

# *Willow Bank*

BRIDGE ST  
.....  
RAMSBOTTOM

Modern 2, 3 & 4 bedroom homes  
in a town full of character, community,  
and countryside walks.

# Welcome to *Willow Bank*

Tucked into the edge of the West Pennine Moors, the site is centrally located next to the East Lancashire Railway Ramsbottom station, a hop, skip and jump away from the heart of the vibrant streets of Ramsbottom. Willow Bank is where considered design meets characterful surroundings.

This small, carefully planned development of 2, 3 & 4 bedroom homes offers open layouts, energy efficiency, smart technology, and contemporary living.

So, whether you're cooking in an open-plan kitchen bathed in sunlight, sharing a family dinner with the doors flung open to the garden, or just enjoying a slower pace of life with countryside views around you, Willow Bank gives you space to breathe, in a place that feels just right.



# Good coffee. Great food. Everything close by.

Ramsbottom does high street charm like nowhere else. Fancy a slow morning? Grab a pastry from Lolo's Vegan Bakery or a coffee from Cocoa Tree and take a wander. Looking for a spot of lunch? The Cocoa Tree is perfect for hot chocolates and homemade cakes. And when it's time to catch up with friends, you can share a cheese board and a glass of red at Vino & Vibes or book a table at Tre Ciccio for wood-fired pizza, Aperol spritzes on the terrace or if you prefer a pint, try Casked for a selection of hand pulled cask ales.

If you're after something special, try The Eagle & Child, not just a gastropub with views, but one that reinvests in the local community too.

But it's not all indulgence, Ramsbottom is practical too. There's a Morrisons, Tesco Express, pharmacies, a Post Office and plenty of trusted local services.

You'll also find great schools nearby, including Hazlehurst Primary, St Andrew's CE Primary, and Woodhey High – all well-regarded and within a short drive.



**Casked**  
2-4 Prince St, Ramsbottom



**Cocoa Tree**  
2 Bolton St, Ramsbottom

# Peaceful setting. Easy travel.

Willow Bank gives you the best of both worlds, a quiet, countryside feel with speedy connections to Manchester and beyond.

Just hop onto the nearby M66 and you can be in Manchester city centre in under 35 minutes by car. There are also regular buses to Bury, Bolton and Rawtenstall,

or you could Park & Ride from the tram stop in Bury. Plus the Streets for All Initiative has helped to promote sustainable travel like walking and cycling in the town itself.

Whether it's the weekday commute or a weekend getaway, you'll be able to come home to calm, without feeling cut off.

# A town with real heart

Festivals, food, and people who say hello on the high street.

Ramsbottom isn't just somewhere you live, it's somewhere you join in. This friendly, creative town has a strong sense of community and a calendar full of events that bring everyone out and about.

There's the monthly Ramsbottom Farmers Market, where you can pick up artisan bread and locally reared meats.

Or the Chocolate Festival, where you'll be tempted by handmade truffles, brownies and sweet treats. Autumn marks the return of the brilliant Black Pudding Throwing Championships (yes, it's a real thing)! And of course, you have to join the hundreds of others every Good Friday to try your hand at Egg Rolling on Holcombe Hill.

Life here is social, a little bit quirky, and full of moments to look forward to.

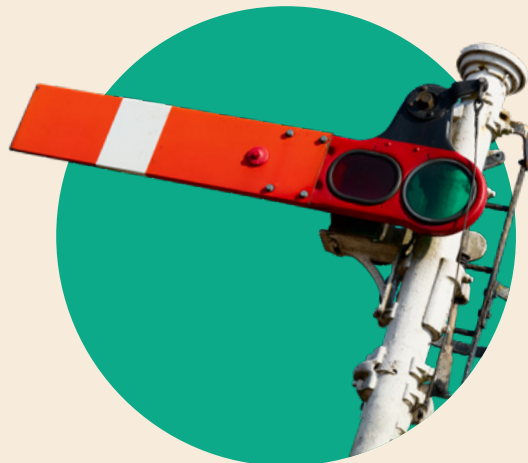


# A place with a story

Ramsbottom has roots as deep as the Irwell Valley it sits in. Once a bustling mill town during the Industrial Revolution, it still holds onto that hard-working northern character, with cobbled streets, stone cottages, and beautifully preserved heritage buildings all around you.

The town is closely tied to the Peel family, most famously Sir Robert Peel, founder of the modern police force. His legacy lives on through the Peel Tower, standing proudly on Holcombe Hill. On a clear day, you can see for miles from the top... and you'll almost certainly spot someone walking up there with a flask and a dog in tow.

The East Lancashire Railway, which still runs steam trains through the town, adds even more charm, especially when you're enjoying coffee on a terrace and see the carriages roll by. And don't miss the themed events that they host here all year round, including the popular 1940's weekend.



# Big views and fresh air

At Willow Bank, you don't just get a home, you get the outdoors on your doorstep. Head down to Nuttall Park for a lazy picnic by the river, let the kids run wild on the play equipment, take a walk through the Irwell Sculpture Trail or catch a pop-up theatre performance in summer.

For something wilder, wander into Chatterton Wood, explore the peaceful trails of Redisher Wood, or climb up to Holcombe Moor for a proper walk with far-reaching views. Of course, no Ramsbottom weekend is complete without a walk to Peel Tower, it's a rite of passage, and the perfect excuse for a bacon butty after. Plus even closer to home is Top Mill Park, a community-led green space project with gardens, bird boxes and artwork, as well some dedicated green-fingered members of your new community to give you a warm welcome.

Whether you're walking the dog or getting your steps in, there's something about the green, open surroundings here that just makes everything feel slower and simpler.



Holcombe Hill

A56

A676

M66

Ramsbottom Civic Hall

Tre Ciccio

Ramsbottom

Peel Brow Primary School

Bridge Street

Casked

Tesco



*Willow Bank*

Ramsbottom Cricket Club

Bury New RD

A676

M66

A56

Peel Tower

Holcombe

Nuttall Park

J1

## How to find us

Bridge Street, Ramsbottom, BLO OBS  
what3words /// cosmetic.afterglow.seated

River Irwell

 **The New Salesbury & The New Langho**  
860 sq.ft / 79.90 sq.m  
2 bedroom semi-detached home

 **The New Gayton**  
1037 sq.ft / 96.34 sq.m  
3 bedroom semi-detached home

 **The New Lytham**  
1108 sq.ft / 102.94 sq.m  
3 bedroom detached & semi-detached home

 **The New Delamere**  
1127 sq.ft / 104.70 sq.m  
3 bedroom, 2.5 storey semi-detached home

 **The New Whalley**  
1191 sq.ft / 110.65 sq.m  
4 bedroom detached home

 **The New Waverton**  
1261 sq.ft / 117.15 sq.m  
4 bedroom detached home

 **The New Plumley**  
1378 sq.ft / 128.02 sq.m  
4 bedroom detached home

 **The New Hartford**  
1412 sq.ft / 131.18 sq.m  
4 bedroom detached home

 **The New Willaston**  
1479 sq.ft / 137.40 sq.m  
4 bedroom detached home

 **The New Formby**  
1567 sq.ft / 145.58 sq.m  
4 bedroom detached home

 **The New Haigh**  
1624 sq.ft / 150.87 sq.m  
4 bedroom detached home



This development plan is indicative and is intended to be used for guidance purposes only. It does not form part of any contract or agreement to purchase. It does not indicate ownership boundaries, easements, rights of way or way leaves and can be subject to change. Future phases may be subject to change. For specific details please contact our Sales Consultant.

