



# Bollin Grange

Lyme Green, Macclesfield

Where natural beauty meets modern living



prospa  
HOMES



## Welcome to **Bollin Grange**

Discover Bollin Grange, with its collection of affordable homes for sale in the heart of the Cheshire countryside.

Situated next to the Macclesfield Canal and surrounded by farmland, Bollin Grange is a place where natural beauty meets modern living.

As part of this superb semi-rural development, we have a choice of two and three-bedroom homes available for shared ownership. This means you can own a home for less – ideal if you're buying for the first time or simply need a smaller mortgage.

With stylish properties in a peaceful location, yet close to shops, schools and the motorway network, there are plenty of reasons to make Bollin Grange your new home.





## Historic Macclesfield

Bollin Grange is situated on the edge of Macclesfield – a historic town known for its thriving 19th century silk weaving industry.

The legacy of its golden age can still be seen as you wander round the town. Some of the original mills remain, alongside beautiful Georgian terraces and cobbled streets.

The Silk Museum, popular with day-trippers, serves as a reminder of the town's rich heritage and the vital role it played in Britain's industrial revolution.

### A thriving town

Today, Macclesfield's vibrant centre is host to a variety of independent shops and big-name stores as well as quirky music venues, full-on street festivals and the monthly Treacle Market.

By day, stroll round the Castle Quarter, check out the local traders and stop for lunch at one of the olde-worlde pubs. For a serious spending spree, head to the busy Grosvenor Shopping Centre.

If it's a street-food vibe you're after, you'll love the atmosphere and cuisine at the Picturedrome food hall on Chestergate.

Here you'll find a choice of kitchens, a chocolatier, coffee shop and wine bar in a beautifully restored 100-year-old cinema.

At night, there are oodles of restaurants to try out. Italian, Mexican, Chinese, Indian as well as traditional pub-cooked food – they're all here. Top it off with some live music or a cocktail in one of the trendy bars.

Macclesfield is also a place where you can kick back and enjoy the surrounding countryside. The River Bollin runs through the town, as does Macclesfield Canal, while Teggs Nose Country Park and Macclesfield Forest offer endless walking and cycling trails.

A bit further out, there's the vast Cheshire Plain and Peak District National Park, with outdoor activities such as hiking, horse riding and water sports.

Macclesfield is also well-connected to local cities such as Manchester and Chester, by road and rail, making it an easy commute.

**Macclesfield is also known as Treacle Town because, as the centuries-old story goes, a horse-drawn wagon overturned onto the cobbles in Hibel Road, spilling its cargo of treacle.**

### By car

Manchester: 50 minutes  
Buxton: 30 minutes  
Stoke on Trent: 40 minutes  
Chester: 1 hour

### Connections

Macclesfield Train Station: 8 minutes  
Manchester Airport: 30 minutes

## Where natural beauty meets modern living





## What's around

Bollin Grange is situated two and a half miles south of Macclesfield, close to the Lyme Green area. Its semi-rural setting makes it a great place for walking and exploring nature, all from your front door.

You're right next to Macclesfield Canal and Danes Moss Nature Reserve, where you can see local wildlife up close, including rare species of birds.

For shopping, the Lyme Green Retail Park is just around the corner, with a Food Warehouse, Next, Home Bargains, Pets at Home, Burger King and more.

There's a Co-op food store two minutes down the road – handy if you need to nip out for something. Or a 10-minute drive will get you to a Tesco Superstore or Aldi.

For families, the area has a choice of pre-school nurseries (the nearest one, Tiny Adventures is only half a mile away) as well as primary and secondary schools.

Other necessities like GPs, dentists, pharmacies, hair salons, takeaways, gyms and a post office are all within two miles of Bollin Grange.



