

SILK WATERS GREEN

MOSS LANE, MACCLESFIELD, CHESHIRE SK11 7XE



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES



BARRATT
HOMES

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all Home Builders registered with the UK’s main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>



THINGS TO DO - PLACES TO SEE...

SILK WATERS GREEN



Jodrell Bank

The Jodrell Bank Centre for Astrophysics is the astronomical research centre of the University of Manchester. You can visit Jodrell Bank for a small admission fee. Visitors can walk along a pathway close to the base of The Lovell Telescope to gain a deeper understanding into how it works and you can also learn the history of Jodrell Bank.

www.jb.man.ac.uk

Nantwich Museum

The fascinating history of one of Cheshire's most attractive and historic towns is brought to life by Nantwich Museum, founded in January 1980. The museum has main galleries telling the story of Nantwich through the ages - Roman salt making, Tudor Nantwich's Great Fire, the Civil War Battle of Nantwich (1644) and the more recent shoe and clothing industries.

www.nantwichmuseum.org.uk



Hack Green Secret Nuclear Bunker

For over 50 years this vast underground complex, remained secret and hidden on the outskirts of a sleepy Cheshire town. The bunker today offers a warm welcome to anyone looking for a totally different day out. Entering through massive blast doors, you will be transported into the chilling world of the Cold War.

www.shropshiretourism.co.uk



The Potters Barn

The Potters Barn is a traditional, working pottery where you can look at the finished pottery on display and see where it is made. You can even have a go yourself so whether you "Play with Clay", Paint Pottery or have a go on the Potters Wheel a great day will be had by all. You can also take pottery classes or craft courses such as Longbow Making, Stone Carving, and Glass Fusing.

www.thepottersbarn.f2s.com



Oulton Park

Built into the natural contours of the Cheshire countryside, Oulton Park's combination of stunning scenery and spectacular racing make it one of the most picturesque and best-loved circuits for spectators and competitors alike. Oulton Park has always been popular with fans thanks to the superb views of the circuit available from the spectator bankings.

www.oultontpark.co.uk

Gulliver's World

With over 90 rides, attractions and shows to see each day. Gulliver's World guarantees you a great value day out and fun for all the family. Gulliver's World is a family-run theme park, for families with children aged between 2 and 13 years of age.









www.gulliversfun.co.uk



SILK WATERS GREEN, MACCLESFIELD

DEVELOPMENT LAYOUT

KEY

| | | |
|---|------------------|----------------|
|  | Oakham | 4 bedroom home |
|  | Kennington | 4 bedroom home |
|  | Somerton | 4 bedroom home |
|  | Kington | 4 bedroom home |
|  | Thornton | 4 bedroom home |
|  | Lincoln | 4 bedroom home |
|  | Harborough | 4 bedroom home |
|  | Bampton | 3 bedroom home |
|  | Finchley | 3 bedroom home |
|  | Barwick | 3 bedroom home |
|  | Morpeth II | 3 bedroom home |
|  | Helmsley | 3 bedroom home |
|  | Hexham | 3 bedroom home |
|  | York | 3 bedroom home |
|  | Faringdon I | 3 bedroom home |
|  | Affordable Homes | |
|  | LEAP | Play Park |



barratthomes.co.uk

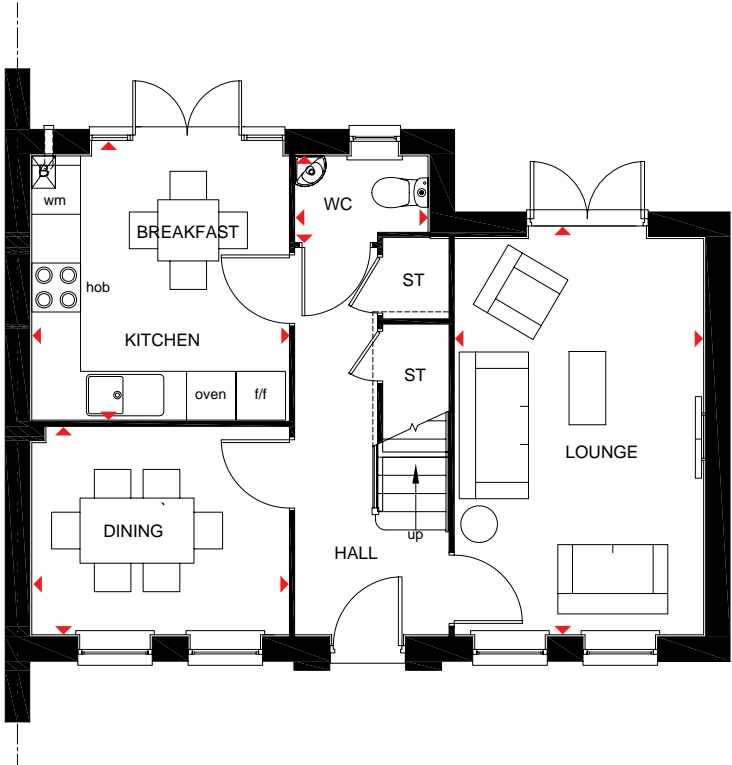


IMPORTANT NOTICE: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Silk Waters Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