## KITCHENS

- A choice of kitchen units and worktops (choice subject to build stage)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Bosch integrated fridge / freezer
- 80mm co-ordinating worktop upstand (choice subject to build stage)
- Stainless steel one and half bowl sink and top lever tap to kitchen
- Stainless steel single bowl sink and tap to utility room (where applicable)
- Plumbing for washing machine
- Plumbing for dishwasher
- Cutlery tray
- Soft closers to all units and drawers

## BATHROOMS AND ENSUITES

- White contemporary sanitaryware
- Towel warming radiators to bathrooms and ensuites
- Chrome taps by Vado
- Electric shaver point to bathrooms and ensuites
- Choice of vanity units to bathrooms and ensuites (choice subject to build stage)
- Choice of ceramic wall tiles by 'Johnson Tiles' (choice subject to build stage)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where applicable). Choice of two co-ordinating 'Johnson Tiles' wall tiles in main bathrooms and ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite
- Vado shower over the bath to main bathroom with shower screen
- Soft close toilet seats

## ENERGY EFFICIENCY

- Hive Active Heating Smart Compatible Thermostat (requires HiveHub, broadband and WiFi)
- Gas central heating two zone system throughout
- Thermostatically controlled radiators to all rooms, except where roomstat fitted
- UPVC Triple glazed windows
- Solar panels\*
- Gas combination boilers in Salesbury, Langho, Gayton, Lytham, Delamere, Whalley, Waverton, Plumley, Hartford, Willaston, Formby, Haigh.

## SAFETY AND SECURITY

- Alarm system
- Mains-powered smoke detectors and mains-powered heat detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

## ELECTRICAL

- Access to Superfast Broadband (Infrastructure by Openreach. Subscription to Broadband services required)
- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting Sky direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to main bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to main bedroom
- Downlights to kitchen
- Downlights to bathrooms and ensuites
- Double socket and light to garage (where applicable)
- EV chargers
- USB sockets to living room, kitchen and bedroom one

## DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted satin white
- All internal walls painted white
- Semi-solid internal doors painted satin white
- Satin chrome-effect internal ironmongery

## EXTERNAL AND GENERAL

- 10-year warranty (NHBC)
- UPVC French patio doors
- Black rainwater pipes and gutters
- Front porch light
- Front garden turfed
- Landscaping to front gardens to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- Black tarmac to shared drives
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. Acoustic fences to certain plots. See external works layout for exact details and locations
- Steel up-and-over garage doors

## OPTIONS

- A wide range of optional extras are available. Please see Sales Consultant for prices and full range (all subject to build stage)

\*Please see Sales Consultant for plot specific details of solar panels. \*\*Sales specification does not apply to the affordable homes

Images are of typical Eccleston Homes show home interiors and do not intend to represent any particular house type. Exterior and interior finishes specifications may have changed from other Eccleston Homes developments. We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Images and computer-generated images are for guidance only and do not represent any particular plot. Please ensure that you check with the Sales Consultant on the development for specific plot details.

# The New Salesbury & New Langho

## 2 BEDROOM SEMI-DETACHED HOME

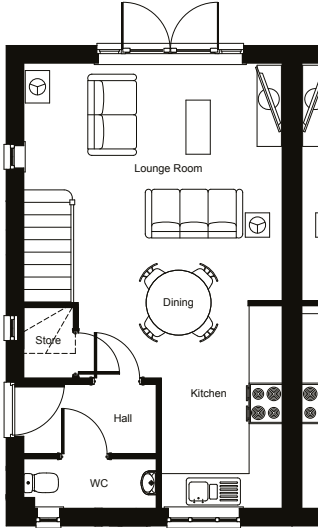
Two bedroom semi-detached home with large open plan lounge, dining and kitchen area with access to the garden through French doors, useful store cupboard and downstairs WC. Two bedrooms, each with their own ensuite, with ample storage throughout and parking.

 2 Bed  2 Bath  860 sq.ft / 7990 sq.m



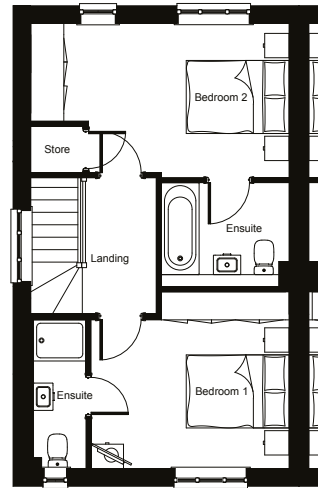
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*The New Salesbury*



GROUND FLOOR

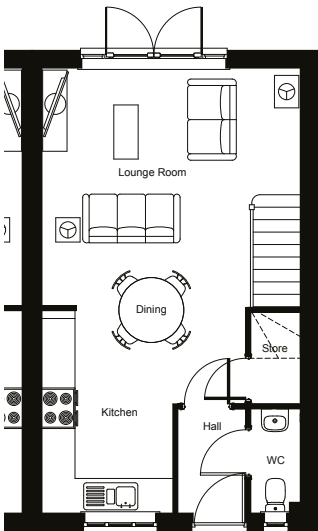
Lounge	4.77m x 3.22m 15'6" x 10'5"
Dining	3.76m x 2.58m 12'3" x 8'46"
Kitchen	3.74m x 2.23m 12'3" x 7'31"
WC	2.44m x 0.91m 8'0" x 3'0"



FIRST FLOOR

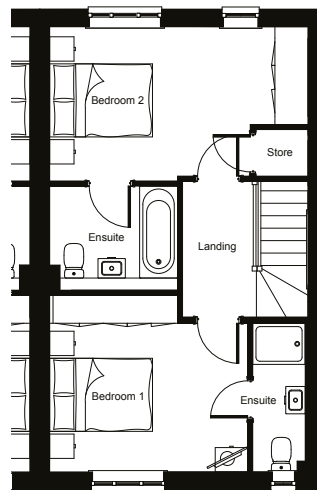
Bedroom 1	3.65m x 3.26m 11'9" x 10'6"
Ensuite 1	2.74m x 0.97m 9'0" x 3'18"
Bedroom 2	4.77m (max) x 2.85m (max) 15'6" x 9'35"
Ensuite 2	2.36m x 1.92m 7'74" x 6'30"

*The New Langho*



GROUND FLOOR

Lounge	4.77m x 3.22m 15'6" x 10'5"
Dining	3.76m x 2.97m 12'3" x 9'74"
Kitchen	3.74m x 2.23m 12'3" x 7'31"
WC	1.92m x 0.91m 6'3" x 3'0"



FIRST FLOOR

Bedroom 1	3.65m x 3.26m 11'9" x 10'6"
Ensuite 1	2.74m x 0.97m 9'0" x 3'18"
Bedroom 2	4.77m (max) x 2.85m (max) 15'6" x 9'35"
Ensuite 2	2.36m x 1.92m 7'74" x 6'30"

# The New Gayton

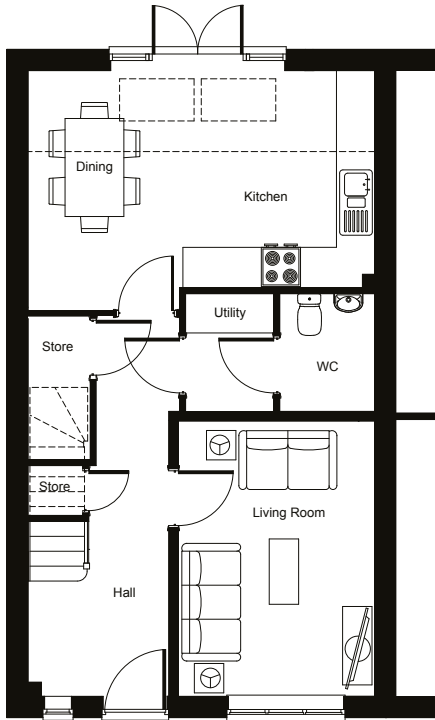
## 3 BEDROOM SEMI-DETACHED HOME

Three bedroom semi-detached home with large open plan dining and kitchen area with feature roof light windows and access to the garden through French doors, useful utility room and downstairs WC. Three spacious bedrooms, ensuite to the main bedroom, large family bathroom, with ample storage throughout and parking.