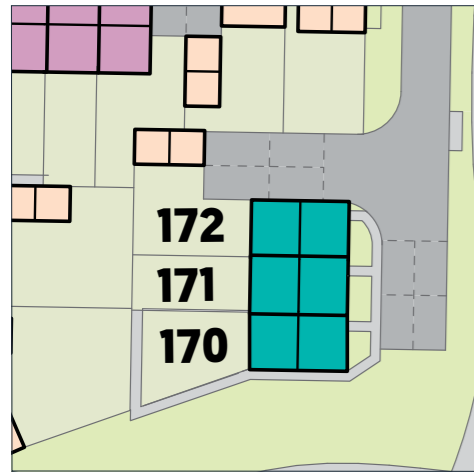
## Local amenities



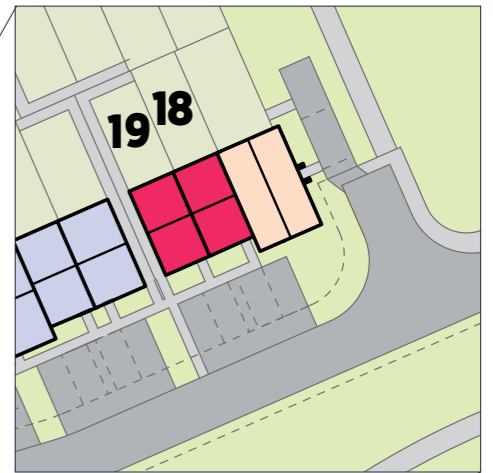
# Site plan

An impressive community of more than 500 homes is being created at Bollin Grange. The whole development has been designed to fit in with the natural landscape around it. On site, you'll find wildlife ponds, green spaces and a children's play area. To protect the local ecosystem, we've installed badger huts, bird houses and hedgehog highways.

## The Magnolia



## The Hawthorn



### Key

- 2 bedroom home**
- The Hawthorn
- 3 bedroom home**
- The Magnolia
- Privately owned
- Affordable rented
- Shared ownership

# The Hawthorn

2-bedroom

Step into the Hawthorn, our two-bedroom offering at Bollin Grange, where quality and comfort meet stylish living. The Hawthorn is crafted with attention to detail, featuring a downstairs toilet and an open plan kitchen/living area that seamlessly extends to a turfed back garden through elegant patio doors.

The kitchen strikes a perfect balance between style and practicality, boasting a high-quality Indesit hob and single oven and sophisticated designs courtesy of Symphony kitchens.

The main bathroom of the Hawthorn, located upstairs, is a haven of modern design, fitted with exquisite Porcelanosa tiling and chrome towel rails, ensuring a luxurious experience. Each home is surrounded by thoughtful landscaping, offering a serene environment along with the convenience of two front parking spaces.

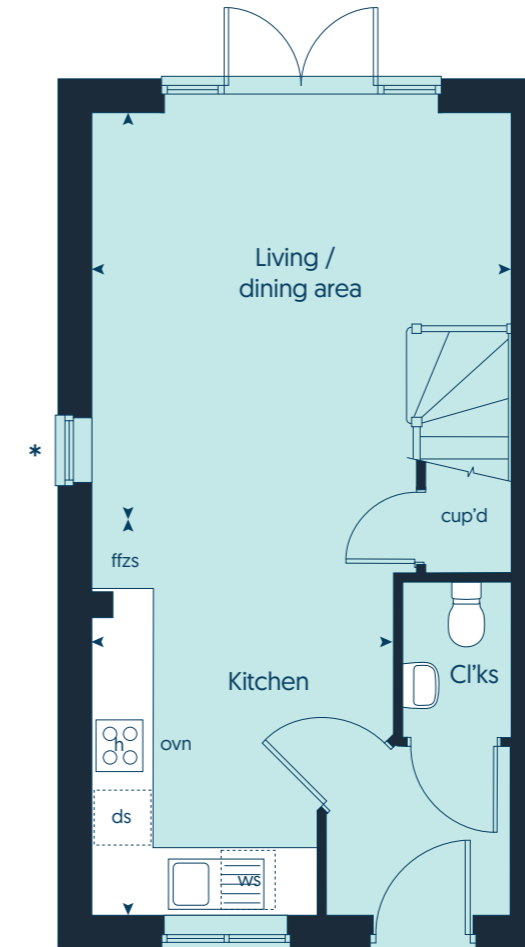
**“We love our new home – it’s super cosy. Prospa homes were so helpful throughout the buying process and made our move straightforward.”**