3 BEDROOM HOME



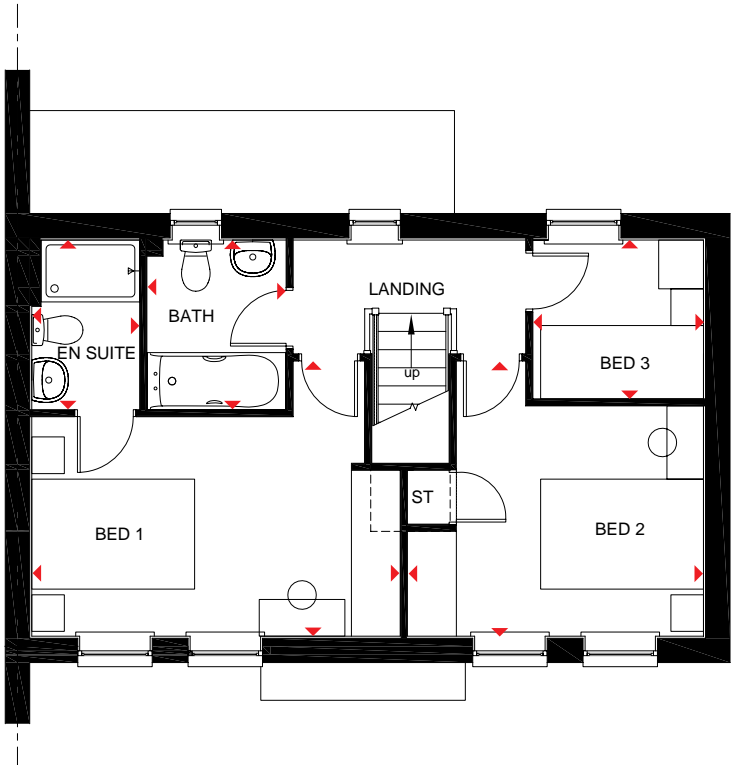
- A bright and airy home with French doors opening onto the garden from both the open-plan kitchen with breakfast area, and the spacious dual-aspect lounge
- A separate dining room is perfect for entertaining
- Upstairs are two double bedrooms, the large master with en suite, a single bedroom and the family bathroom



Ground Floor

| | | |
|-----------------------|---------------|----------------|
| Lounge | 4863 x 3050mm | 15'11" x 10'0" |
| Kitchen/ Breakfast | 3243 x 3153mm | 10'8" x 10'4" |
| Dining Room | 3153 x 2544mm | 10'4" x 8'4" |
| WC | 1627 x 1050mm | 5'4" x 3'5" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4526 x 3377mm | 14'10" x 11'1" |
| En Suite | 2083 x 1326mm | 6'10" x 4'4" |
| Bedroom 2 | 3636 x 3377mm | 11'11" x 11'1" |
| Bedroom 3 | 2096 x 1950mm | 6'11" x 6'5" |
| Bathroom | 2083 x 1710mm | 6'10" x 5'7" |

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

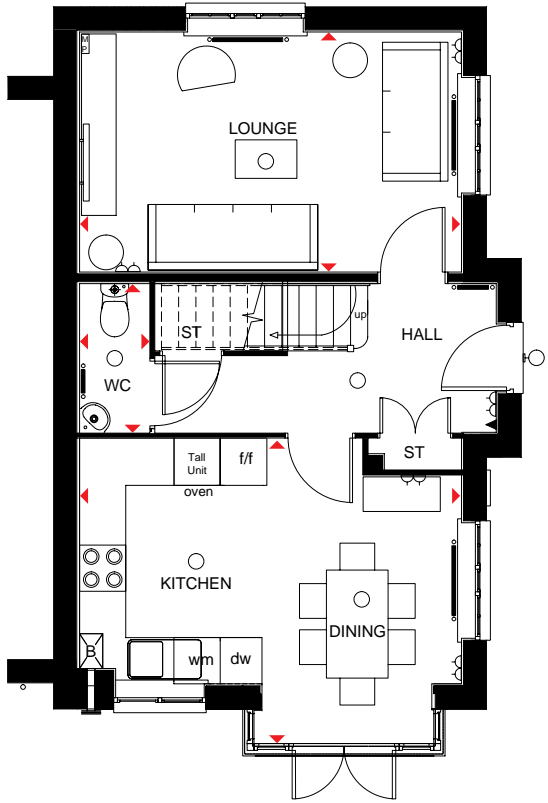
MORPETH II

THE CLASSIC
COLLECTION

3 BEDROOM HOME



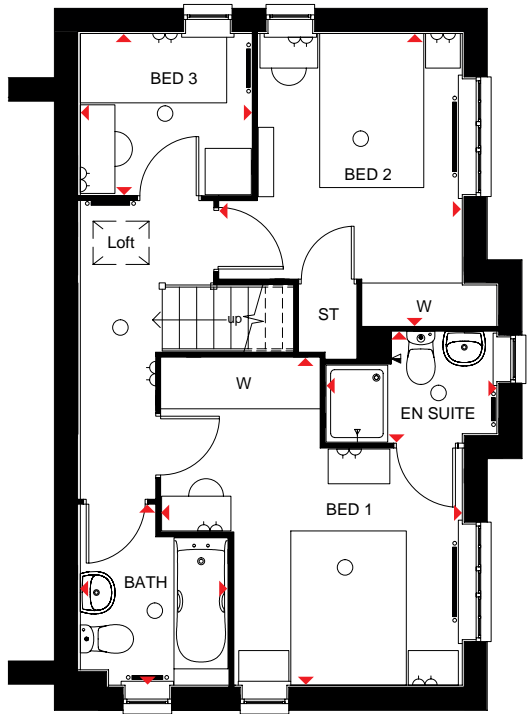
- A delightful three bedroom family home with open-plan kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual-aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4955 x 3112mm | 16'3" x 10'3" |
| Kitchen/Dining | 4955 x 3950mm | 16'3" x 13'0" |
| WC | 910 x 1928mm | 3'0" x 6'4" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3901 x 4243mm | 12'10" x 13'11" |
| En Suite | 2218 x 1427mm | 7'3" x 4'8" |
| Bedroom 2 | 3148 x 3787mm | 10'4" x 12'5" |
| Bedroom 3 | 2230 x 2092mm | 7'4" x 6'10" |
| Bathroom | 1927 x 1913mm | 6'4" x 6'3" |

(Approximate dimensions)

KEY

| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw | Dishwasher space |
| ◀▶ | Dimension location |