 3 Bed  2 Bath  1037 sq.ft / 96.34 sq.m

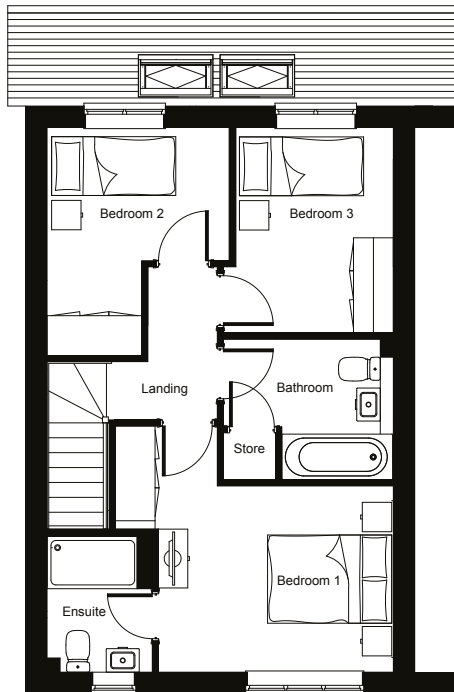


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## GROUND FLOOR

Kitchen/Dining	5.30m x 3.66m (max) 17'3" x 12'0"
Living Room	4.21m x 3.00m 13'8" x 9'84"
Utility	1.8m x 1.34m 4'39" x 5'90"
WC	1.80m x 1.45m 5'90" x 4'75"



## FIRST FLOOR

Bedroom 1	4.25m (max) x 3.76m (max) 13'9" x 12'3"
Ensuite	1.61m x 2.07m 5'28" x 6'79"
Bedroom 2	3.49m (max) x 2.78m 11'4" x 9'12"
Bedroom 3	3.13m x 2.60m (max) 10'2" x 8'53"
Bathroom	2.60m x 2.15m 8'53" x 7'05"

 Skylight windows     Point of ceiling height change

# The New Lytham

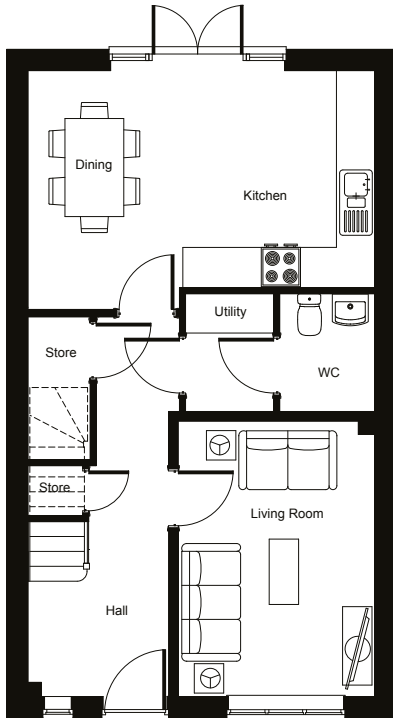
## 3 BEDROOM DETACHED & SEMI-DETACHED HOME

Three bedroom detached and semi-detached family home, open plan dining and kitchen area with French doors leading to rear garden. Separate living room, useful utility room and downstairs WC. Three spacious bedrooms, ensuite to the main bedroom, large family bathroom, with ample storage throughout and parking.

 3 Bed  2 Bath  1108 sq.ft / 102.94 sq.m

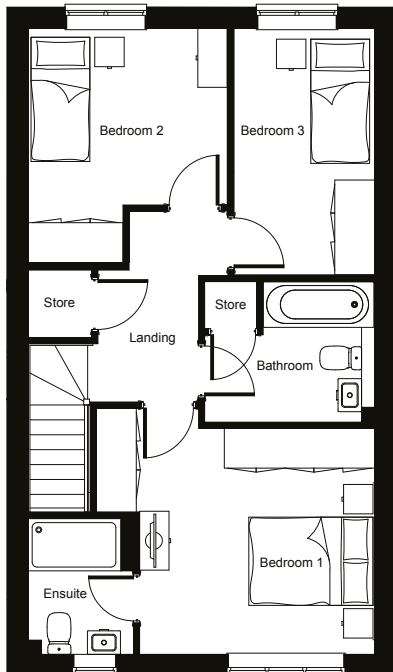


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## GROUND FLOOR

Kitchen/Dining	5.30m x 3.65m (max) 17'3" x 11'9"
Utility	1.34m x 1.80m 4'39" x 5'90"
WC	1.45m x 1.80m 4'75" x 5'90"



## FIRST FLOOR

Bedroom 1	4.25m (max) x 3.76m (max) 13'9" x 12'3"
Ensuite	2.07m x 1.61m 6'79" x 5'28"
Bedroom 2	3.58m (max) x 3.04m 11'7" x 9'97"
Bedroom 3	3.76m x 2.15m 12'3" x 7'05"
Bathroom	2.60m x 2.15m 8'53" x 7'05"

# The New Delamere

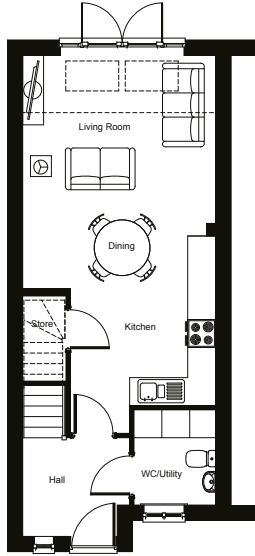
3 BEDROOM, 2.5 STOREY  
SEMI-DETACHED HOME

Three bedroom semi-detached home with large open plan living, dining and kitchen area with feature roof light windows and access to the garden through French doors, useful utility room and downstairs WC. Three spacious bedrooms, ensuite to the main bedroom, large family bathroom, with ample storage throughout and parking.

 3 Bed  2 Bath  1127 sq.ft / 104.70 sq.m

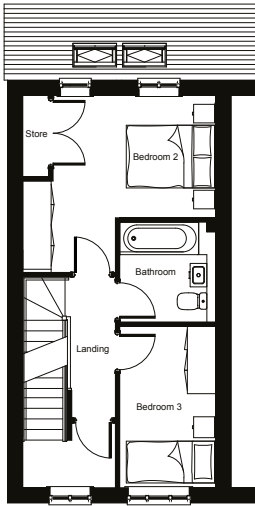


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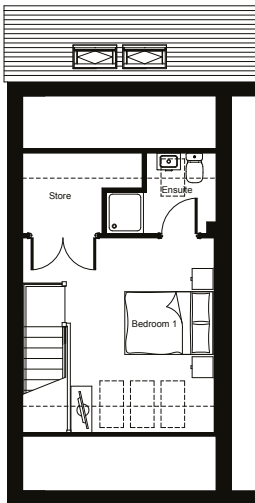
## GROUND FLOOR

Living Room	4.15m x 2.89m (max) 13'6" x 9'48"
Dining Area	4.15m x 2.13m 13'6" x 6'98"
Kitchen	4.64m x 1.85m 15'2" x 6'06"
WC/Utility	2.05m x 1.75m 8'71" x 5'74"



## FIRST FLOOR

Bedroom 2	4.15m x 3.81m (max) 13'6" x 12'5"
Bedroom 3	3.47m x 2.06m 11'3" x 6'75"
Bathroom	2.06m x 2.15m 6'75" x 7'05"



## SECOND FLOOR

Bedroom 1	4.19m x 4.12m (max) 13'7" x 13'5" (max)
Ensuite	2.36m (max) x 1.71m 7'74" x 5'61"

