is left to the past. Nowadays its dockyards are bursting with museums, galleries, restaurants and shops – all just a 40 minute drive away.

Chester

Just 25 minutes away you'll find the beautiful Tudor buildings of Chester. And whether it's a day at the races or an afternoon indulging in some boutique shopping, it's not hard to see why this picturesque city is so popular.

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.

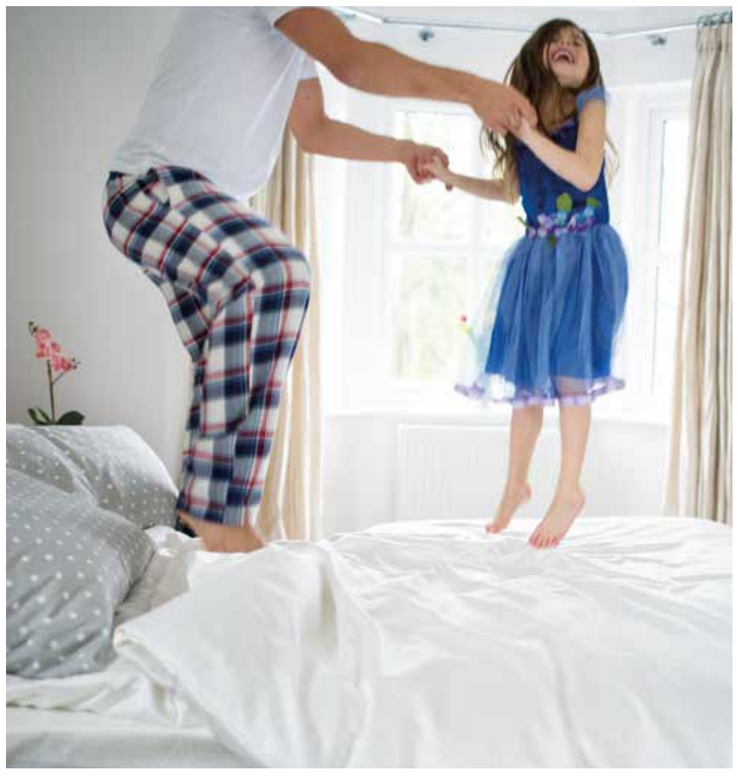
That's why we don't just build houses for our customers, we give them places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out. Spaces equipped for modern lifestyles; comfortable, easy to live in, and considerate of life's practical demands. But we look beyond the home too, and consider the whole environment, creating natural landscapes and wonderful surroundings that you'll savour coming home to every day.

We create places where people love to spend time – quality homes that are characterful, individual and "just feel right".

"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.

At Shepherds Fold we've ensured that our homes remain interesting, diverse and part of a community to emulate the more historic details of the surrounding area.

Whilst the red and buff coloured bricks compliment the surrounding properties, crafted detailing such as brick eaves, stone heads and cills give this development a sophisticated feel. In landscaping we have ensured as many trees as possible were retained and we've even introduced a few of our own.

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.

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.

From your bathroom tiles to your kitchen cupboards, we consider every detail. 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.

So whether you reserve a finished home or buy off plan, you can be sure it will be fitted to high specification.

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."

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

Your home is a reflection of your style.

So of course you'll want a say in how it looks. At Morris, we give our customers the chance to personalise their homes from work surfaces in the kitchen to tiling in the bathroom.

You can also add extra touches to your home for even more style and individuality. Granite in your kitchen, plush carpets in your bedroom, beautiful fireplaces in your living room – they all help you make your home uniquely yours.

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 really get a feel for the vibrancy of the local area and the countryside beyond, pay a visit to Shepherds Fold. As well as discovering more about the site, the layout and the styles of homes, you can get to grips with nearby places and their 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

We have a variety of beautiful family homes to choose from at Shepherds Fold. And only you can decide which best suits you. Consider the number of bedrooms, or whether you'd like a larger 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 straight-forward. First, you must have either sold your current home (subject to contract), opted for our Part Exchange or Smart Move scheme 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 legal 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.