

# DALTONS WAY

SKELMERSDALE

A STUNNING COLLECTION OF  
2, 3 & 4 BEDROOM HOMES





# Welcome to Daltons Way

At Daltons Way you will find a delightful collection of two bedroom bungalows and two, three and four bedroom properties. We have created a wide selection of homes that boast both character and quality.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

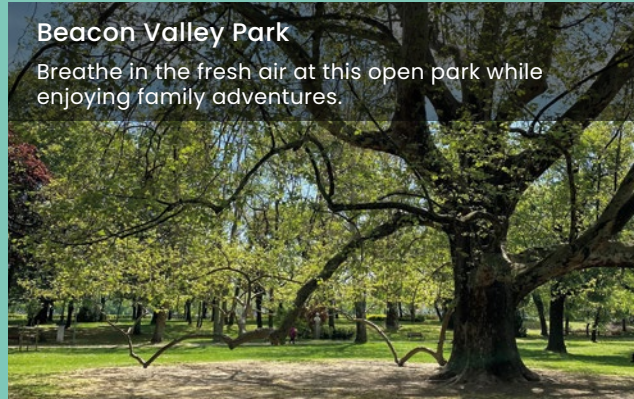


# Location

Daltons Way is excellently positioned to enjoy the very best that Lancashire has to offer.

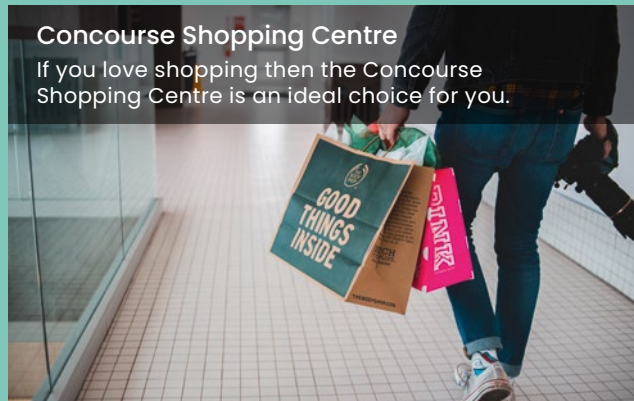
Set against the pleasant backdrop of Ashurst Hill, Daltons Way is ideally positioned to benefit from the number of convenient amenities available in both the village and nearby town centre, yet remains in reach of the beautiful landscapes throughout the North West. A range of exceptional travel links are on hand, keeping you in touching distance of neighbouring towns and cities, including Wigan, St Helens and Liverpool.





### Beacon Valley Park

Breathe in the fresh air at this open park while enjoying family adventures.



