

Abbey Vale

A development by
prospect
HOMES



A slice of
modern
living

Share in something special

Discover Abbey Vale – a superb collection of two, three and four bedroom homes in the leafy-green suburbs of Widnes.

Here, you're perfectly placed to make the most of the surrounding countryside and excellent travel connections, with shops, restaurants and plenty of family activities on your doorstep.

Then there's our beautifully-designed homes, with the latest energy efficiency measures, set amongst attractive natural landscaping.



At
Abbey Vale,
we've covered
every angle.



Be part of a new community

Abbey Vale is situated on the northern edge of Widnes, a town known for its prosperous industrial past. In 1847, attracted by its location on the north bank of the River Mersey, entrepreneur John Hutchinson established a chemical factory on nearby Spike Island (where the Stone Roses held their iconic gig in 1990).

The industry grew throughout the 1900s, and the area became a major centre for the chemical industry. Many of the factories have now closed but the town's Catalyst Science Discovery Centre pays homage to the area's rich heritage.

Today, Widnes and the surrounding area has a thriving entertainment and social scene. From Abbey Vale, a five-minute drive gets you into the town centre where there's a choice of pubs, live music venues and street food outlets together with a well-stocked library, shops, hair salons, GPs and dentists.





For eating out, you've got everything from Italian, Greek, Chinese and Indian through to Spanish and Turkish restaurants, as well as traditional pub food.

The popular Widnes Market, which dates back to 1875, runs five days a week. Here you'll enjoy the lively atmosphere and aroma of freshly cooked pies while browsing the many fruit and veg, clothing and gift stalls.

For fashion, beauty and sportswear, you'll find Widnes Shopping Park next to the market – with a Boots, Next, River Island, JD Sports, Costa Coffee, gym and more.

The weekly shop will be a breeze too. Aldi is two minutes by car or 15 minutes on foot, while Tesco Extra just an eight-minute drive away.



Widnes has a good selection of primary schools offering high-quality education and a range of extra-curricular activities. For secondary schools, both Wade Deacon High School and Ormiston Chadwick Academy hold the Ofsted Outstanding rating. Younger members of the family are catered for with five pre-school nurseries, all within a few minutes of Abbey Vale.

In the town centre, there's also a drama school, dance academy and performing arts school. And the nearby village of Bold Heath has an equestrian and horse riding school.

Grab a slice of the action



Around and about, you'll be surprised how much there is to do. Families will love the Hive Leisure Park where you can catch a movie, go ice-skating or try your luck at ten pin bowling.

While the Velocity Inflatable Park with its bouncy castles, climbing wall and slides is the perfect place for some energetic fun.



At the nearby Leighton Observatory, budding astronomers can marvel at the night sky, and catch stunning views of the moon, stars and planets.

The town's Victoria Park – voted one of the top five parks in the country – is a great place to enjoy the lake, woodland walks, play areas and local wildlife. Keep an eye out for swans, squirrels and butterflies.

And at The Norton Priory Museum and Gardens you can explore the remains of a medieval monastery and Georgian house.

A bit further out, you've got the fun and excitement of Gulliver's World Theme Park and Knowsley Safari Park.

Add the scenic views along the Mersey estuary, the nearby Bold Heath nature reserve, and the Sankey Canal where you can hire a boat, and you'll never be short of things to do.

A few miles east of Abbey Vale is Warrington, a buzzing arts and music centre, with venues such as the Pyramid, Parr Hall, Warrington Museum and Art Gallery and Cineworld with its ceiling high, wall to wall film screen. The town's pedestrianised centre has a mix of independent shops, big-name brands and a busy market set in a new state-of-the-art building. Some of the flagship restaurants here include The Botanist, The Grill on the Square and Rio Brazilian Steakhouse.

Another big draw is Liverpool, the ultimate cultural and entertainment hot spot. There's so much to do here – take a trip on the Mersey, visit a museum or art gallery (it has the most of any city outside London), enjoy world-class shopping at Liverpool ONE, explore the Beatles Story, or visit one of the many music venues or Michelin-approved restaurants.



▼ At Abbey Vale, you can easily switch between the peace and quiet of rural living and the hustle-bustle of the city. ▼

Get around easily

The location of Abbey Vale makes travelling around the region hassle-free. Simply put, you can get everywhere from here.

