



HASLINGTON
GATE

HASLINGTON GATE,

THE DINGLE, HASLINGTON,
CHESHIRE, CW1

Overview

Haslington Gate is Oakwood Homes' latest development of just 34 homes – comprising 1, 2, 3, 4, and 5-bedroom mews, semi-detached and detached homes.

Each of our homes is built to the highest quality and specification which is synonymous with the Oakwood Homes brand. Modern, spacious and energy efficient, we build using traditional methods ensuring the highest levels of craftsmanship associated with Oakwood.

Located in the picturesque village of Haslington, Cheshire, this stunning new development is situated within a vibrant, popular and highly sought after residential area. With its great location and commuting connections together with easy accessibility to all the area has to offer, this makes Haslington Gate the perfect place to call home.



Local Information

Haslington is a pretty village in the county of Cheshire. It lies 2 miles north-east of Crewe and approximately 4 miles south of Sandbach.

The village is also a close neighbour to a number of small towns and villages including Alsager, Wheelock and Winterley and is approximately 6 miles from the market town of Nantwich.

Haslington has a village hall (The Yoxall Village Hall), St. Matthew's Church Hall and the Gutterscroft Community centre; ideal for children's parties, dance and drama classes, keep fit classes or as a general meeting room. The village also has a dentist, an NHS health centre, a chemist, and doctor's surgery.

Transport Links

Bus routes connect Haslington from Crewe to Northwich, Macclesfield and Hanley all passing through the village. Haslington's close proximity to Crewe also means residents have access to Crewe railway station, which has frequent train services to Manchester and London.

Additionally, Haslington is relatively close to the M6 motorway, with junctions 16 and 17 serving Crewe and Sandbach respectively. Manchester Airport is less than 30 miles away for those who enjoy international trips.



Lifestyle

To unwind over a good meal and a drink, visit the popular lively and friendly Hawk Inn on Crewe Road. This Coaching Inn is a part timbered Sixteenth Century Grade II Listed Public House full of historic interest. The Hawk Inn was once used for stabling horses, and it is rumoured that Dick Turpin once stayed there.

Also, further along Crewe Road you will find The Fox, an Ego restaurant where you can enjoy Mediterranean food, cocktails, and local cask ale.

For a great family day out, try Lakemore Farm, located on Clay Lane not far from Haslington Gate, where you can get up close and feed the animals. There is also a nature walk in addition to an indoor play barn and outdoor play area with picnic areas and on-site coffee shop.

For the more adventurous, "Go Ape" in Delamare Forest is an exciting place to spend time and activities range from different treetop challenges and adventures to segway riding.

Further afield is the exciting BeWILDerwood, an award-winning forest of family fun and outdoor adventure in Bickley Moss, Whitchurch. Visit here for treehouses, wobbly wires, slippery slopes, crocklebogs, twiggles and boggles, storytelling, and marsh walks.

Sporting enthusiasts will find Haslington Cricket Ground close by near to Haslington Hall. The country house is in open countryside which contains parts of the original medieval manor house. It's recorded in the National Heritage List for England as a designated Grade I listed building

For the keen shoppers Market Shopping Centre on Victoria Street is the hub of the community where people shop, meet eat, drink, and work.



Education

The village has two primary schools, The Dingle and Haslington Primary. Both schools are part of the Sandbach Education Partnership (SEP) and are feeder schools for Sandbach School and Sandbach High School.

The Dingle Primary School is a non-selective community school catering for ages 4-11. The school was awarded an Ofsted rating of "Outstanding" in 2023.

Haslington Primary Academy and Nursery School was awarded an Ofsted rating of "Good" in 2023.

Sandbach School for boys was awarded 'Good' status in the most recent Ofsted Report and boasts a caring school community in which pupils feel safe, valued and supported.

Sandbach High School for girls has an equally 'Good' Ofsted status ensuring that the curriculum is ambitious and that it meets the needs and interest of all pupils.



Site Plan



- Type - E - Sycamore (4 Bed)
- Type K - Rosewood (4 Bed Det)
- Type G1 - Lymewood (3 Bed Semi)
- Type C2 - Oakfield (3 Bed)
- Type R - Cottonwood (1 Bed Mews)*
- Type S1 - Oakdene (2 Bed Semi)*
- Type C1 - Oakfield (3 Bed)
- Type M1 - Juniper (3 Bed Semi)
- Type A - Chestnut (4 Bed Det)
- Type J - Beechwood (5 Bed)
- Type G2 - Lymewood (3 Bed Semi)
- Type H1 - Brookland (4 Bed Semi)
- Type D1 - Willow (4 Bed Det)
- Type B - Maplewood (4 Bed Det)
- Type P - Cypress (4 Bed Det)