Callum and Emily,  
Prospa Homes customer

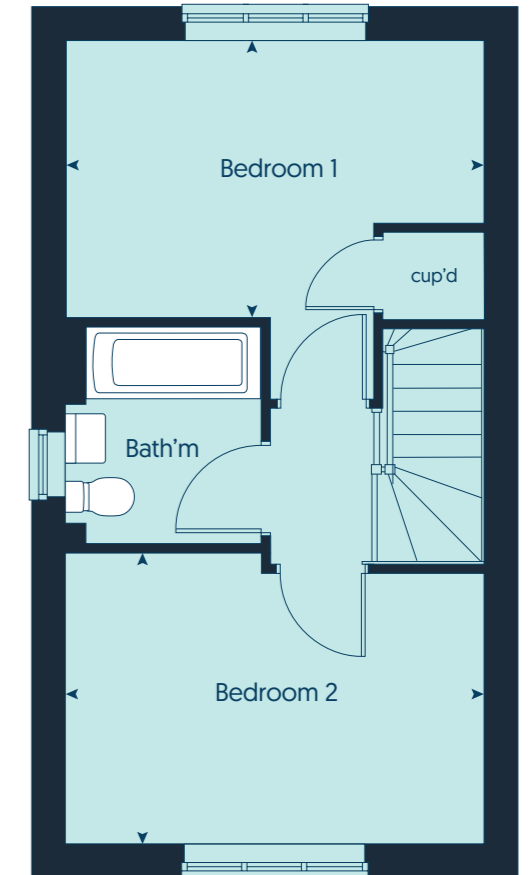


## Floorplan

### Ground floor



### First floor



### Specifications

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Living / dining area	4.07 x 3.99	13' 4" x 13' 1"
First floor		
Bedroom 1	4.07 x 2.69	13' 4" x 8' 8"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

**View this property**  
Scan the QR code



Please note, all stated dimensions are subject to tolerances of +/- 50mm. Purchasers should take their own measurements before ordering flooring, furniture, fixtures and fittings.

# The Magnolia

## 3-bedroom



Discover the elegance and practicality of the Magnolia, our three-bedroom home at Bollin Grange. Each Magnolia home is a testament to modern living, featuring a spacious open-plan kitchen and dining area with patio doors opening onto a beautifully turfed garden.

The kitchen, a masterpiece of design and functionality, is equipped with a high-spec Indesit hob and single oven and sleek Symphony Kitchen units and worktops, creating an ideal entertaining space for friends and family.

Upstairs, the Magnolia offers a luxurious bathroom with modern Porcelanosa tiling and chrome towel rails, along with the added luxury of an en-suite in the master bedroom. Outside, the home is complemented by thoughtful landscaping and two parking spaces.

**“We’re over the moon and, with two young boys, it’s nice to have our own garden. We wouldn’t have our own family home if it wasn’t for shared ownership.”**