It's just two miles to the M62 and eight miles to the M56, making it easy to get to Liverpool, Chester, Manchester and beyond.

In just an hour, you could be on the beach in north Wales or Southport. In a couple of hours, you could be on a plane bound for warmer climes. It's just 20 minutes to Liverpool John Lennon Airport – with regular flights to holiday destinations like Spain, Greece, France, Portugal, Ireland and the Canaries.

Getting around is helped by the town's two impressive bridges that cross the River Mersey to Runcorn. Both the Silver Jubilee Bridge and the newer Mersey Gateway Bridge are amazing examples of engineering and design.

Travel by train is just as easy. A five-minute drive will get you to Widnes Railway Station – famous for being the spot where Paul Simon wrote his hit song 'Homeward Bound' in 1965. From here, there are regular services to cities and towns around the region.

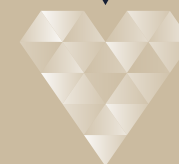


Car



Train

	Car	Train
Warrington:	10 minutes	30 minutes
Liverpool:	25 minutes	30 minutes
Chester:	30 minutes	1 hour 25 minutes
Manchester:	35 minutes	35 minutes
Southport:	40 minutes	1 hour 20 minutes
Preston:	50 minutes	1 hour 20 minutes
Llandudno:	75 minutes	2 hours 20 minutes
Windermere:	90 minutes	2 hours 15 minutes
Liverpool Airport:	20 minutes	40 minutes
Manchester Airport:	35 minutes	35 minutes



Homes for good

When you buy a Prospect home you'll be playing your part in helping others. All of our profits go back to our parent company Riverside, to be reinvested into community projects, from homelessness prevention, building affordable homes or community regeneration.

The apex of modern living

Abbey Vale is a superb development of 99 two, three and four bedroom homes, perfect for growing families and downsizers looking for a well-proportioned, stylish home.



These impressive traditional-style homes echo a bygone era with features such as hipped roofs, gables and window heads. Each house type has a character of its own, but all have been carefully designed with comfort and quality in mind.

Inside, you'll find a spacious living room, downstairs toilet, modern family bathroom, master bedroom with en-suite plus extra bedrooms for a growing family or to use as guest rooms, a home office or dressing room. Some of the four bedroom homes also have a utility room.

The uber-modern kitchen-living area is the highlight of each home, with patio doors that open out to the garden. You'll love cooking and socialising in a brand new kitchen that showcases the most up-to-date cabinet and worktop designs.

Each home also comes equipped with a range of energy-saving measures – including solar panels, high-quality insulation and waste water heat recovery technology, where hot water going down the drain is captured and re-used.

There's a landscaped garden at the front of each property plus a garage and off-street parking with an electric vehicle charging point.

The whole development has been designed to fit with the natural landscape around it. Native trees mixed with a variety of shrubs and native grassland are set to create a rich habitat for local wildlife – giving Abbey Vale a character and charm of its own.

Quality, space and exceptional fittings – everything you'd expect in a style-conscious home is here.



Abbey Vale

The Higham

Affordable Rent:

Plots 29, 30, 31, 49 & 50

Affordable Shared Ownership:

Plots 28, 51 & 52

The Aughton

First Homes:

Plots 14, 15, 16, 17, 32, 33, 34, 35, 61 & 62

Affordable Shared Ownership:

Plots 59 & 60

The Newton

Plots 3, 4, 8, 9, 10, 11, 22, 23, 36, 37, 41, 42, 43, 44, 47, 48, 57, 58, 63, 64, 78, 79, 86 & 87

The Croston

Plots 2, 6, 7, 38, 40, 45, 55, 70, 90, 92, 93 & 98

The Thornton

Plots 1, 21, 56, 66, 69 & 77

The Barley

Plots 5, 12, 39, 53, 71, 73, 75 & 99

The Cleveley

Plots 12A, 19, 26, 46, 74, 81, 83, 84, 88, 95 & 96

The Sawley

Plots 20, 24, 25, 54, 80, 85 & 89

The Whalley

Plots 18, 27, 65, 67, 68, 72, 76, 82, 91, 94 & 97

✦ Rendered property



This site map represents the layout and position of each house and plot. Illustrated landscaping may not represent final landscaping.