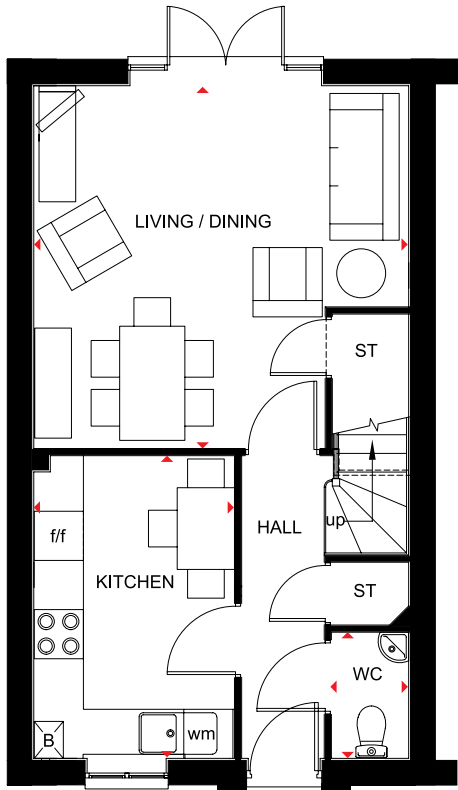
THE BARWICK

THE CLASSIC
COLLECTION

3 BEDROOM HOME



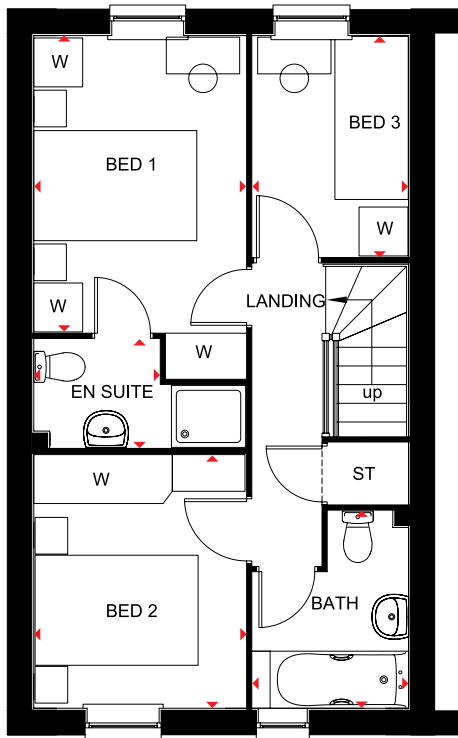
- A delightful three bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Stylish fitted kitchen with breakfast area
- First floor has master bedroom with en suite shower room, another double bedroom, one single and the family bathroom



Ground Floor

| | | |
|---------------|---------------|---------------|
| Living/Dining | 4600 x 4450mm | 15'1" x 14'7" |
| Kitchen | 3713 x 2462mm | 12'2" x 8'1" |
| WC | 1547 x 948mm | 5'1" x 3'1" |

(Approximate dimensions)



First Floor

| | | |
|----------|---------------|---------------|
| Bed 1 | 3638 x 2599mm | 11'11" x 8'6" |
| En suite | 1325 x 2599mm | 4'5" x 8'6" |
| Bed 2 | 3111 x 2599mm | 10'2" x 8'6" |
| Bed 3 | 2713 x 1913mm | 8'11" x 6'3" |
| Bath | 2418 x 1913mm | 7'11" x 6'3" |

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

barratthomes.co.uk



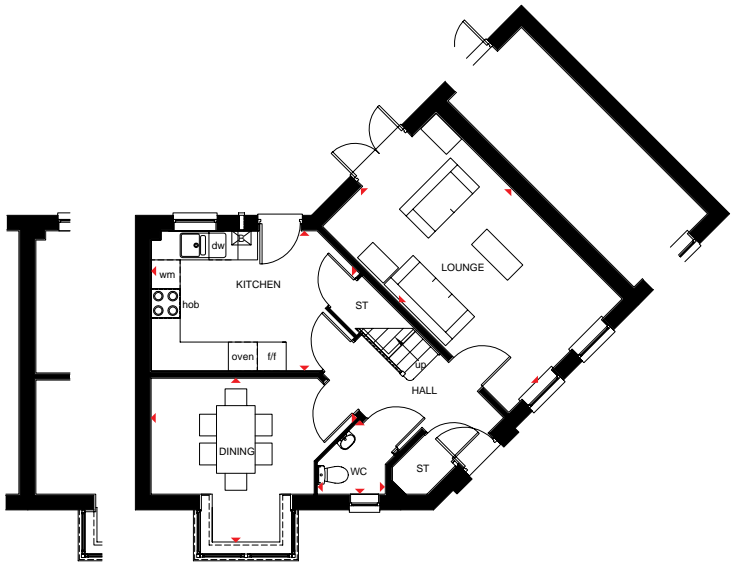
FARINGDON I

THE CLASSIC
COLLECTION

3 BEDROOM HOME



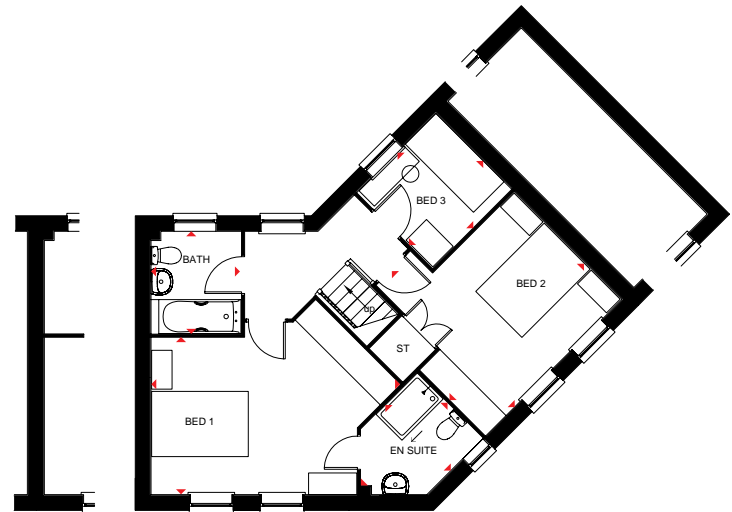
- A three bedroom home offering dual-aspect lounge with French doors leading onto the rear garden
- Ground floor also features separate bay-fronted dining room and attractive kitchen
- First floor has two double bedrooms with en suite shower room to master bedroom, a single bedroom and family bathroom