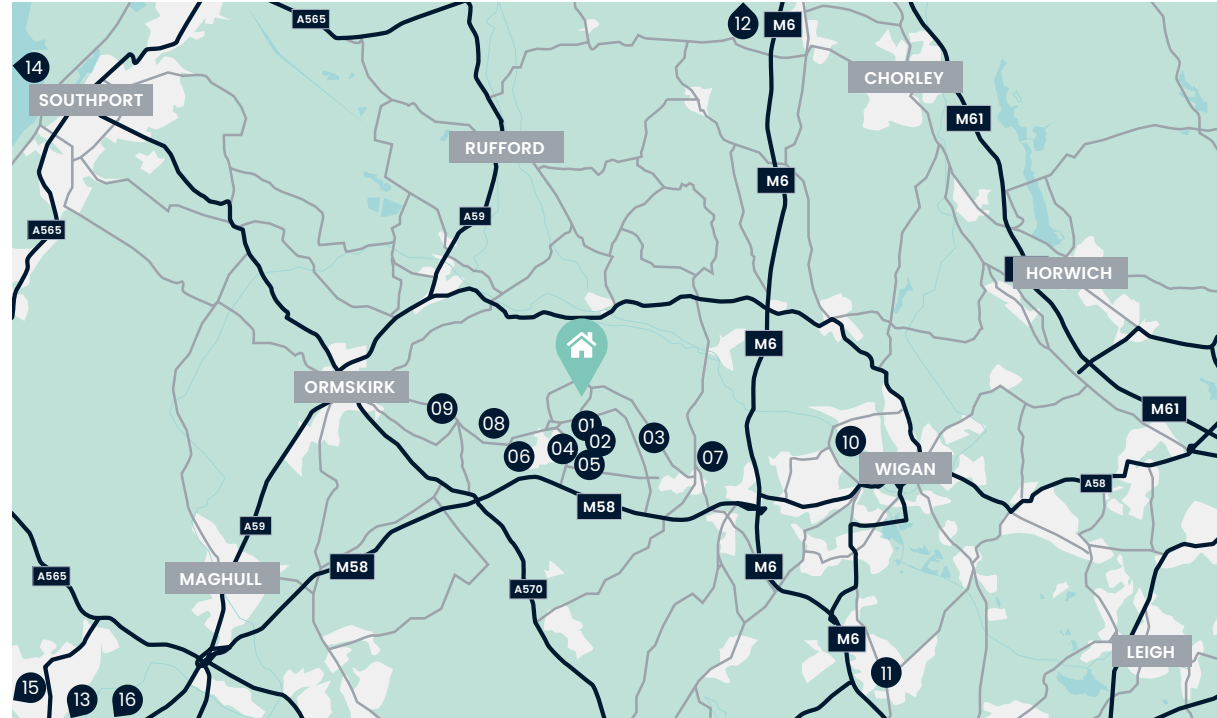
### Concourse Shopping Centre

If you love shopping then the Concourse Shopping Centre is an ideal choice for you.



### Liverpool

With an excellent selection of shops, bars and restaurants Liverpool caters for all.



## Your nearest transport links



Upholland  
Railway Station



M58



Liverpool John  
Lennon Airport

### Up to 2 Miles

- 01. Birch Green Playground
- 02. Asda Superstore
- 03. Beacon Valley Park
- 04. Miners Peg

### Up to 5 Miles

- 05. Concourse Shopping Centre
- 06. The Coach House Bar and Restaurant
- 07. Dean Wood Golf Course
- 08. Combat Paintball

### Up to 10 Miles

- 09. The Sports Centre
- 10. Ninja Warrior UK Adventure
- 11. Haydock Park Racecourse
- 12. Preston

### Up to 25 Miles

- 13. Aintree Racecourse
- 14. Southport Pleasureland
- 15. Crosby Beach
- 16. Liverpool

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



# Connections

Daltons Way is ideally located to access transport links to connecting cities by road and rail.

The M58 is located just a 6-minute drive from home and provides access to the M6, which then connects you to Preston in 35 minutes and Wigan in 25 minutes. Upholland railway station is only an 8-minute drive from the development, offering a great choice of rail links.



Destinations by car

25  
min

Wigan  
9 miles

35  
min

Preston  
20 miles

39  
min

Liverpool  
18 miles



Destinations by train  
Upholland Railway Station

15  
min

Kirkby

15  
min

Wigan

57  
min

Manchester

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

Daltons Way provides excellent education options within easy reach for all ages.

Local schools include St James' Catholic Primary School, Holland Moor Primary School and Hope High School, each providing a broad and enriching curriculum.

## St James' Catholic Primary School

St James' Catholic Primary School offers a welcoming family community and wants all pupils to feel valued and supported to fulfil their potential. It also strives for high academic standards.

## Holland Moor Primary School

Holland Moor Primary School gives its pupils a happy school environment along with traditional teaching methods to help them make the most of their abilities during their time at the school.

## Hope High School

Hope High School believes that all pupils must be treated with dignity and respect and it aspires for an outstanding learning experience for everyone.

Although the schools listed above are nearby, we cannot guarantee admission.



# DALTONS WAY

LANCASHIRE

A delightful collection of two bedroom bungalows and two, three, four and five bedroom houses close to the scenic Lancashire countryside.



## 2 Bedroom Homes

- The Denton
- The Latham V1
- The Latham V2

## 3 Bedroom Homes

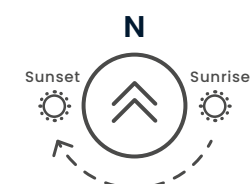
- The Holmewood
- The Redwood
- The Ravenwood
- The Ashurst

## 4 Bedroom Homes

- The Castleford
- The Chelmsford
- The Chelmsford Corner
- The Newford

## 5 Bedroom Homes

- The Cranford 2



- - Shared Ownership Homes
- SS - Sub-Station

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. March 2022.