 Skylight windows
  Point of ceiling height change

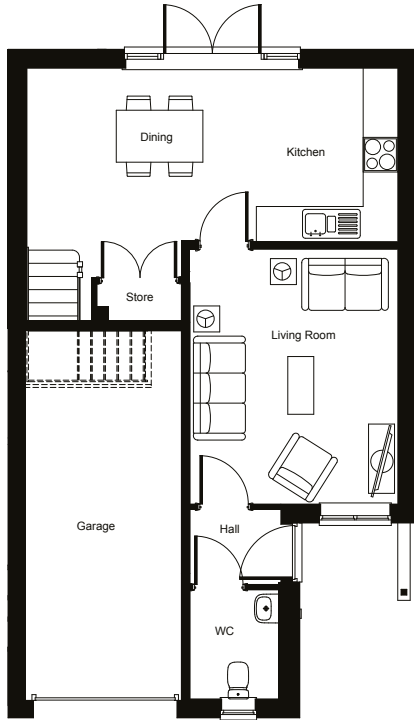
# The New Whalley

## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan dining and kitchen area with access to the garden through French doors, relaxing living room, useful utility store and downstairs WC. Four spacious bedrooms, ensuite to the main bedroom, large family bathroom, with ample storage throughout. Integral single garage.

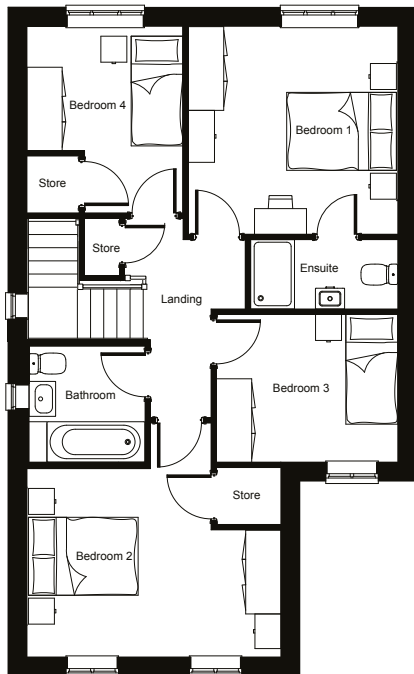
 4 Bed  2 Bath  1191 sq.ft / 110.65 sq.m





## GROUND FLOOR

Kitchen	2.45m x 2.99m 8'03" x 9'80"
Dining	3.97m x 3.62m 13'0" x 11'8"
Living Room	3.59m x 4.40m 11'7" x 14'4"
WC	1.53m x 1.88m 5'01" x 6'16"



## FIRST FLOOR

Bedroom 1	3.62m x 3.60m 11'8" x 11'8"
Ensuite	2.54m x 1.20m 8'33" x 3'93"
Bedroom 2	4.39m x 4.05m (max) 14'4" x 13'2"
Bedroom 3	3.14m x 2.56m 10'3" x 8'39"
Bedroom 4	3.23m (max) x 2.69m (max) 10'5" x 8'82"
Bathroom	2.01m x 2.00m 6'59" x 6'56"

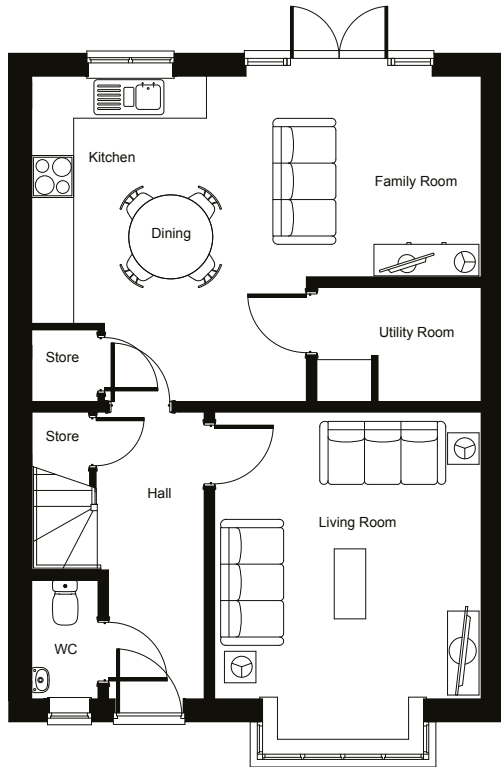
# The New Waverton

## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan family, dining and kitchen area with access to the garden through French doors, separate living room, large utility room and downstairs WC. Four spacious bedrooms, ensuite to the main bedroom, large family bathroom, with ample storage throughout and detached single garage.

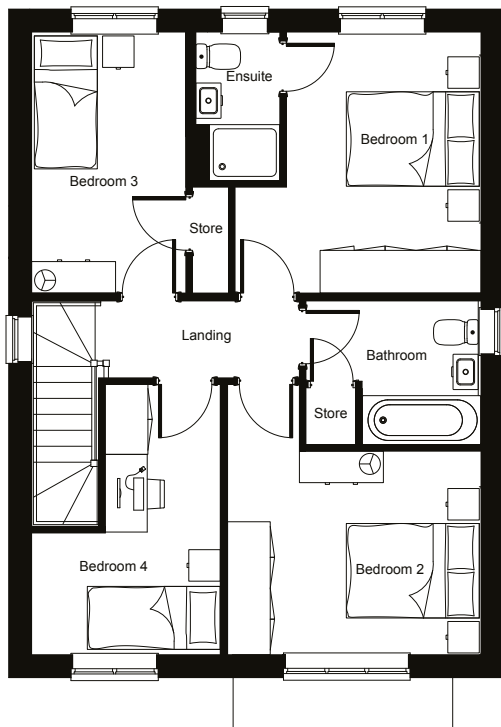
 4 Bed  2 Bath  1261 sq.ft / 117.15 sq.m





## GROUND FLOOR

Living Room	4.72m (inc bay) x 3.80m 15'4" x 12'4"
Kitchen/Dining	3.06m x 4.65m 10'0" x 15'2"
Family	3.36m x 2.86m 11'0" x 9'38"
Utility	2.34m x 1.63m 7'67" x 5'34"
WC	1.69m x 0.94m 5'54" x 3'08"



## FIRST FLOOR

Bedroom 1	3.73m x 3.51m (max) 12'2" x 11'5"
Ensuite	2.12m x 1.20m 6'95" x 3'93"
Bedroom 2	3.86m (max) x 3.62m 12'6" x 11'8"
Bedroom 3	3.73m x 2.20m 12'2" x 7'21"
Bedroom 4	3.86m (max) x 2.69m (max) 12'6" x 8'82"
Bathroom	2.50m x 2.05m 8'20" x 6'72"

# The New Plumley

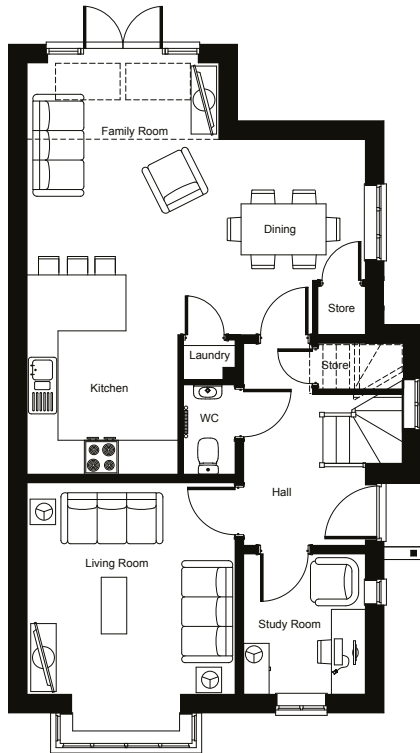
## 4 BEDROOM DETACHED HOME

Four bedroom detached family home with large open plan kitchen, dining and family room with feature skylight windows and French doors leading to rear garden, separate bay fronted living room, cosy study room, and downstairs WC. Four spacious bedrooms with ensuite to the main bedroom, large family bathroom, with ample storage throughout and single detached garage.