The Aughton

3 bedroom semi-detached house

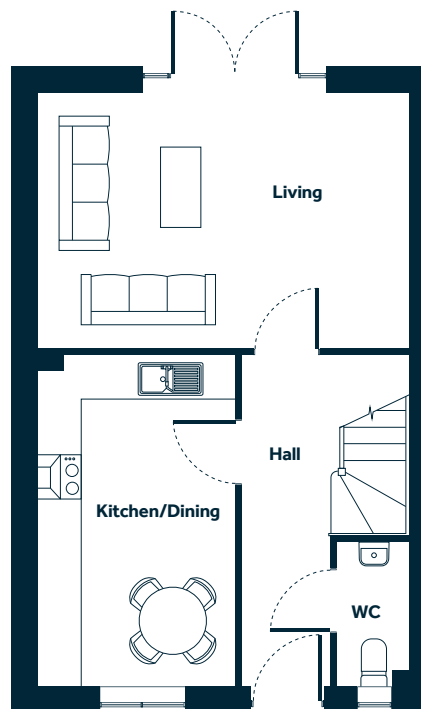
81.26m² 874sq ft

Elevation
Style 1

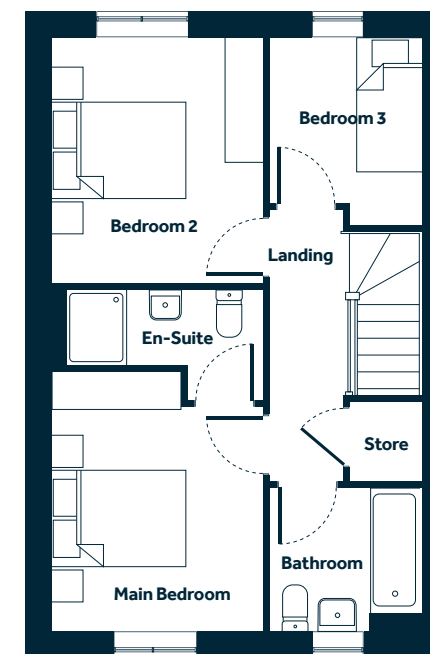


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Predicted energy rating:



Ground Floor	m	ft
Living	5.02m x 3.46m	16'6" x 11'4"
Kitchen / Dining	4.46m x 2.68m	14'8" x 8'10"
WC	1.93m x 0.96m	6'4" x 3'2"



First Floor	m	ft
Main bedroom	3.49m x 2.87m	11'5" x 9'5"
Bedroom 2	3.31m x 2.87m	10'10" x 9'5"
Bedroom 3	2.23m x 2.06m	7'4" x 6'9"
Bathroom	2.04m x 1.92m	6'8" x 6'4"

The Newton

3 bedroom semi-detached house

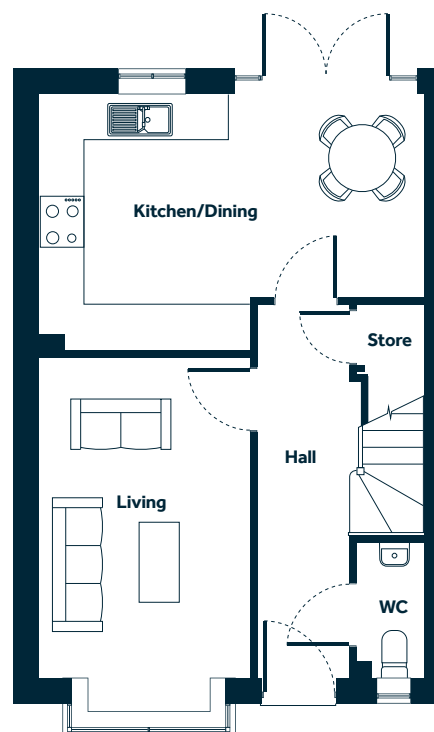
84.43m² 908sq ft



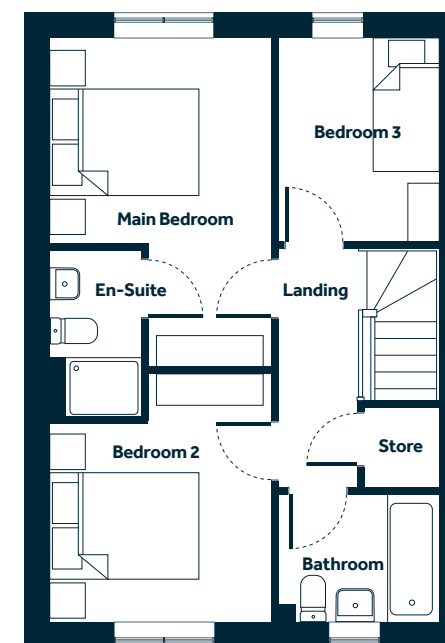
Elevation
Style 1

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Predicted energy rating:



Ground Floor	m	ft
Living	4.76m x 2.83m	15'7" x 9'3"
Kitchen / Dining	5.25m x 3.43m	17'3" x 11'3"
WC	1.83m x 0.95m	6'0" x 3'1"



First Floor	m	ft
Main bedroom	4.44m x 3.0m	14'7" x 9'11"
Bedroom 2	3.36m x 3.0m	11'0" x 9'11"
Bedroom 3	2.75m x 2.15m	9'0" x 7'1"
Bathroom	2.15m x 1.72m	7'1" x 5'8"

The Croston

3 bedroom detached house

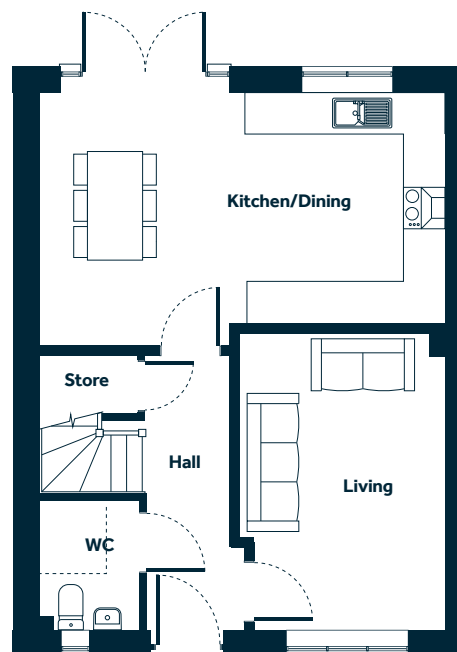
92.25m² 992sq ft

Elevation
Style 1

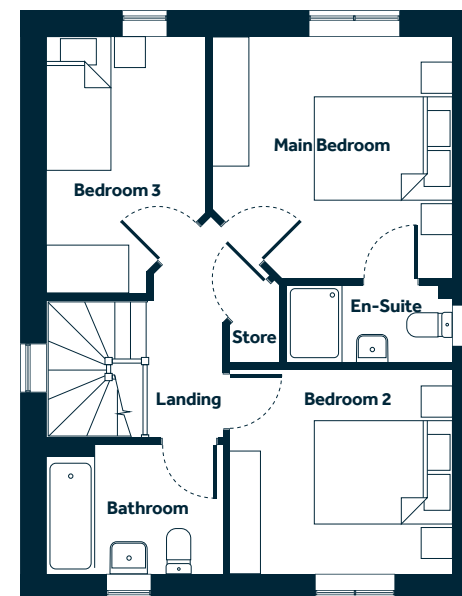


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Predicted energy rating:



Ground Floor	m	ft
Living	4.3m x 2.97m	14'1" x 9'9"
Kitchen / Dining	5.87m x 3.33m	19'3" x 10'11"
WC	1.87m x 1.45m	6'2" x 4'9"



First Floor	m	ft
Main bedroom	3.5m x 3.47m	11'6" x 11'5"
Bedroom 2	3.23m x 2.97m	10'7" x 9'9"
Bedroom 3	3.72m x 2.31m	12'2" x 7'7"
Bathroom	2.54m x 1.87m	8'4" x 6'2"