Ground Floor

| | | |
|---------|---------------|-----------------|
| Lounge | 5450 x 3322mm | 17'11" x 10'11" |
| Kitchen | 4201 x 2900mm | 13'9" x 9'6" |
| Dining | 3364 x 2400mm | 11'0" x 7'10" |
| WC | 1692 x 1452mm | 5'7" x 4'9" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 5159 x 3249mm | 16'11" x 10'8" |
| En Suite | 2471 x 1922mm | 8'1" x 6'4" |
| Bedroom 2 | 3800 x 3985mm | 12'6" x 13'1" |
| Bedroom 3 | 2313 x 2213mm | 7'7" x 7'3" |
| Bathroom | 2112 x 1863mm | 6'11" x 6'1" |

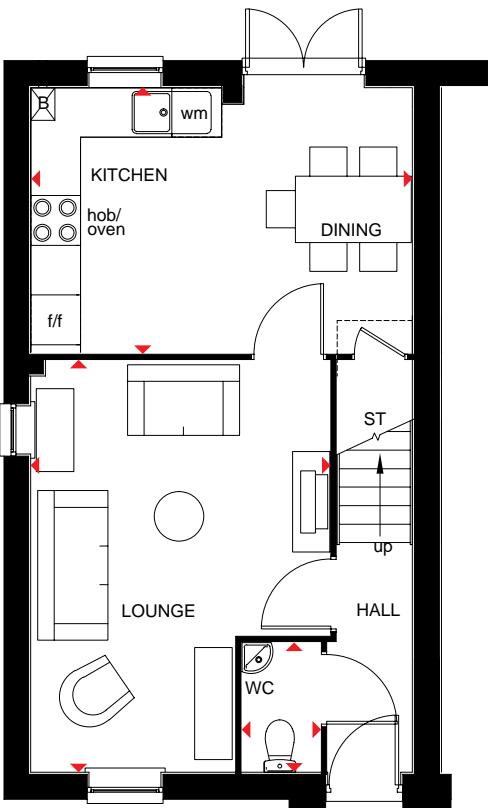
(Approximate dimensions)

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

3 BEDROOM HOME



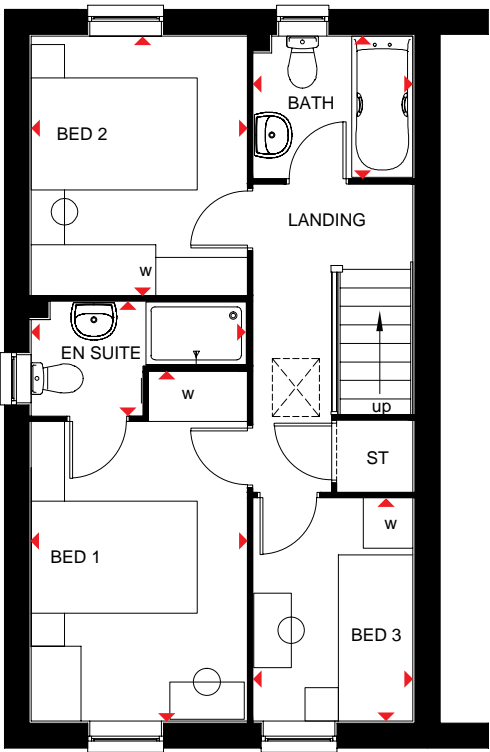
- A lovely three bedroom home featuring open-plan kitchen with dining area and French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides two double bedrooms with en suite to master bedroom, one single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4960 x 3607mm | 16'3" x 11'10" |
| Kitchen/Dining | 4600 x 3202mm | 15'1" x 10'6" |
| WC | 1563 x 944mm | 5'2" x 3'1" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 4201 x 2595mm | 13'9" x 8'6" |
| En Suite | 2594 x 1365mm | 8'6" x 4'6" |
| Bedroom 2 | 3113 x 2595mm | 10'3" x 8'6" |
| Bedroom 3 | 2681 x 1918mm | 8'10" x 6'4" |
| Bathroom | 1918 x 1703mm | 6'4" x 5'7" |

(Approximate dimensions)

- KEY**

 - B Boiler
 - ST Store
 - wm Washing machine space
- f/f Fridge/freezer space
 - ◀▶ Dimension location

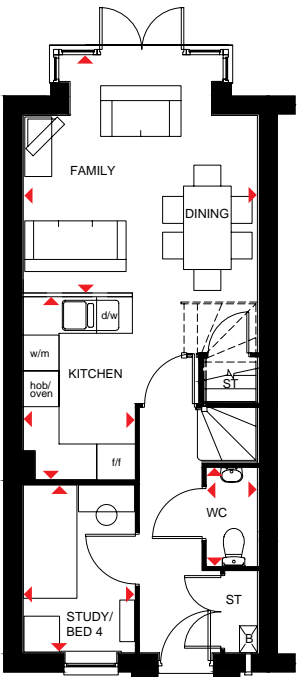
HELMSLEY

THE CLASSIC
COLLECTION

4 BEDROOM HOME



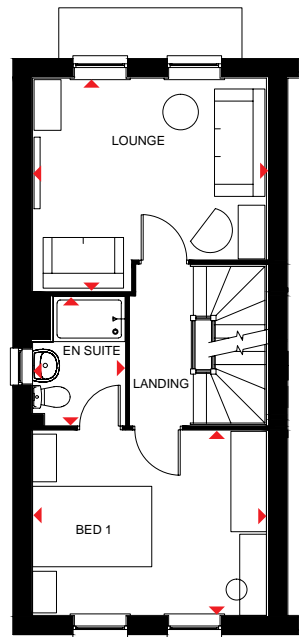
- A spacious four bedroom home with open-plan kitchen/family/dining area with French doors to the rear garden
- Study/bedroom 4 to the ground floor
- To the first floor there is a lounge and double bedroom with en suite shower room
- The second floor has a double bedroom, one single bedroom and the family bathroom