 4 Bed  2 Bath  1378 sq.ft / 128.02 sq.m

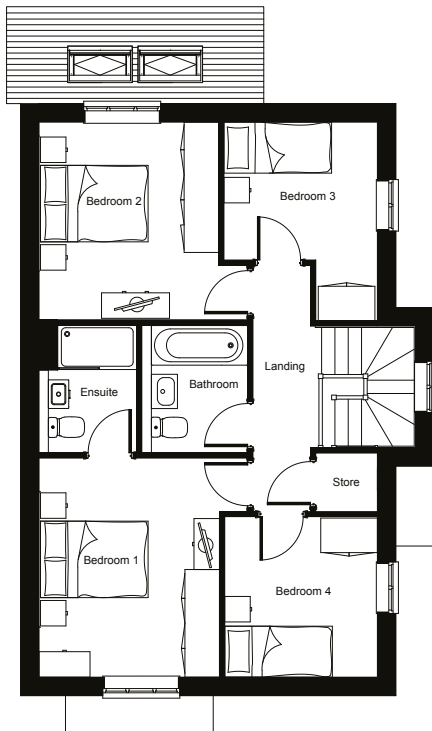


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## GROUND FLOOR

Kitchen	3.84m x 2.66m 12'5" x 8'72"
Dining	3.45m x 2.58m 11'3" x 8'46"
Family	3.41 x 3.38m 11'1" x 11'0"
Living Room	4.42m (inc bay) x 3.67m 14'5" x 12'0"



## FIRST FLOOR

Bedroom 1	3.86m x 3.68m 12'6" x 12'0"
Ensuite	2.24m x 1.72m 7'34" x 5'64"
Bedroom 2	3.48m x 3.17m 11'4" x 10'4"
Bedroom 3	3.50m x 2.70m 11'4" x 8'85"
Bedroom 4	2.83m x 2.69m 9'28" x 8'82"
Bathroom	2.24m x 1.86m 7'34" x 6'10"

# The New Hartford

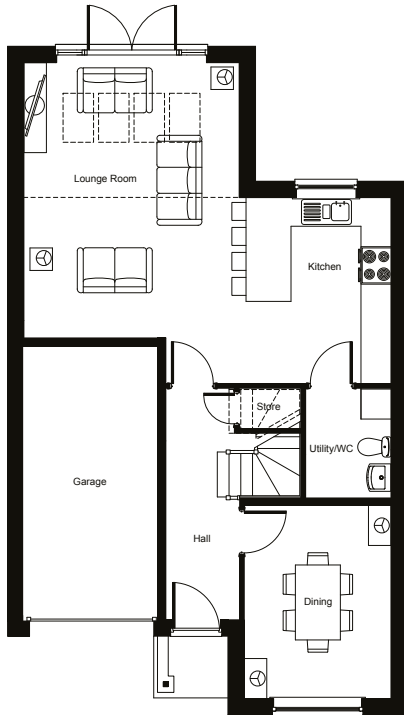
## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan lounge and kitchen area with feature skylight windows, stylish breakfast bar and French doors leading to a rear garden. Separate dining room/retreat, useful utility room and downstairs WC. Four spacious bedrooms with ensuite to the main bedroom, large family bathroom, with ample storage throughout and integral garage.

 4 Bed  2 Bath  1412 sq.ft / 131.18 sq.m

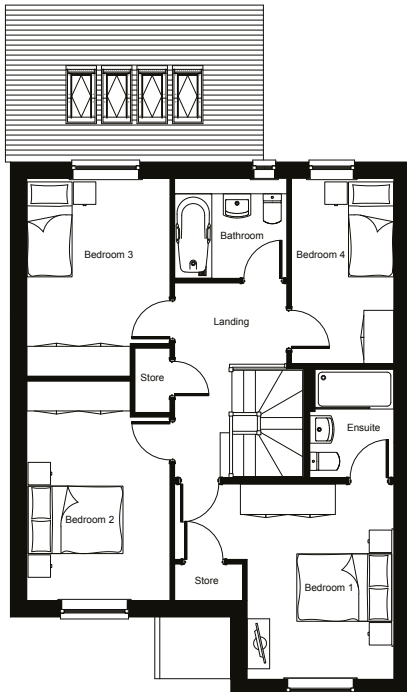


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## GROUND FLOOR

Lounge	5.50m x 4.30m 18'0" x 14'1"
Kitchen	3.72m x 3.03m 12'2" x 9'94"
Dining	2.93m x 3.86m 9'61" x 12'6"
Utility/WC	1.70m x 2.19m 5'57" x 7'18"



## FIRST FLOOR

Bedroom 1	4.38m (max) x 3.90m (max) 14'3" x 12'7"
Ensuite	2.17m x 1.68m (max) 7'11" x 5'5"
Bedroom 2	4.39m (max) x 2.86m 14'4" x 9'38"
Bedroom 3	3.96m (max) x 2.86m 12'9" x 9'38"
Bedroom 4	3.71m x 2.05m 12'1" x 6'72"
Bathroom	2.25m x 2.00m 7'38" x 6'5"

Skylight windows    Point of ceiling height change

# The New Willaston

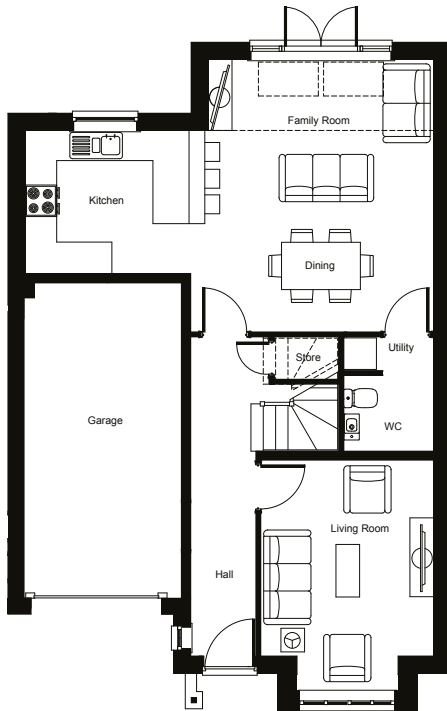
## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan family, dining and kitchen area with feature skylight windows, stylish breakfast bar and French doors leading to rear garden. Separate relaxing living room, useful utility room and downstairs WC. Four spacious bedrooms with ensuite to the main bedroom, large family bathroom, with ample storage throughout and integral garage.

 4 Bed  2 Bath  1479 sq.ft / 137.40 sq.m

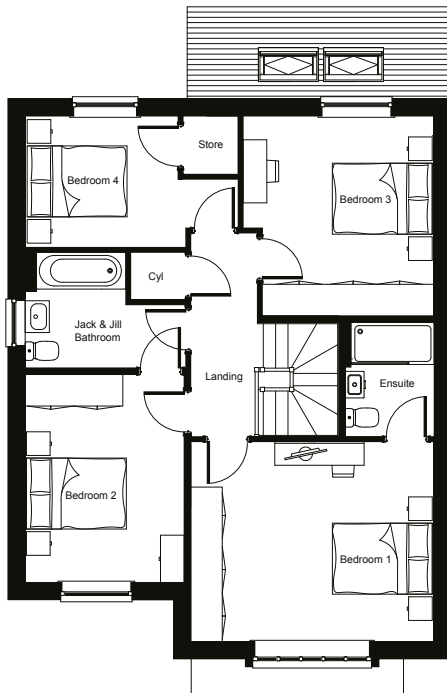


Images show typical Eccleston Homes show home interiors and do not claim to represent any particular house type.