# The Holmewood

## 3 Bedroom Home



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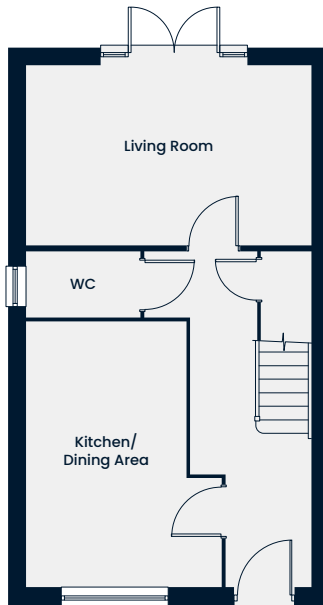


# The Holmewood

## 3 Bedroom Home

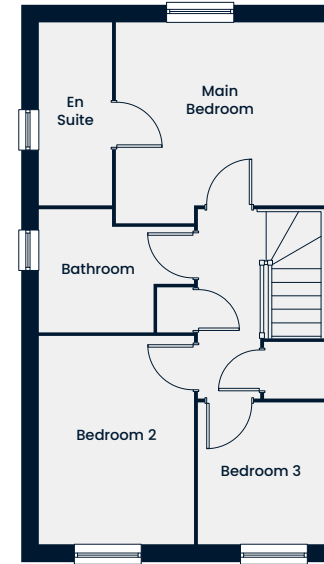
Total Area 906 sq. ft.

A modern three bedroom family home offering generous interior spaces, with a large living room opening up to the garden. Upstairs, the main bedroom benefits from an en suite shower room, while two further bedrooms and a family bathroom complete the first floor layout.



### Ground Floor

Kitchen/Dining Area	4.46m x 3.27m   14'8" x 10'9"
Living Room	4.78m x 3.00m   15'8" x 9'10"



### First Floor

Main Bedroom	3.49m x 3.06m   11'6" x 10'1"
En Suite	3.06m x 1.20m   10'1" x 3'11"
Bedroom 2	3.48m x 2.58m   11'5" x 8'6"
Bedroom 3	2.36m x 2.10m   7'9" x 6'11"
Bathroom	2.58m x 2.06m   8'6" x 6'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2022.



# The Ravenwood

## 3 Bedroom Home



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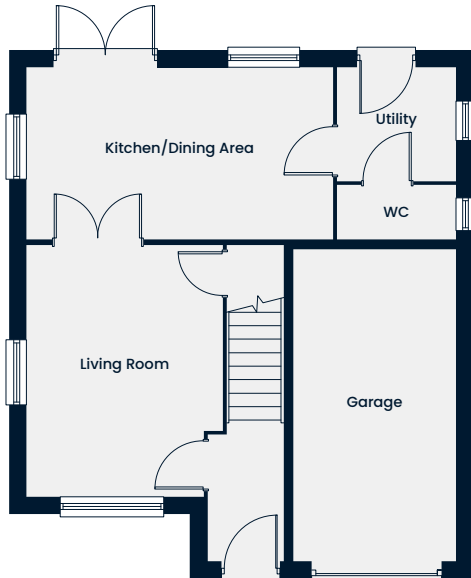


# The Ravenwood

## 3 Bedroom Home

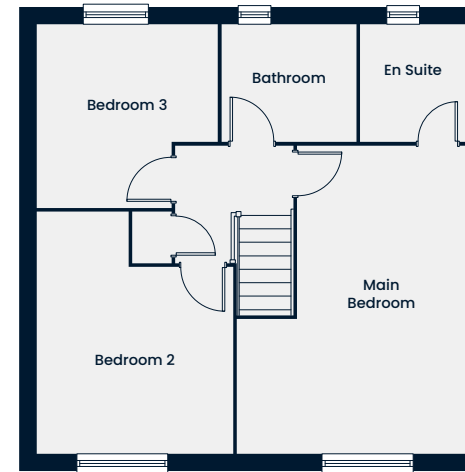
Total Area 1,062 sq. ft.