* Affordable Housing



Haslington Gate House Types



Lymewood G1 – 3 Bedroom Semi-Detached



Lymewood G2 – 3 Bedroom Detached



Juniper – 3 Bedroom Semi-Detached



Oakfield C1 – 3 Bedroom Detached



Oakfield C2 – 3 Bedroom Detached



Haslington Gate House Types



Brookland – 4 Bedroom Detached



Willow – 4 Bedroom Detached



Chestnut – 4 Bedroom Detached



Rosewood – 4 Bedroom Detached



Sycamore – 4 Bedroom Detached



Maplewood – 4 Bedroom Detached

Haslington Gate House Types



Cypress – 5 Bedroom Detached



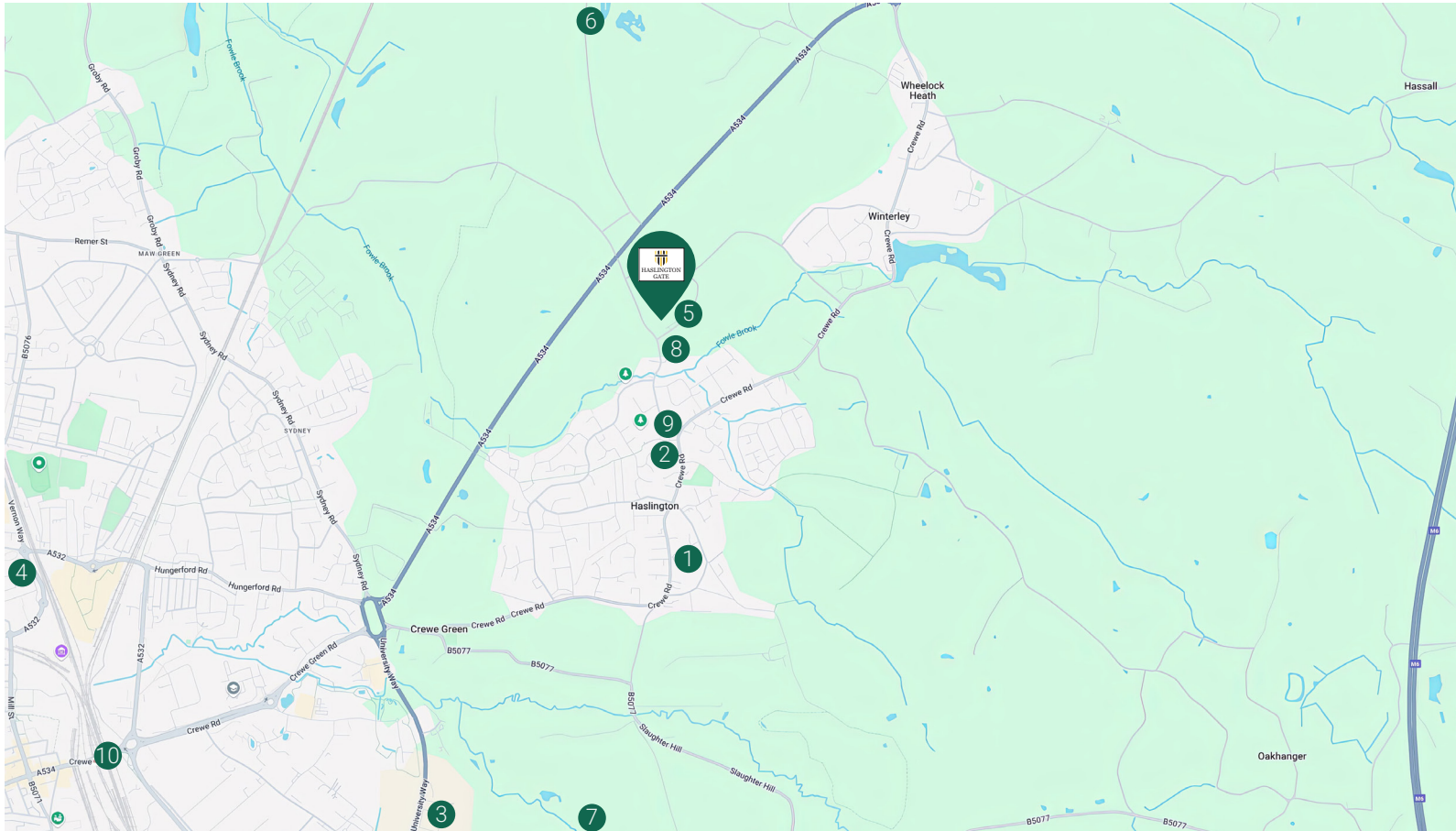
Beechwood – 5 Bedroom Detached







Out and About



Dining Out

1. Ego at The Fox
2. The Coaching Inn
3. Rookery Wood Farm
4. Kurdish Restaurant

Things to do

5. Haslington Cricket Club
6. Lakemore Farm Park
7. Crewe Hall Hotel & Spa

Education

8. The Dingle Primary School

Supermarkets and Transport

9. Co-op Haslington
10. Crewe Train Station

Site Layout



Energy Efficient

Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20

Average Oakwood Home

Energy Rating

EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644

Oakwood Homes are not only contemporary in design but also feature the latest energy efficient technologies combined with traditional building methods. The inclusion of these technologies work in both helping the environment by reducing household emissions and energy usage whilst also keeping homeowners' energy bills low, with features such as double-glazed windows with specialist energy saving glass and framing, highly efficient boiler systems with water storage technologies, Photovoltaic solar panels, increased cavity widths and additional insulation (energy saving features are plot specific). All our homes come EV ready.