## GROUND FLOOR

Kitchen	3.48m x 2.72m 11'4" x 8'92"
Family Room	4.28m x 2.70m 14'0" x 8'85"
Dining Room	4.62m (max) x 2.47m 15'1" x 8'10"
Living Room	4.40m (inc bay) x 3.28m 14'4" x 10'7"
Utility/WC	2.19m x 1.70m 7'18" x 5'57"



## FIRST FLOOR

Bedroom 1	4.62m x 3.80m 15'1" x 12'4"
Ensuite	2.17m x 1.69m (max) 7'11" x 5'54"
Bedroom 2	3.96m x 3.05m (max) 12'9" x 10'0"
Jack & Jill Bathroom	3.05m x 2.21m (max) 10'0" x 7'25"
Bedroom 3	3.82m x 3.61m (max) 12'5" x 11'8"
Bedroom 4	4.05m (max) x 2.40m (max) 13'2" x 8'20"

 Skylight windows     Point of ceiling height change

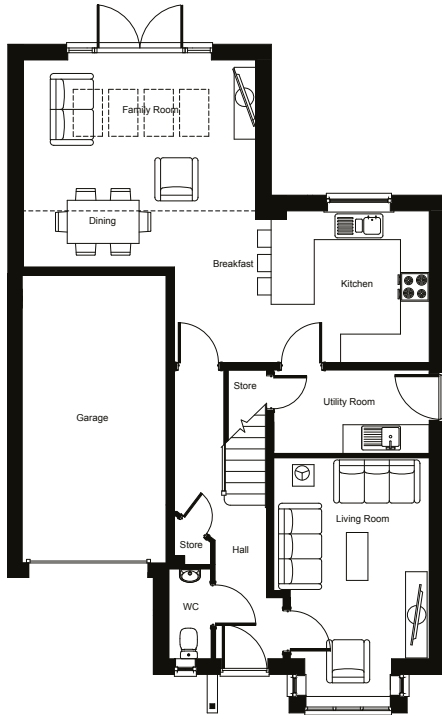
# The New Formby

## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan family, dining and kitchen area with feature skylight windows, stylish breakfast bar and French doors leading to rear garden. Separate bay fronted living room, useful utility room and downstairs WC. Four spacious bedrooms with ensuites to the main and second bedrooms, large family bathroom, with ample storage throughout and integral garage.

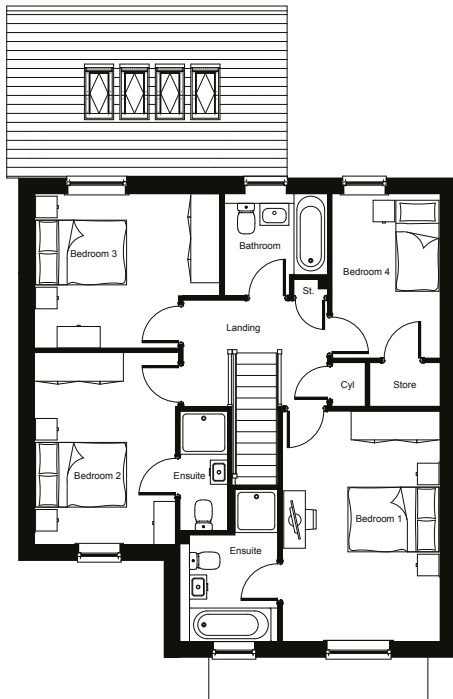
 4 Bed  3 Bath  1567 sq.ft / 145.58 sq.m





## GROUND FLOOR

Living Room	4.98m x 3.24m 16'3" x 10'6"
Kitchen	3.62m x 3.17m 11'8" x 10'4"
Utility	3.24m x 1.74m 10'6" x 5'7"
Family/Dining	4.84m x 4.32m 15'8" x 14'1"
WC	1.87m x 0.87m 6'13" x 2'85"



## FIRST FLOOR

Bedroom 1	4.81m x 3.29m 15'7" x 10'7"
Ensuite 1	2.03m x 3.71m (max) 6'66" x 12'1"
Bedroom 2	4.00m x 2.94m 13'1" x 9'64"
Ensuite 2	0.99m x 2.49m 3'24" x 8'16"
Bedroom 3	3.22m x 3.86m 10'5" x 12'6"
Bedroom 4	3.43m x 2.25m 11'2" x 7'38"
Bathroom	2.15m x 2.13m 7'05" x 6'98"

 Skylight windows     Point of ceiling height change

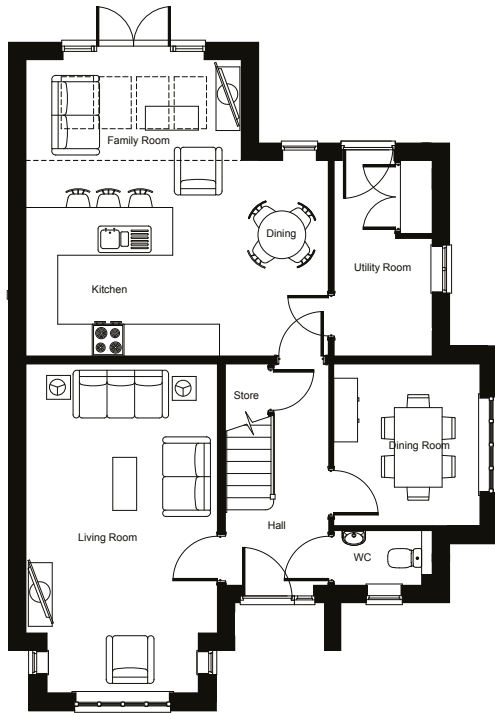
# The New Haigh

## 4 BEDROOM DETACHED HOME

Four bedroom detached home with large open plan family, dining and kitchen area with feature skylight windows, stylish breakfast bar and French doors leading to rear garden. Separate dining room and bay fronted living room. Useful large utility room and downstairs WC. Four spacious bedrooms with ensuite to the main bedroom, large family bathroom, with ample storage throughout and single detached garage.

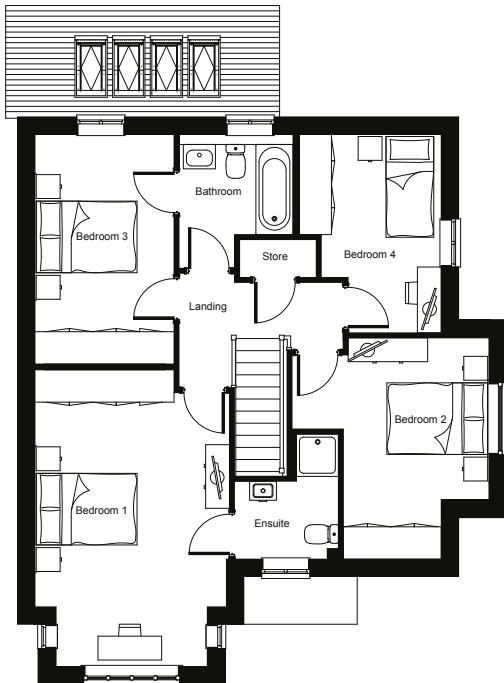
 4 Bed  2 Bath  1624 sq.ft / 150.87 sq.m





## GROUND FLOOR

Living Room	6.20m (inc bay) x 3.61m 20'3" x 11'8"
Kitchen	5.70m x 3.03m 18'7" x 9'94"
Family Room	4.06m x 2.55m 13'3" x 8'36"
Utility	1.85m x 3.68m 6'06" x 12'0"
Dining Room	3.04m x 2.75m 9'97" x 9'02"
WC	1.03m x 1.85m 3'37" x 6'06"



## FIRST FLOOR

Bedroom 1	5.59m (inc bay) x 3.61m 18'3" x 11'8"
Ensuite	1.96m x 2.36m (max) 6'43" x 7'74"
Bedroom 2	4.17m (max) x 3.71m 13'6" x 12'1"
Bedroom 3	4.33m (max) x 2.62m (max) 14'2" x 8'59"
Bedroom 4	3.74m (max) x 2.68m (max) 12'2" x 8'79"
Bathroom	2.52m x 2.15m 8'26" x 7'05"

 Skylight windows     Point of ceiling height change

# Heritage, heart and a place to call home

Willow Bank is more than just a new address, it's a place where your family can grow, grounded in local heritage and community spirit. Ramsbottom's rich past is all around you, from the iconic Peel Tower on Holcombe Hill to the steam trains of the East Lancashire Railway. But it's also a town made for modern families, with great schools nearby, green spaces to explore, and neighbours who look out for one another. With every walk to the park or school run down cobbled streets, you'll feel part of something timeless, a town full of character, and a place that truly feels like home.