A superb three bedroom home with a spacious kitchen/dining area, an adjoining utility and WC, separate living room and an integral garage to the ground floor. On the first floor is the main bedroom, which features an en suite shower room, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.31m x 2.95m   17'5" x 9'8"
Living Room	4.33m x 3.38m   14'3" x 11'1"
Utility	2.03m x 1.94m   6'8" x 6'5"



### First Floor

Main Bedroom	5.33m x 2.90m   17'6" x 9'6"
En Suite	2.01m x 1.81m   6'7" x 5'11"
Bedroom 2	3.38m x 3.22m   11'1" x 10'7"
Bedroom 3	3.16m x 3.12m   10'4" x 10'3"
Bathroom	2.32m x 2.01m   7'7" x 6'7"

WC – Cloakroom

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# The Redwood

## 3 Bedroom Home



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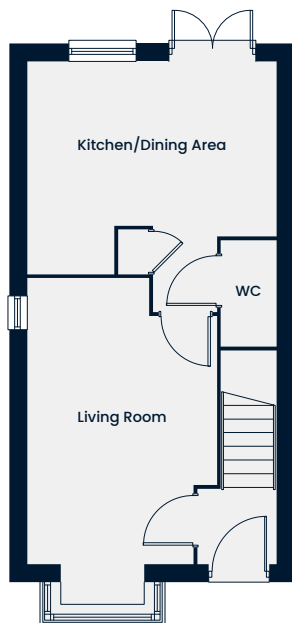


# The Redwood

## 3 Bedroom Home

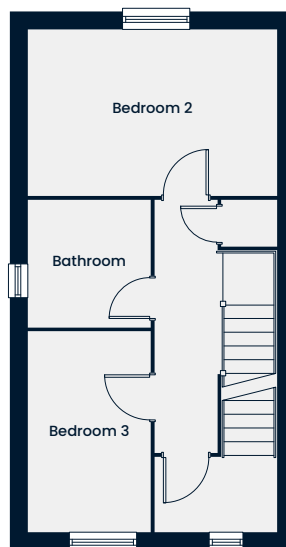
Total Area 1,093 sq. ft.

A striking three-storey home offering generous interior spaces, featuring a large living room and kitchen/dining area to the ground floor. The first floor offers two spacious bedrooms and a family bathroom, whilst to the second floor you'll find the main bedroom with an en suite.



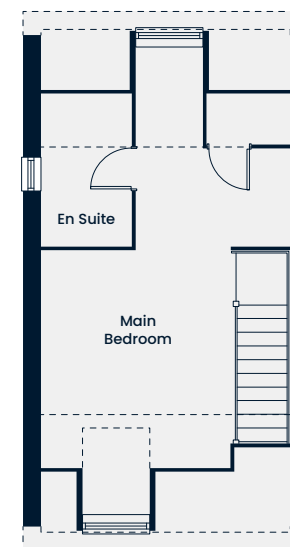
### Ground Floor

Kitchen/Dining Area  
4.16m x 3.56m | 13'8" x 11'8"  
Living Room  
5.47m x 3.16m | 17'11" x 10'5"



### First Floor

Bedroom 2  
4.16m x 2.67m | 13'8" x 8'9"  
Bedroom 3  
3.35m x 2.03m | 11'0" x 6'8"  
Bathroom  
2.23m x 2.03m | 7'4" x 6'8"



### Second Floor

Main Bedroom  
4.59m x 4.16m | 15'1" x 13'8"  
En Suite  
2.56m x 1.46m | 8'5" x 4'10"

- - - Reduced Head Height WC - Cloakroom

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# The Castleford

4 Bedroom Home



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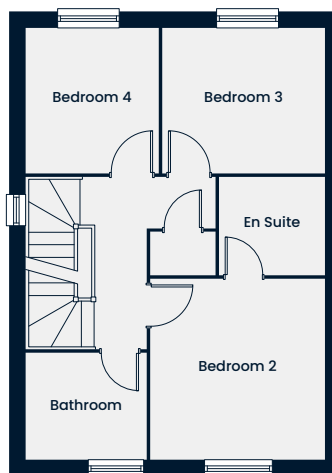


A stunning three-storey home featuring an open-plan kitchen/dining area and separate living room to the ground floor. To the first floor are three generously-sized bedrooms (one with an en suite) and a family bathroom, whilst to the second floor is the large main bedroom featuring an en suite.