The Thornton

3 bedroom detached house with detached garage

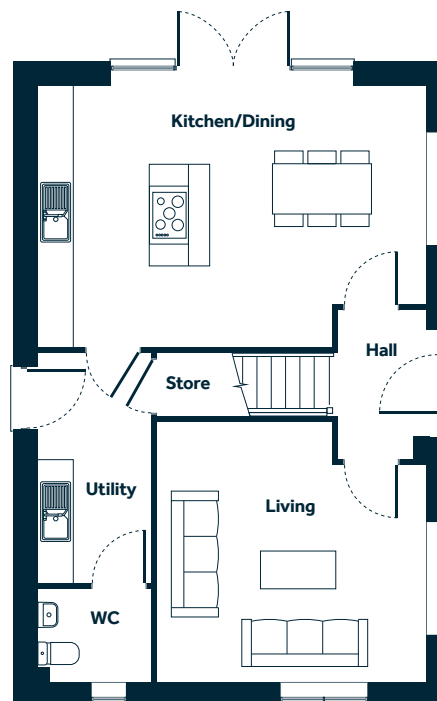
119m² 1,282sq ft



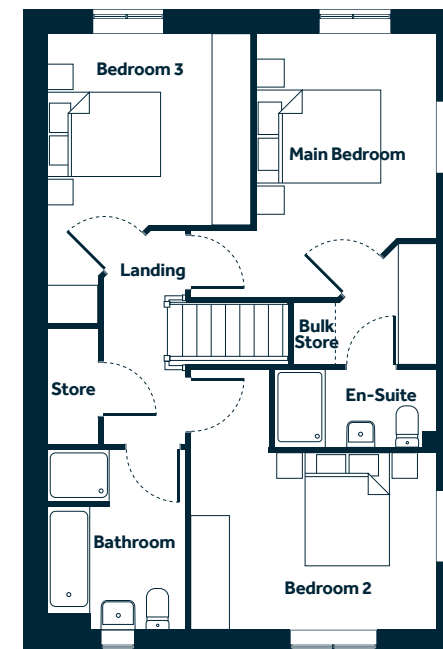
Elevation
Style 1

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Predicted energy rating:



Ground Floor	m	ft
Living	4.29m x 4.14m	14'1" x 13'7"
Kitchen / Dining	6.21m x 4.13m	20'4" x 13'7"
Utility	3.61m x 1.83m	11'10" x 6'0"
WC	1.83m x 1.46m	6'0" x 4'9"



First Floor	m	ft
Main bedroom	4.19m x 2.87m	13'9" x 9'5"
Bedroom 2	3.9m x 2.81m	12'10" x 9'3"
Bedroom 3	3.25m x 3.03m	10'8" x 9'11"
Bathroom	2.85m x 2.22m	9'4" x 7'3"

The Barley

4 bedroom detached house with detached garage

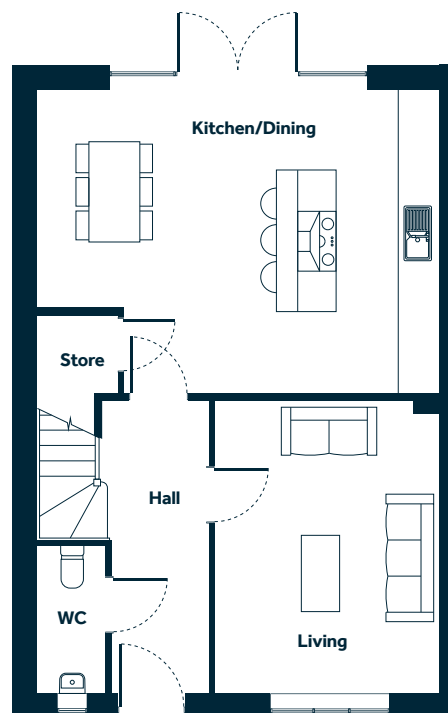
109m² 1,174sq ft



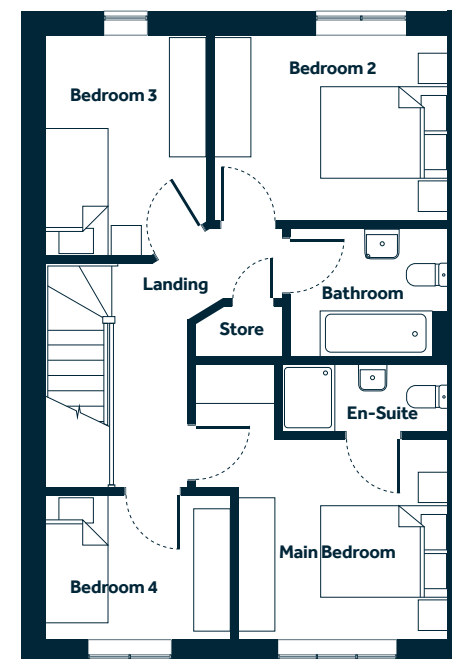
Elevation
Style 1

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Predicted energy rating:



Ground Floor	m	ft
Living	4.39m x 3.34m	14'5" x 10'11"
Kitchen / Dining	5.99m x 4.53m	19'8" x 14'10"
WC	2.19m x 1.09m	7'2" x 3'7"



First Floor	m	ft
Main bedroom	3.13m x 3.03m	10'3" x 9'11"
Bedroom 2	3.51m x 2.76m	11'6" x 9'1"
Bedroom 3	3.26m x 2.39m	10'8" x 7'10"
Bedroom 4	2.76m x 2.19m	9'1" x 7'2"
Bathroom	2.38m x 1.91m	7'10" x 6'3"

The Cleveley

4 bedroom detached house with integrated garage

114m² 1,227sq ft

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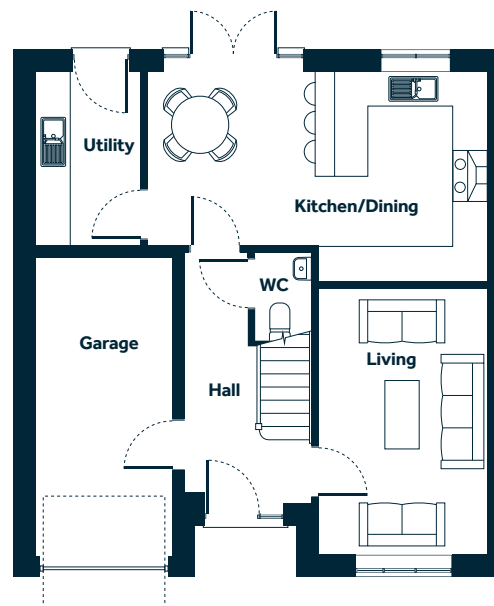
Predicted energy rating:



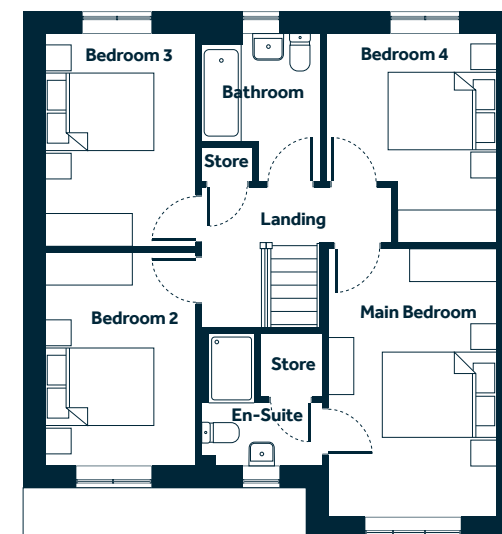
Elevation
Style 1



Elevation
Style 1
Rendered



Ground Floor	m	ft
Living	4.65m x 2.95m	15'3" x 9'8"
Kitchen / Dining	5.98m x 3.03m	19'7" x 9'11"
Utility	3.03m x 1.82m	9'11" x 6'0"
WC	1.53m x 0.98m	5'0" x 3'3"



First Floor	m	ft
Main bedroom	4.71m x 2.95m	15'5" x 9'8"
Bedroom 2	3.74m x 2.66m	12'3" x 8'9"
Bedroom 3	3.72m x 2.66m	12'2" x 8'9"
Bedroom 4	3.66m x 2.98m	12'0" x 9'9"
Bathroom	2.6m x 2.06m	8'6" x 6'9"