# Energy efficient

From energy-efficient appliances to superior insulation, our homes are designed with sustainability in mind.

We've worked hard to increase energy efficiency through improvements to both the fabric and specification items in the property. Our homes also have improved thermal performance and triple glazing. They're better for the world and better for you too. Think warmer houses but lower bills.



# We all like having choices. And the more, the better.

At Eccleston Homes we understand that your vision for your new home is unique. That's why we've created Choices.



## Everything you need to make your new home yours.

Choices gives you that bit more flex in putting your personal stamp on the place. From kitchen spec to tiling, whatever you select will be fully included in the price – simply choose the options that best suit your style and the way you like to live.

# Take personalisation to the next level...

Our Eccleston Options range brings you the latest design inspiration. From fabulous flooring and lighting to on-trend worktops and high-tech appliance upgrades, simply choose what inspires you, and we'll have it all fitted and ready for when you move in.

Please ask our Sales Consultant for a price list.



BI-FOLD DOORS



FLOORING



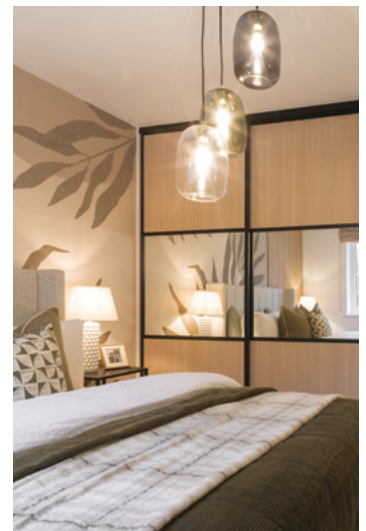
VERTICAL RADIATORS



UPGRADED UNITS & WORK SURFACES



CURTAINS & BLINDS



BEDROOM FURNITURE

OUR MISSION

# Home of happy

From our development-based sales and construction colleagues, to our small head office team, we love what we do and hope this comes across in our quality homes and personal, helpful customer service.

From your very first visit, to receiving your keys and beyond, we are committed to delivering a friendly, simple and informative journey, and your new home built to our highest standards.

If you enjoyed your customer journey with us today, we'd love your feedback. Your review makes a huge impact on our independent business.



"We have had a brilliant experience and we are really happy with our house!"

Scott



"From start to finish our buying experience with Eccleston Homes was trouble free."


Christine



"Had top class service from Eccleston."

Karen



 Trustpilot

Search for us at [uk.trustpilot.com](https://uk.trustpilot.com)

 Eccleston  
HOMES

# Reserving your Eccleston home

You've found your dream Eccleston home! So what happens next? We sell our new homes in order of the route that we build them and plots are released for sale at various times to follow this route and ahead of them being built.

Homes are sold on a first come, first served basis and purchasers are required to exchange contracts within 6 weeks (42 days) with the appropriate 10% deposit. This usually means that you will need to be either a first time buyer, have your current property sold subject to contract, be a none dependant purchaser, or a cash purchaser.



## 1. MORTGAGE IN PRINCIPLE

In order to reserve your new home, you'll need a Mortgage in Principle, or Decision in Principle (DIP) from your mortgage provider. Based on basic info such as your income and outgoings, your lender will provide you with a certificate or statement that confirms 'in principle' the amount of money they will lend you.

If you need help sorting a Mortgage in Principle we have access to independent new homes mortgage specialists who are able to provide you with free advice on the range of new homes mortgages available. Please ask your Sales Consultant for further details.

## 2. PROOF OF IDENTITY

As you're undertaking a financial transaction with us, we'll need to see a copy of your passport (for non-UK citizens also a copy of a valid visa) plus proof of your address – this could be from a recent utility bill or driving license. Your Sales Consultant can provide you with a list of all acceptable forms of proof of address.

## 3. RESERVATION FEE

We ask for a £1000 reservation fee to secure your new home. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

## 4. RESERVATION MEETING

To secure your new Eccleston home, we will set up a reservation meeting. It gives us the opportunity to take you through your reservation paperwork, share the technical drawings and run through the finer details about your new home and the buying process. And of course, the most exciting bit, you can sign your formal reservation confirmation documents meaning your dream Eccleston home is off the market! Please allow at least an hour for this meeting, this gives you time to ask any questions you may have too.

Talk to your Sales Consultant for more information.

# Ensuring happy customers

To make sure every part of your move goes smoothly, our Customer Care Plan outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.

## WE WILL:

- Provide you with information on the Consumer Code for Home Builders/New Homes Quality Code.
- Provide you with information on the NHBC warranty.
- Make sure you know who to contact at each stage of the purchase.
- Deal effectively with all of your questions.
- Provide you with all the relevant choices and options that may affect your decision.
- Provide you with health and safety advice to reduce the risk of danger to you and your family on site while your property is being built and when in your new home.
- Ensure all our marketing and advertising is clear and accurate.
- Ensure our contract-of-sale terms and conditions are clear and fair.
- Inform you of your cancellation rights.
- Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit.
- Explain how your deposit is protected.
- Give you reliable information about the timing of construction, legal completion and handover of your new home.
- Provide you with the details of who to contact in the event of a complaint.



## ONCE A COMPLETION DATE IS SET, WE WILL:

- Ensure that the transfer of ownership takes place as scheduled.
- Demonstrate the functions and features of your new home at a pre-arranged time.
- For a two-year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.
- Our customer commitments do not affect your statutory rights.

# How to care for your home

We understand that buying a new home is one of the biggest purchase decisions you'll ever make, which is why all Eccleston Homes come with a full 10 year NHBC (National House Builders Council) structural warranty.

Protected by the 10 year New Home Warranty, your new home is completely covered for any necessary structural repairs from the date of completion, with an independent surveyor team making the final checks on the new home before issuing what is called a 'Build Mark Cover Note' once they are happy that the property is ready to move into. So, while it is unlikely that you will ever have any problems, you can be assured that help is at hand.

## 1. POLICY DETAILS

The policy is valid for 10 years and includes two key periods; the first two years of the policy called the '2 year Builder Warranty Period', and next 8 years known as the 'Structural Insurance Period'.

## 2. BUILDER WARRANTY PERIOD

During this first two year period Eccleston Homes are responsible for rectifying any defects, you should report any faults to us directly, and in writing, so that we can try to resolve any issues as quickly as possible.

## 3. NHBC 8 YEAR STRUCTURAL INSURANCE PERIOD

For the balance of the warranty, should you need to make a claim on your policy during this period, you will need to contact the claims team at the NHBC, they will assess your claim and where necessary help you in organising any repair work.

## 4. CUSTOMER CARE COMMITMENT

When you buy your Eccleston home you can be confident that your new home has benefited from a wealth of building knowledge and experience. And, as members of the NHBC, the UK's leading home warranty and insurance provider, you'll benefit from their expertise too.