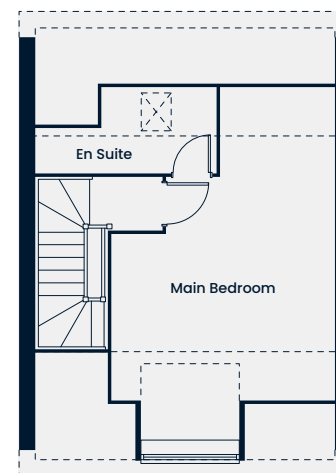
### Ground Floor

Kitchen/Dining Area  
5.45m x 3.54m | 17'11" x 11'8"  
Living Room  
4.80m x 3.17m | 15'9" x 10'5"



### First Floor

Bedroom 2  
3.82m x 3.17m | 10'9" x 10'5"  
En Suite  
1.91m x 1.78m | 6'3" x 5'10"  
Bedroom 3  
2.95m x 2.63m | 9'8" x 8'8"  
Bedroom 4  
2.63m x 2.41m | 8'8" x 7'11"  
Bathroom  
2.18m x 1.92m | 7'2" x 6'4"



### Second Floor

Main Bedroom  
4.82m x 4.07m | 15'10" x 13'4"  
En Suite  
3.28m x 1.55m | 10'10" x 5'1"

- - - Reduced Head Height    ☒ - Rooflight    WC - Cloakroom

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# The Chelmsford

4 Bedroom Home



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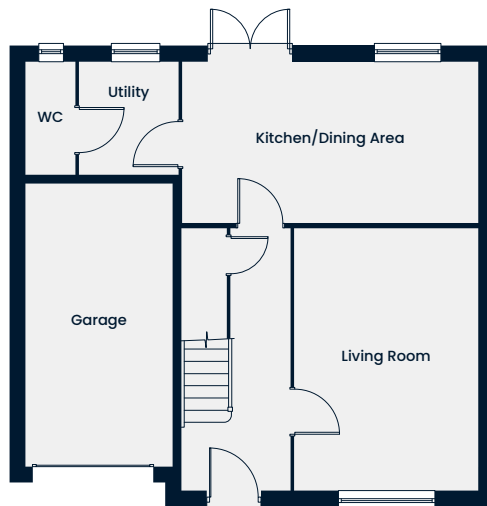


# The Chelmsford

## 4 Bedroom Home

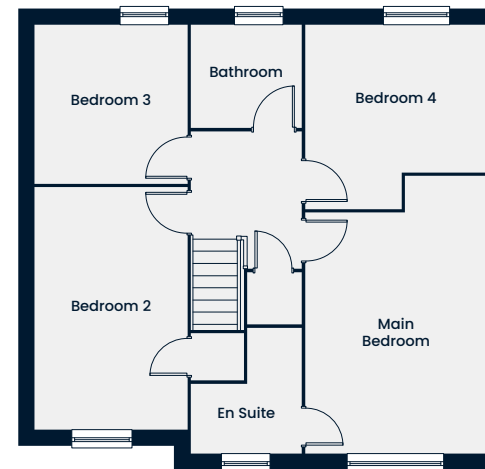
Total Area 1,250 sq. ft.

This home features an open-plan kitchen/dining area with adjoining utility and WC, a separate living room and an integral garage on the ground floor. To the first floor is the main bedroom with en suite shower room, as well as three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.52m x 2.97m   18'1" x 9'9"
Living Room	4.87m x 3.41m   16'0" x 11'3"
Utility	2.07m x 1.84m   6'10" x 6'1"



### First Floor

Main Bedroom	4.48m x 3.37m   14'9" x 11'1"
En Suite	2.32m x 2.06m   7'7" x 6'9"
Bedroom 2	4.51m x 2.83m   14'10" x 9'4"
Bedroom 3	2.94m x 2.83m   9'8" x 9'4"
Bedroom 4	3.42m x 3.37m   11'3" x 11'1"
Bathroom	2.06m x 1.90m   6'9" x 6'3"