Ground Floor

| | | |
|---------------|---------------|----------------|
| Family/Dining | 4994 x 3928mm | 16'5" x 12'11" |
| Kitchen | 3061 x 1868mm | 10'1" x 6'2" |
| Bed 4/Study | 2812 x 1867mm | 9'3" x 6'2" |
| WC | 1649 x 861mm | 5'5" x 2'10" |

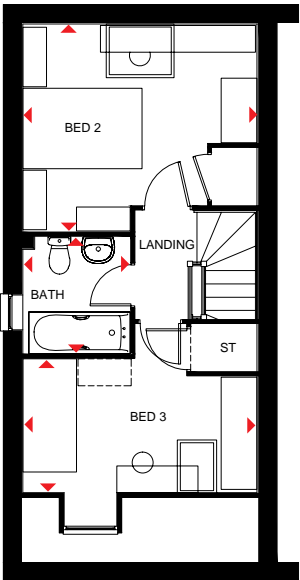
(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Lounge | 3928 x 3576mm | 12'11" x 11'9" |
| Bedroom 1 | 3928 x 3102mm | 12'11" x 10'2" |
| En Suite | 2163 x 1551mm | 7'1" x 5'1" |

(Approximate dimensions)



Second Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 2 | 3928 x 3483mm | 12'11" x 11'5" |
| Bedroom 3 | 3928 x 2831mm | 12'11" x 9'3" |
| Bathroom | 1962 x 1800mm | 6'5" x 5'11" |

(Approximate dimensions)

| | | | | |
|------------|-----|----------|-----|-----------------------|
| KEY | B | Boiler | wm | Washing machine space |
| | ST | Store | f/f | Fridge/freezer space |
| | CYL | Cylinder | dw | Dishwasher space |

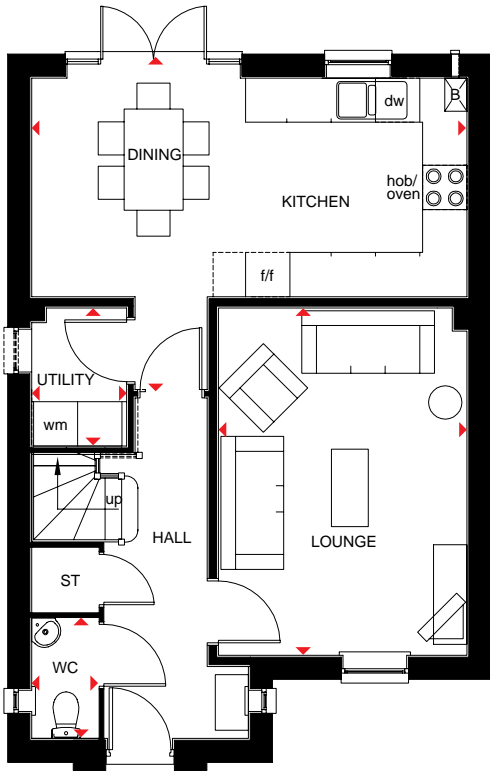
KINGTON

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



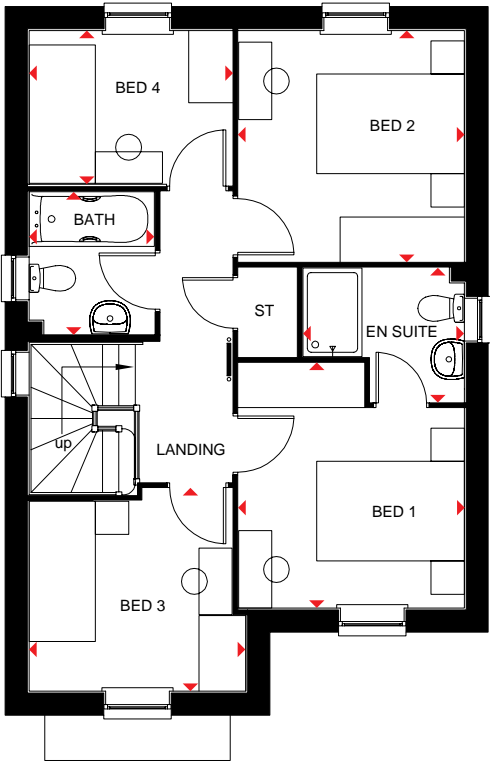
- A four bedroom detached home offering contemporary family kitchen and dining room with French doors opening onto the rear garden
- Ground floor has a spacious lounge and a utility room
- The first floor has two double bedrooms with en suite to master bedroom, two single bedrooms and a family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4710 x 3370mm | 15'5" x 11'1" |
| Kitchen/Dining | 5900 x 2965mm | 19'4" x 9'9" |
| Utility | 1836 x 1250mm | 6'0" x 4'1" |
| WC | 1627 x 904mm | 5'4" x 3'0" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3320 x 3059mm | 10'11" x 10'0" |
| En Suite | 2187 x 1815mm | 7'2" x 5'11" |
| Bedroom 2 | 3128 x 3059mm | 10'3" x 10'0" |
| Bedroom 3 | 2754 x 2749mm | 9'0" x 9'0" |
| Bedroom 4 | 2753 x 2094mm | 9'0" x 6'10" |
| Bathroom | 1941 x 1701mm | 6'4" x 5'7" |

(Approximate dimensions)