The Sawley

4 bedroom detached house with integrated garage

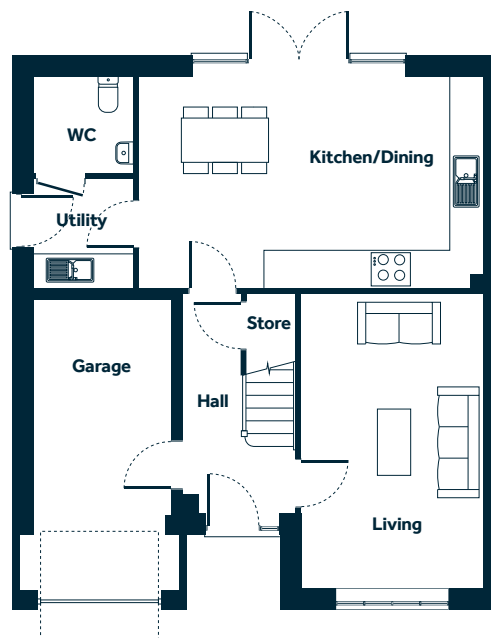
127m² 1,370sq ft



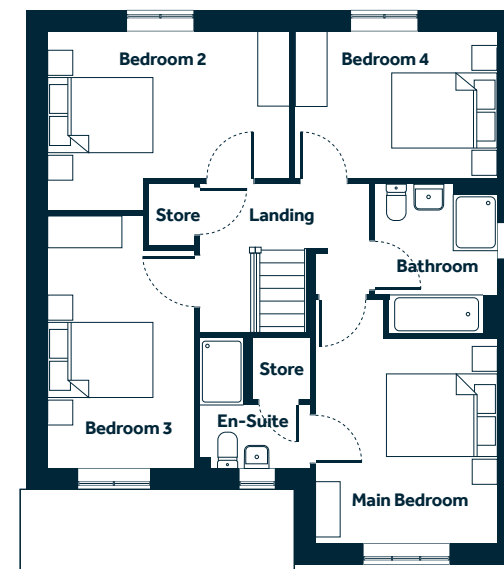
Elevation
Style 1

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Predicted energy rating:



Ground Floor	m	ft
Living	5.28m x 3.29m	17'4" x 10'10"
Kitchen / Dining	6.22m x 3.82m	20'5" x 12'6"
Utility	1.96m x 1.82m	6'5" x 6'0"
WC	1.82m x 1.76m	6'0" x 5'9"



First Floor	m	ft
Main bedroom	3.68m x 3.29m	12'1" x 10'6"
Bedroom 2	4.39m x 2.66m	15'5" x 8'9"
Bedroom 3	4.57m x 2.65m	15'0" x 8'8"
Bedroom 4	3.64m x 2.66m	11'11" x 8'9"
Bathroom	2.71m x 2.22m	8'11" x 7'3"

The Whalley

4 bedroom detached house with detached garage

135m² 1,457sq ft

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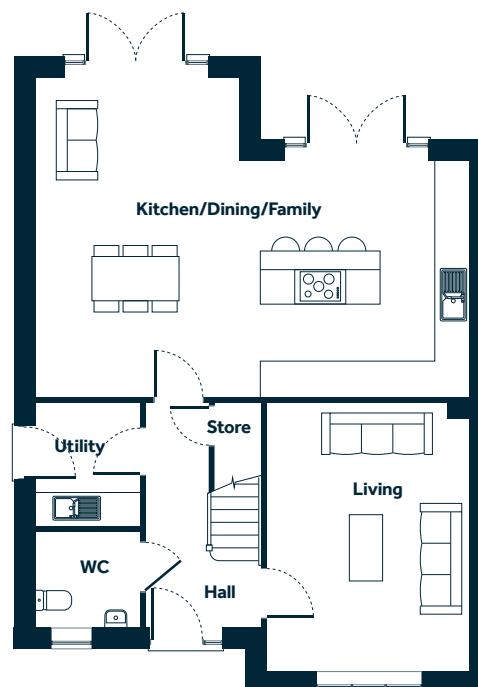
Predicted energy rating:



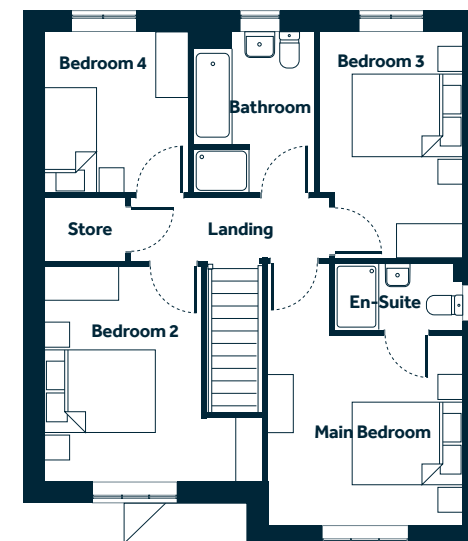
Elevation
Style 1



Elevation
Style 1
Rendered



Ground Floor	m	ft
Living	4.67m x 3.52m	15'4" x 11'7"
Kitchen / Dining / Family	7.57m x 4.1m	24'10" x 13'5"
Utility	2.13m x 1.81m	7'0" x 5'11"
WC	1.81m x 1.66m	5'11" x 5'5"