WC – Cloakroom

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# The Cranford 2

5 Bedroom Home



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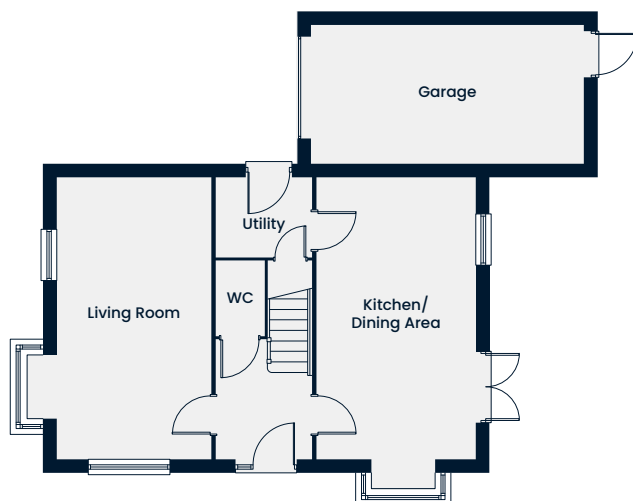


# The Cranford 2

## 5 Bedroom Home

Total Area 1,463 sq. ft.

An elegant five bedroom home offering a living room, separate kitchen/dining area, and a garage to the ground floor. On the first floor is the main bedroom with an en suite, together with four additional bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.87m x 3.47m   22'7" x 11'5"
Living Room	6.19m x 4.05m   20'4" x 13'3"
Utility	2.08m x 1.74m   6'10" x 5'9"



### First Floor

Main Bedroom	4.70m x 3.02m   15'5" x 9'11"
En Suite	3.02m x 1.20m   9'11" x 3'11"
Bedroom 2	3.46m x 3.09m   11'4" x 10'2"
Bedroom 3	3.46m x 3.01m   11'4" x 9'11"
Bedroom 4	3.49m x 2.88m   11'6" x 9'6"
Bedroom 5	2.52m x 2.37m   8'3" x 7'9"
Bathroom	2.09m x 1.92m   6'11" x 6'4"

WC – Cloakroom

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# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



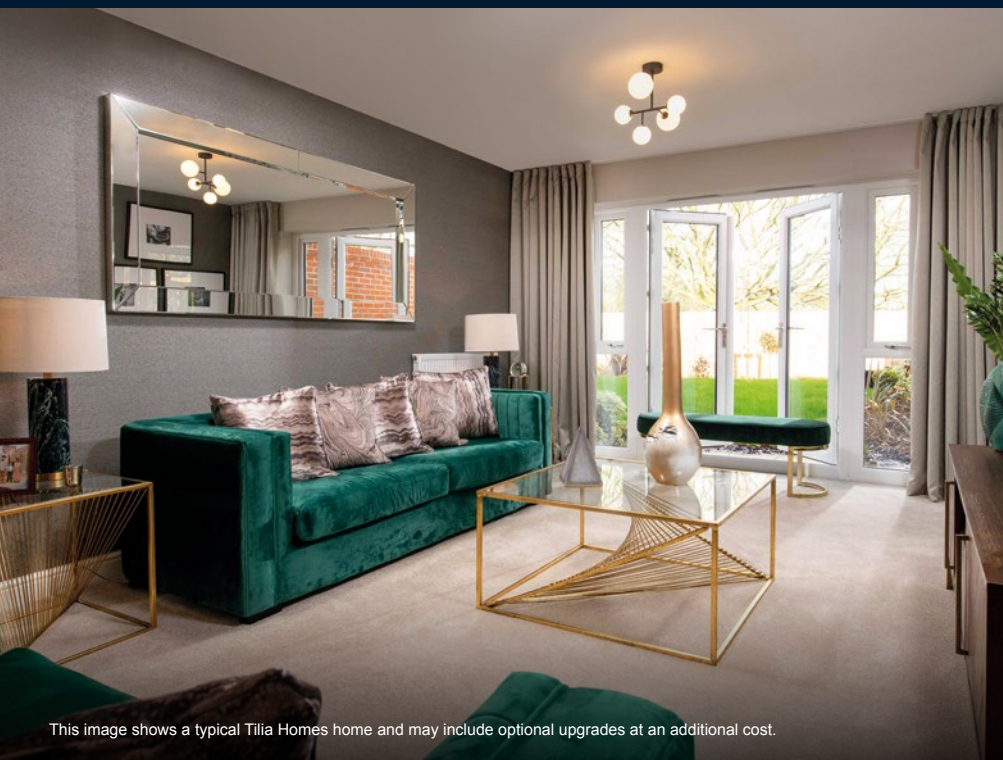
## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. November 2022.

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