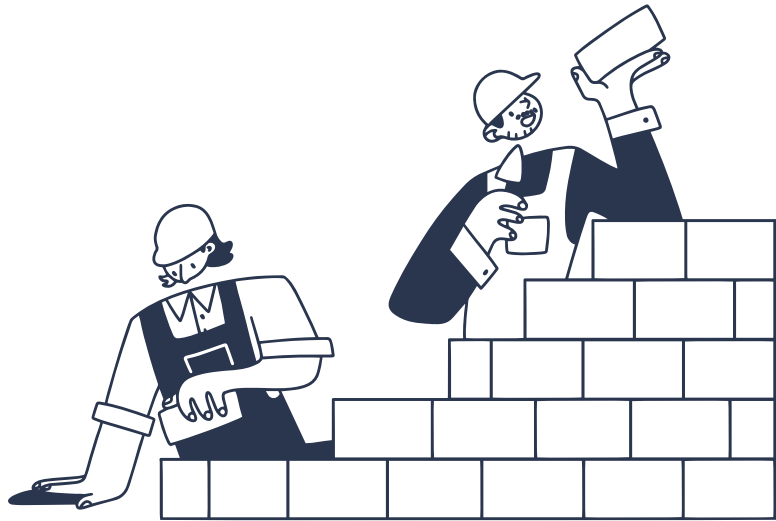
## 5. CONSUMER CODE/NEW HOMES QUALITY CODE

The Consumer Code for Home Builders/New Homes Quality Code provides protection and rights to purchasers of new homes. As members you can be assured that you're going to be treated fairly and be fully informed about your purchase at every stage of the home-buying process – whether it's pre-contract, at exchange of contract or during occupation.

## 6. BUILDMARK

When you purchase an Eccleston home you are covered by our two year warranty, so should you find that your home has any defects that aren't due to general wear and tear or maintenance issues in this time, we promise to get it sorted for you. After the first two years you're covered by Buildmark, the NHBC's insurance scheme, for a maximum of 10 years after you move into your new home.

# Health & Safety



## At Eccleston Homes your safety is our top priority.

**In line with Health and Safety Legislation, we have a number of guidelines in place to protect you whilst you are visiting our developments.**

- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area, this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Should you wish to visit a plot on site, please speak to our Sales Consultant. Visits are only possible at a certain stage in the build and when pre-arranged with our Site Management Team.
- Do not enter any area identified as unsafe by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets and hi-vis vests must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- Do not enter any house that is still being constructed unless accompanied.

**For a safe and enjoyable visit please observe these guidelines at all times.**

# Customer complaints procedure

**Where a complaint arises, we will, wherever possible, endeavour to respond to the matter within 20 working days.**

We will acknowledge your complaint within 5 working days and reassure you that we will be dealing with the points that you have raised through this formal process, providing you with the details of who will be handling the matter and their contact details.

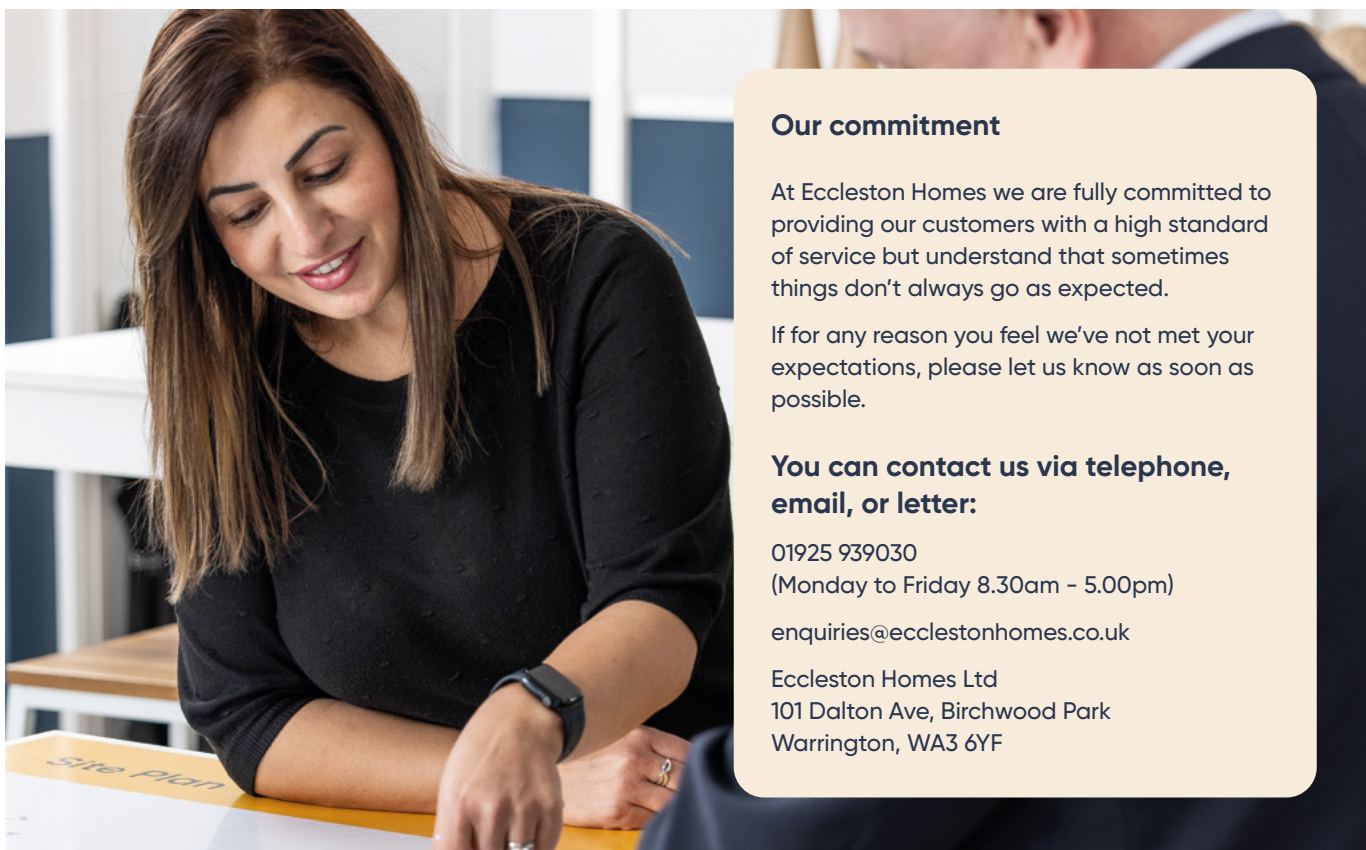
We will aim to present a final response to you as soon as we are able to. We anticipate that we will be able to provide you with a substantive response within the timescales set out above.

If we are unable to provide you with a response within the timescale set out here, we will provide you with an update and our anticipated response date.

Eccleston Homes are members of the New Homes Quality Code / Consumer Code for Home Builders Schemes, and a copy of the relevant code is available on our website, or was provided to you at the reservation of your new home. The codes provide information for the referral of disputes via a free and fast Dispute Resolution Scheme, or via the Home Warranty provider NHBC.

The use of this complaints procedure, or the independent Dispute Resolution Schemes, does not affect your legal rights.

A dispute may be brought to the Independent Dispute Resolution Scheme after 56 calendar days have passed since the complaint was first raised, but no later than 12 months following our final response.



## Our commitment

At Eccleston Homes we are fully committed to providing our customers with a high standard of service but understand that sometimes things don't always go as expected.

If for any reason you feel we've not met your expectations, please let us know as soon as possible.

## You can contact us via telephone, email, or letter:

01925 939030  
(Monday to Friday 8.30am - 5.00pm)

[enquiries@ecclestonhomes.co.uk](mailto:enquiries@ecclestonhomes.co.uk)

Eccleston Homes Ltd  
101 Dalton Ave, Birchwood Park  
Warrington, WA3 6YF