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

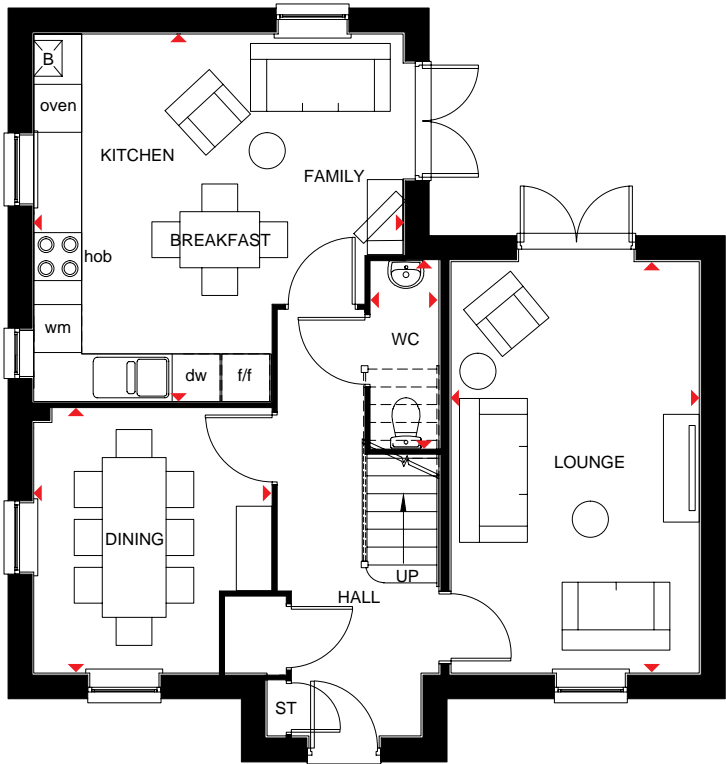
LINCOLN

THE CLASSIC
COLLECTION

4 BEDROOM HOME



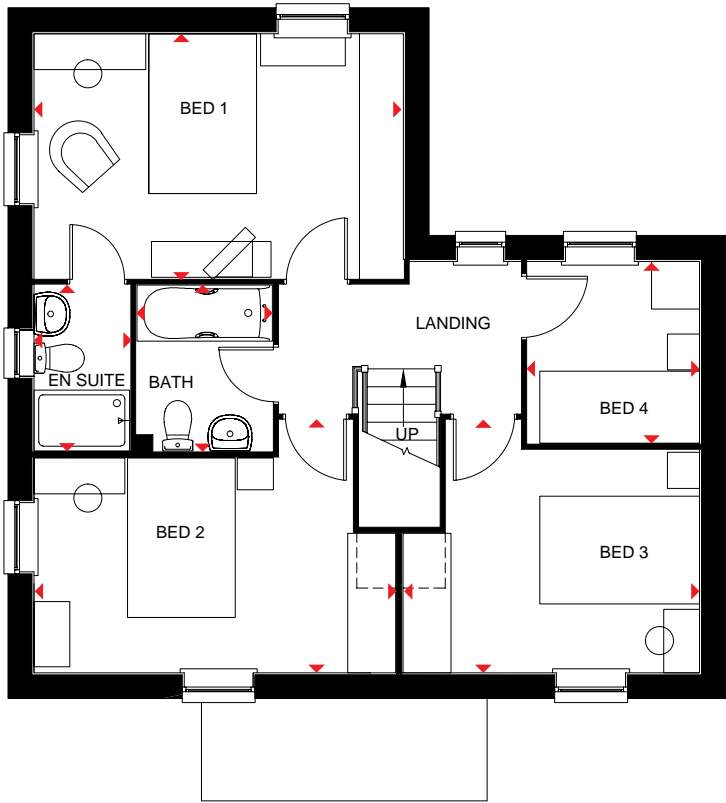
- A beautifully presented four bedroom home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- Separate dual-aspect dining room and lounge with French doors leading to the garden
- The first floor offers master bedroom with en suite shower room, two further double bedrooms, one single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 5153 x 3113mm | 16'11" x 10'3" |
| Kitchen/Family | 4628 x 4605mm | 15'2" x 15'1" |
| Dining | 3310 x 2974mm | 10'10" x 9'9" |
| WC | 2338 x 853mm | 7'8" x 2'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4628 x 3062mm | 15'2" x 10'1" |
| En Suite | 2075 x 1201mm | 6'10" x 3'11" |
| Bedroom 2 | 4532 x 3163mm | 14'10" x 10'5" |
| Bedroom 3 | 3715 x 3163mm | 12'2" x 10'5" |
| Bedroom 4 | 2178 x 2155mm | 7'2" x 7'1" |
| Bathroom | 2075 x 1701mm | 6'10" x 5'7" |

(Approximate dimensions)

KEY

| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw | Dishwasher space |
| ◀▶ | Dimension location |