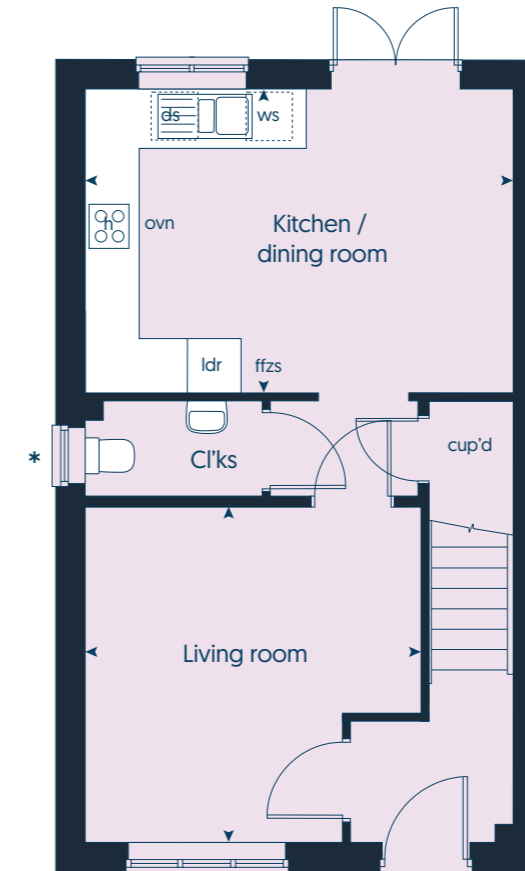
Prospra Homes customer



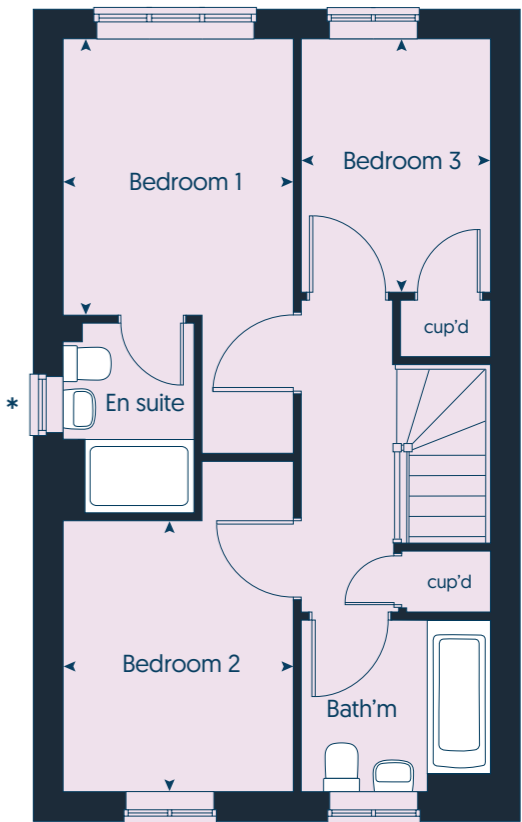
# Floorplan



## Ground floor



## First floor



## Specifications

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Living room	3.72 x 3.72	12' 2" x 12' 2"
First floor		
Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 8" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 8"

Please note, all stated dimensions are subject to tolerances of +/- 50mm. Purchasers should take their own measurements before ordering flooring, furniture, fixtures and fittings.



## Buying with shared ownership

Shared ownership offers a much more affordable way to buy a home. In short, you buy a share in your home and pay rent on the part you don't own. You can buy anything from a 10 per cent share up to 75 per cent.

It means you'll have a smaller mortgage and you won't have to find a big deposit. The percentage share you buy is based on what you can afford, and we can help you work this out.

As time goes on, you can buy further shares – 1% or more at a time – until you own your home outright. Or you can stay as you are.

In the future, if you want to move on from your Shared Ownership home, you can. You'll simply sell your share of the property based on its value at the time of selling.

And when it comes to looking after your home, you'll have less to worry about. Some of the repairs and maintenance work will be covered by us for the first 10 years.

The shared ownership scheme is for anyone who can't afford to buy a home outright, has a household income of less than £80,000 a year and can secure a mortgage to buy a share in a home.

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



**“Living here is even better than I expected – both the home and the development. shared ownership has proved to be much more affordable. It's worked perfectly for us.”**

Isabella, Prospa Homes customer



## About Prospa Homes

Prospa Homes is part of Weaver Vale Housing Trust, which owns more than 6,300 affordable homes for rent in Cheshire and Warrington.

At Prospa Homes, we exclusively build and acquire new homes for shared ownership sale. Cheshire and Warrington are great places to live and work, but buyers are being unfairly priced out of these areas. Our vision is about providing more choice and more affordable options for people to buy a home here.

We partner with some of the largest and most trusted home builders in the North West such as Barratt Homes, Morris Homes and Bovis Homes. We also work directly with experienced builders on our own exclusive developments.

We're committed to providing superior homes and that's why we partner with trusted developers who share our vision. All our homes come with a 12-year warranty, giving you peace of mind in your new home.

Ultimately, we work to make places better. The profit we make is reinvested to create more affordable homes, strengthen communities and regenerate areas. So when you buy a home from us, know that you'll be supporting others for the greater good.





# prospa

HOMES

## **We're here to make sure you get the home you want, in a place you love.**

Simply call us or drop us an email and we will be in contact with you. We're happy to talk to you about our developments and make viewing appointments when developments are ready. We can also have a chat about how shared ownership can make your home buying dreams a reality.

### **Call us on**

01606 813319

### **Email us at**

[sales@prospahomes.co.uk](mailto:sales@prospahomes.co.uk)

### **Connect on**