The Oakwood Difference

Homes to Inspire

Oakwood prides itself on building homes of the highest quality and design. Each home design is individual and provides key aspects of Oakwood's design language. These include steep incline roofs, stone detailing, anthracite windows and doors and floor to ceiling feature windows providing a striking and distinctive modern look which creates an enviable street scene which turns heads for sure.

Dedicated to creating thriving communities

Each Oakwood development is bespoke, therefore, no two developments are the same. Our developments are well thought out and are designed to compliment and enhance their existing surroundings. We ensure that each development's layout, access points and pedestrianised areas all integrate with the surrounding area whilst still creating something special and unique in the local neighbourhood. We include in our designs beautiful open spaces and special areas which meet the needs of the local community it serves, providing space for people to come together and be social.



Functional open plan spaces fit for modern living

At Oakwood, we firmly believe that our homes provide the foundations for family life. We create homes with space for everyone to enjoy, providing a hub for you and your loved ones to cherish, whether this is having privacy with cosy nights in or inviting friends and extended family around to enjoy your home and all it has to offer.

The hub of the Home, stunning kitchens you will be proud to show off to your friends and loved ones.

Oakwood understand the importance of beautiful functional spaces. That's why each one of our home designs features an amazing kitchen area to enjoy. We work with the Country's leading kitchen suppliers and only fit high end premium kitchens to our homes. Many of our home types feature large open plan kitchen – living – dining spaces with breakfast bars, solid surface worktops, and premium appliances such as wine coolers and induction hobs



Quality comes as standard at Oakwood

High quality specification is standard at Oakwood homes. We ensure that our homes are a cut above the rest and provide our homeowners with what they expect when purchasing a premium home. It's clear to see when you enter one of our homes that there is a real attention to detail and quality is at the heart of what we do. We achieve this with items such as taller skirting and architraves with ogee design finished in satin and oak balustrade and detailing to stairs. Low profile metal switches and quality bathroom suites featuring high end sanitaryware and premium Porcelanosa tiles are also included.

Make your home your own, with Oakwood Homes

A key part of the Oakwood customer process is a personalised service. We will work closely with you from the moment you pay your deposit to the day we provide you with the keys to ensure you make your home your own. You can select** many finishes and options for your home such as kitchens, bathrooms, studies, fitted wardrobes and specialist appliances. Our mission is to provide you with your dream home to your exacting requirements from the minute you open the front door.

** Dependent on stage of Construction



About Us

Oakwood Homes – Homes to Inspire

Oakwood is an established property development company specialising in the creation of high quality new homes in prime locations across Lancashire, Cheshire, Merseyside and Greater Manchester.

Operating as a privately-owned family run business Oakwood's management team draws on decades of construction and housebuilding expertise to provide homes which are built to the highest standards, whilst complimenting their surroundings and perfectly matching the living and lifestyles of modern purchasers.

Design and Build quality are at the forefront of our thinking, we are passionate about what we do, and the success of our developments are testament to that.

In addition to building homes which suit today's lifestyles, we implement efficient processes and tight quality controls to ensure we finish every home on time and to exacting standards.

Our experienced construction team strive to ensure the highest standard of craftsmanship and use only the best quality materials to build your new home. We carry out regular training to refresh our skills and make sure we're always up to date with the latest build methods.

Each new home goes through the key stage Building Control inspections plus our own rigorous checks at continuous stages of the construction process. We only work with proven bonafide local subcontractors, promoting local business and ensuring the highest standard of build quality.

We keep to strict standards of workmanship, materials and safety, and we expect the same from our partners. Whilst we've spent years developing sound relationships with the best local subcontractors and suppliers, we're always reviewing our construction partners and supply chain base to see where we can improve.



Quality Comes As Standard

- Oakwood Homes is registered with the New Homes Quality Code and the New Homes Ombudsman Service. We are committed to following the Code in all our dealings with our customers and we provide all customers with a copy of the Code.
- We at Oakwood Homes are dedicated to offering an excellent customer service experience to all our new homeowners. Our staff pride themselves on following structured policies and procedures to ensure our homeowners experience a memorable house buying customer journey which is second to none.
- At Oakwood Homes we invite you to a Home Demonstration before legal completion date to explain the functions and features of your new home. We also provide you with customer after sales care for two years from legal completion of your new home.
- In addition to our two year Oakwood Warranty for defects, all homes are also covered by a 10 year Structural Warranty providing you with complete piece of mind.





OAKWOOD HOMES

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Disclaimer:

Every effort is made to provide an accurate description of the properties under construction and that plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may be necessary. This brochure does not constitute a contract or warranty, and Oakwood Homes reserves the right to make changes as it sees fit without prior notice.

*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

Important Notice:

Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

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