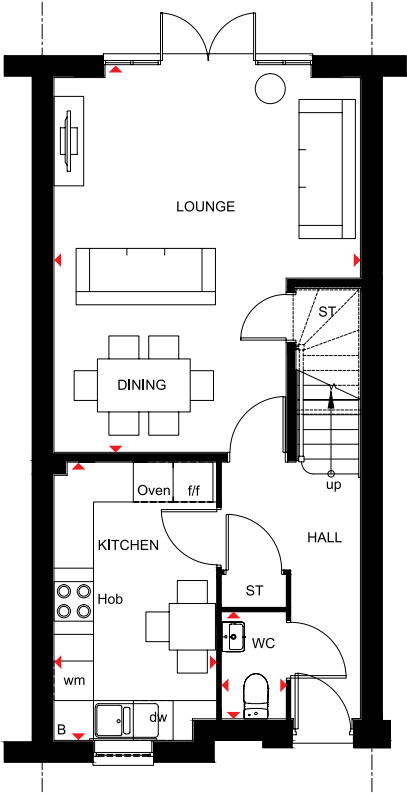
OAKHAM

THE CLASSIC
COLLECTION

4 BEDROOM HOME



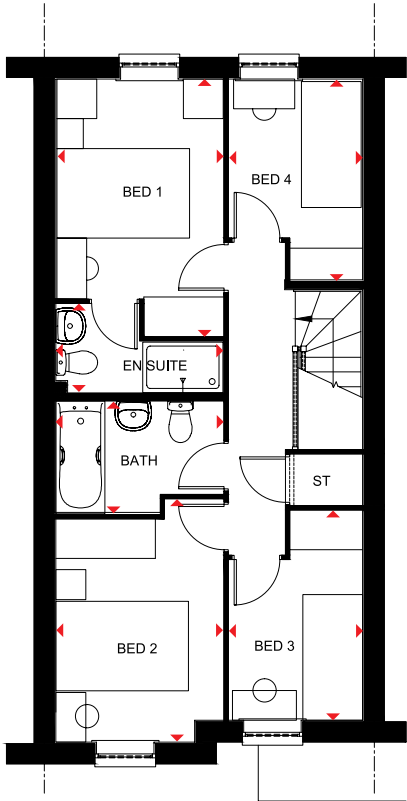
- A delightful four bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en suite shower room, one further double bedroom, two single bedrooms and family bathroom



Ground Floor

| | | |
|---------------|---------------|---------------|
| Kitchen | 4198 x 2449mm | 13'9" x 8'0" |
| Lounge/Dining | 5657 x 4628mm | 18'7" x 15'2" |
| WC | 1508 x 963mm | 4'11" x 3'2" |

(Approximate dimensions)



First Floor

| | | |
|----------|---------------|--------------|
| Bed 1 | 3877 x 2526mm | 12'9" x 8'3" |
| En Suite | 1338 x 2526mm | 4'5" x 8'3" |
| Bed 2 | 3357 x 2526mm | 11'0" x 8'3" |
| Bed 3 | 3163 x 2014mm | 10'5" x 6'7" |
| Bed 4 | 3030 x 2014mm | 9'11" x 6'7" |
| Bathroom | 1713 x 2526mm | 5'7" x 8'3" |

(Approximate dimensions)

| KEY | | | |
|-----|----------|-----|-----------------------|
| B | Boiler | wm | Washing machine space |
| ST | Store | f/f | Fridge/freezer space |
| CYL | Cylinder | dw | Dishwasher space |

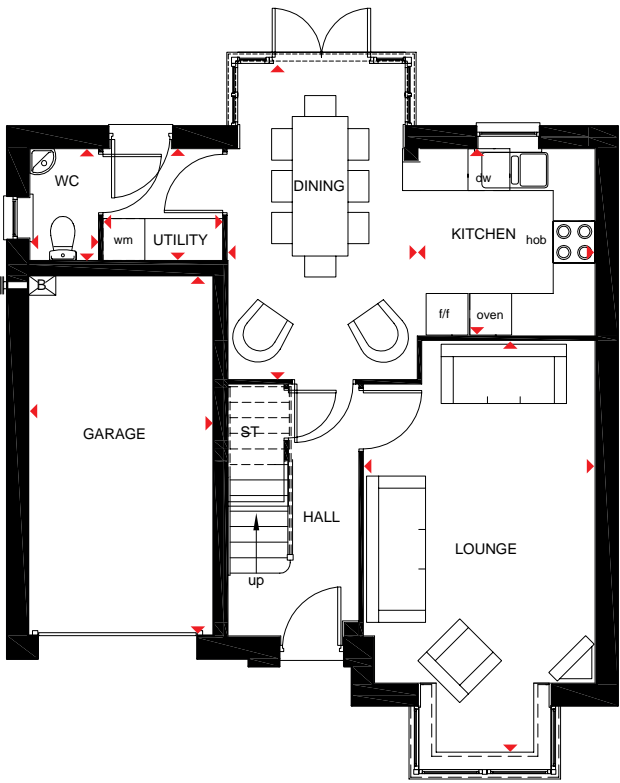
barratthomes.co.uk



4 BEDROOM DETACHED HOME



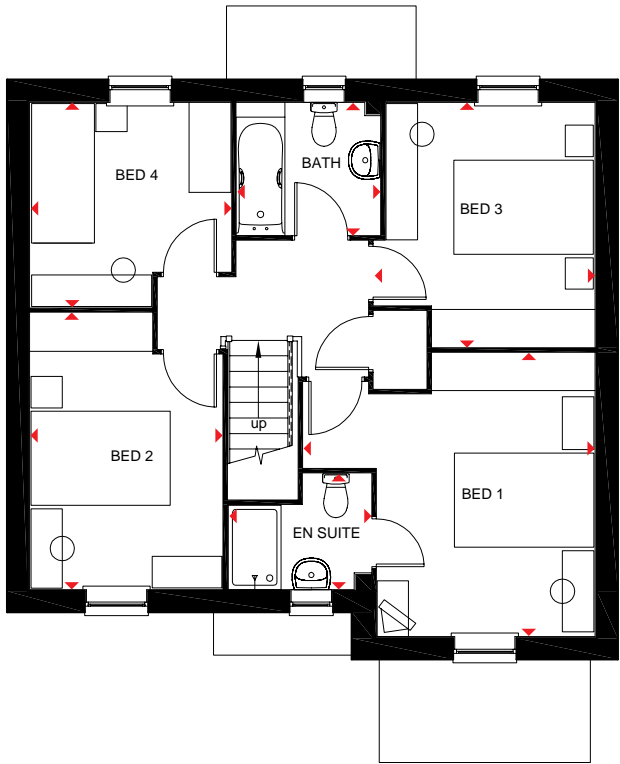
- An exceptional four bedroom detached home offering a family kitchen and dining area with full-height glazed bay leading onto the rear garden
- Ground floor also has a comfortable lounge with bay window, and a utility room
- First floor features three double bedrooms with en suite to master bedroom, a single bedroom and family bathroom
- This home also comes with integral garage