First Floor	m	ft
Main bedroom	3.52m x 3.45m	11'7" x 11'4"
Bedroom 2	3.9m x 2.84m	12'10" x 9'4"
Bedroom 3	4.07m x 2.6m	13'4" x 8'6"
Bedroom 4	2.92m x 2.61m	9'7" x 8'7"
Bathroom	2.92m x 2.17m	9'7" x 7'1"

Easy ways to buy



Deposit Unlock

With Deposit Unlock, you could buy a home at Abbey Vale with just a 5% deposit. You can access the scheme whether you're a first-time buyer or a homeowner. An independent financial advisor will check

whether you qualify for Deposit Unlock. If you get the go-ahead, you can then apply for a 95% mortgage from a lender participating in the scheme. It means that you won't have to wait for ages while you save for a big deposit.

At Abbey Vale,
we've got a choice
of schemes that
make buying a
home much
easier.

Easy Move

If selling your existing home is new to you, then let us give you a helping hand. We've designed Easy Move to give you personalised support throughout the sale of your home. We can hook you up with a reputable estate agent

and recommend a choice of independent financial advisors and solicitors. Once everything is in place and you've got a buyer, we'll cover your estate agency fees up to a value of £3,000.

First Homes

If you're a first-time buyer, you might be able to purchase a home at Abbey Vale for just 70% of the sale price. There are no additional costs such as rent to pay. To qualify, your household income must

be less than £80,000 a year and you'll need a 5% deposit. First Homes has been specially designed to help key workers and others priced out of the local housing market get onto the property ladder.

Part Exchange

If you're struggling to sell your existing home, you might want to consider trading it in. With Prospect Part Exchange, we become your guaranteed buyer, so you won't have to

wait for your home to sell. And, because you don't need to advertise your home, you'll also save on estate agency fees. It all adds up to a much smoother selling and buying experience.

These schemes are available on selected plots, and availability may vary from time to time. Terms and conditions apply. Full details are available on our website.



Building homes for good

At Prospect Homes, we're committed to designing and building superior homes that look and feel great to live in.

But that's only part of our promise. At Prospect, we believe that everyone deserves a place to call home. We're part of the Riverside Group, a not-for-profit organisation that's been providing affordable homes for more than 90 years, along with services that tackle homelessness, improve communities and support the most vulnerable in society.

The profit we make goes back to the Riverside Group to be re-invested in these vital services. So when you buy a Prospect home you'll be playing your part in helping others. This is our '**Homes for Good**' ethos, and it's something everyone at Prospect is very proud of.

With a long track record of building homes across Lancashire, our experienced team understands the importance of customer service. We know that buying a new home is a big step, especially when you're moving to a new area. From the moment you fall in love with your new Prospect home through to moving in, and for some time after that, we'll make sure it's the best decision you've made.

Location is everything, and we choose to build in areas that can add value to your quality of life, where both open countryside and services such as shops and schools are within easy reach. We're careful to consider the environment too, designing places that conserve and enhance the local landscape.

Whether you're seeking a rural retreat or a place in the middle of town, our award-winning homes go above and beyond to offer a superb living experience. We strive for the very best in build quality, interior fittings and energy efficiency, which is why we work with local craftspeople with the sharpest skills and expertise.

All our homes come with a two-year comprehensive warranty and a 10-year structural warranty.





To discover more about
Abbey Vale visit our sales
office at:

Abbey Vale
South Lane,
Widnes,
WA8 3UB

Call:
01518 082 673

Or visit:
www.prospecthomes.co.uk

A development by

prospect
HOMES

This brochure is produced for the general promotion of the development. All photos, layouts, floor plans maps and information within the brochure are for illustrative purposes and should be treated as guidance. Scale varies between plan types. Dimensions listed are only to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please consult with your Sales Executive to make your own enquiries to check individual property details and specifications before making a reservation. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Prospect reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP YOUR MORTGAGE PAYMENTS.**

Brochure version: July25-3