Ground Floor

| | | |
|-------------|---------------|----------------|
| Lounge | 3314 x 5930mm | 10'10" x 19'5" |
| Kitchen | 2675 x 2564mm | 8'9" x 8'5" |
| Dining Area | 4527 x 2695mm | 14'10" x 8'10" |
| Utility | 1695 x 1593mm | 5'7" x 5'3" |
| WC | 1593 x 975mm | 5'3" x 3'2" |
| Garage | 5175 x 2662mm | 17'0" x 8'9" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4187 x 4071mm | 13'9" x 13'4" |
| En Suite | 2051 x 1663mm | 6'9" x 5'5" |
| Bedroom 2 | 3967 x 2762mm | 13'0" x 9'1" |
| Bedroom 3 | 3508 x 3001mm | 11'6" x 9'10" |
| Bedroom 4 | 2936 x 2888mm | 9'8" x 9'6" |
| Bathroom | 2051 x 1901mm | 6'9" x 6'3" |

(Approximate dimensions)

- KEY**

 - B Boiler
 - ST Store
 - wm Washing machine space
- f/f Fridge/freezer space
 - dw Dishwasher space
 - ◀▶ Dimension location

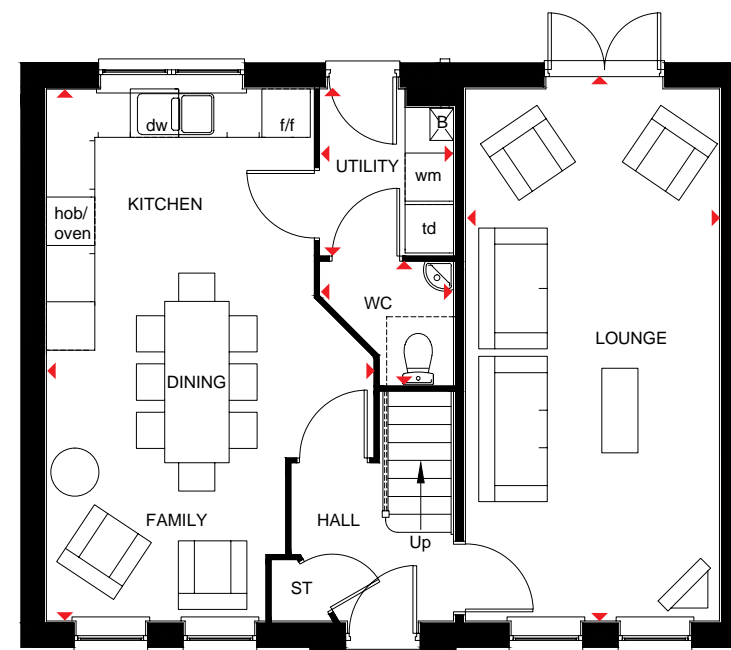
THORNBURY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



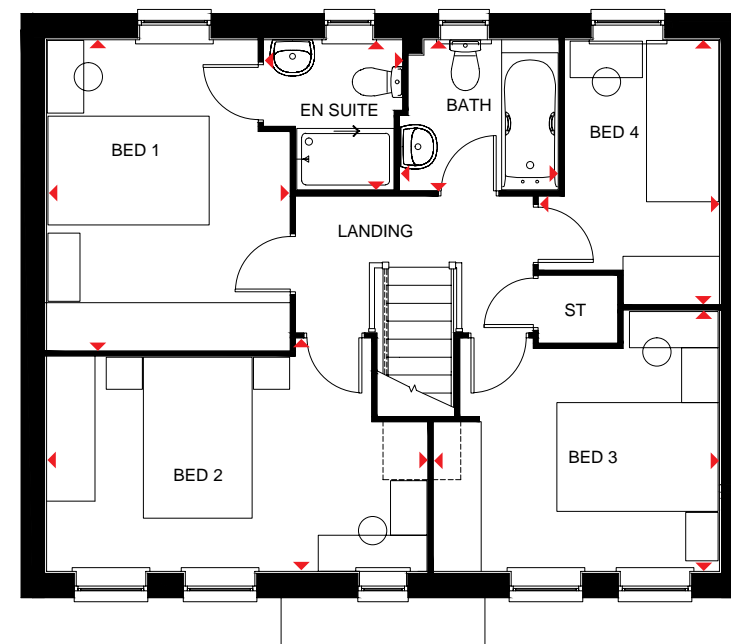
- A beautifully presented four bedroom home featuring dual-aspect lounge with French doors opening onto the rear garden
- Ground floor also offers an open-plan kitchen/dining and breakfast area
- It also has a separate utility space
- First floor offers three double bedrooms with an en suite shower room to the master bedroom, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 6600 x 3150mm | 21'8" x 10'4" |
| Kitchen/Dining | 4054 x 6598mm | 13'4" x 21'8" |
| Utility | 1650 x 2060mm | 5'5" x 6'9" |
| WC | 1524 x 1251mm | 5'0" x 4'1" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3850 x 3013mm | 12'8" x 9'11" |
| En Suite | 1707 x 1864mm | 5'7" x 6'1" |
| Bedroom 2 | 4720 x 2886mm | 15'6" x 9'6" |
| Bedroom 3 | 3542 x 2886mm | 11'7" x 9'6" |
| Bedroom 4 | 2263 x 3275mm | 7'5" x 10'9" |
| Bathroom | 1863 x 1855mm | 6'1" x 6'1" |

(Approximate dimensions)

| KEY | | B | Boiler | f/f | Fridge/freezer space | ◀▶ | Dimension location |
|-----|----|-----------------------|--------|-----|----------------------|----|--------------------|
| | ST | Store | | dw | Dishwasher space | | |
| | wm | Washing machine space | | td | Tumble dryer space | | |

www.barratthomes.co.uk/silkwatersgreen
Contact the development on 0844 811 7799