

Whittle Rise

.....
LANGLEY LANE, BIRCH
.....
GREATER MANCHESTER

A development of 23 homes in
eight distinct styles, all designed
for contemporary living.

Welcome to *Whittle Rise*

Whittle Rise is Eccleston Homes' latest distinctive collection of homes. With 23 properties in a wide range of characterful elevations, including Farmstead, Arts and Crafts and Village Styles, across 3 character zones. It is our first development to utilise Air Source Heat Pumps.

Situated in the rural belt north of Manchester, it sits in the heart of a well-connected community ideal for families, young professionals, and retirees alike.



The best of both worlds

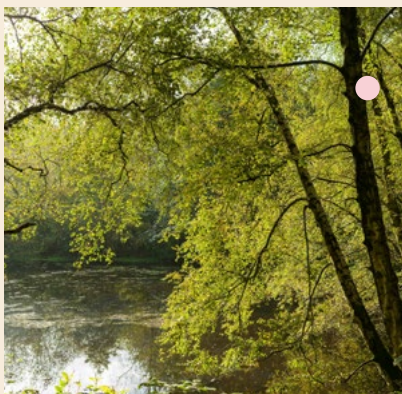
If you're looking for a friendly, supportive community to call home, Birch provides a close-knit, supportive atmosphere with strong neighbourly connections.

Providing the perfect balance between semi-rural charm, easy access to urban conveniences, and surrounded by picturesque farmland, the village offers a peaceful retreat while remaining well-connected to nearby towns and cities.

Residents enjoy a welcoming environment, where village life fosters a strong sense of belonging. With abundant green spaces and scenic walking routes, Birch is ideal for those who appreciate the outdoors. Birch truly offers a harmonious blend of rural serenity and accessibility to city amenities, making it a desirable location for individuals and families alike.



Wild and free



In Birch, there is no shortage of green space and all that comes with it. A strong culture of walking and cycling with local residents, makes it easy to explore nature and to nurture an active, healthy lifestyle. Wherever you go there's much to discover, and plenty to keep kids amused.

Right on your doorstep, you'll find Bowlee Community Park – a fantastic 40-hectare green space with a fascinating history as a former RAF barrage balloon centre. It's the perfect spot to stretch your legs, ride your bike, or enjoy a walk with the dog. Budding adventurers can even try out the informal orienteering route! There are a number of other play areas and parks within a few minutes' drive, the largest being Heaton Park. One of Europe's biggest municipal parks,



Heaton Park has a huge offering of open spaces, wildlife-rich woodlands, and recreational activities from farm animals to boating and golf, with events on throughout the year. Local footpaths and lanes give you plenty to explore, and when you want to go deeper into the green, the stunning Pennines landscapes, walking trails and cycle routes are just a half hour drive away.

Everything you need

While Birch maintains its village charm, essential amenities are never far away. The nearby town of Middleton offers a range of services, from shopping centres to healthcare facilities, ensuring that everything you need is within easy reach.

Whether you're in need of everyday services or a place to relax and unwind, Birch offers the perfect blend of rural peace and convenient access to the essentials.



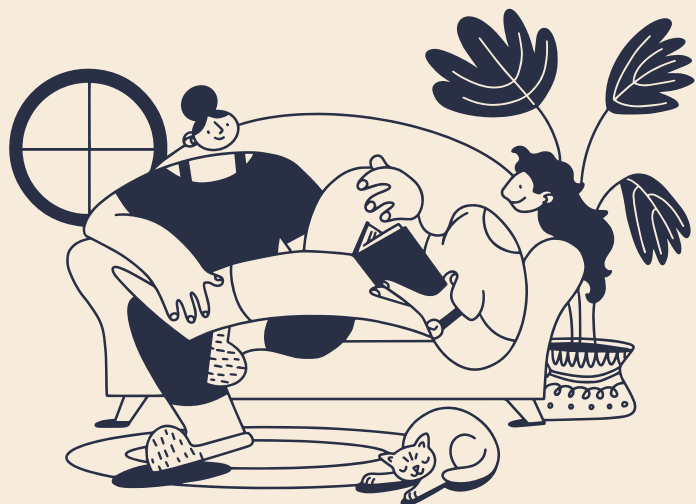
EATING OUT

The Olde Boars Head,
Middleton



Amenities in reach

Essential services are within close reach, and for families there's a range of local schools on hand including the Outstanding rated Bowlee Park Community Primary School just (five minutes) away and the outstanding Birch Coat Church of England Academy, for students aged 11-18.



Into the city

Manchester city centre has changed exponentially in recent years, and now offers some of the UK's best music, food, shopping, and leisure, from world-class sport to underground clubs. All that history and culture is closer than you think. Waking up in quiet Birch you would never think you're a little over a 20-minute drive from the very centre of the city. If you want to leave the car at home there's plenty of public transport options.

Fancy a curry in Rusholme this weekend? Drink in Castlefield? Shopping in King Street? Gig at Bridgewater Hall? Art in Ancoats?

Take your pick, it's all within reach.

And there's plenty to keep you amused closer to home, too, with Rochdale, Middleton, and Oldham all less than 18 minutes' drive away.



Seriously-well connected

Birch is remarkably well-connected for rail and road. Mills Hill railway station is just 10 minutes away, offering a connection straight into Manchester Victoria, ideal if commuting is a priority. A network of local bus routes connect local Langley with the surrounding areas.

Manchester City Centre and junctions for the M62, M66 and M60 are all easily reached too, shortening the distance to cities like Leeds, Liverpool, and the wider UK.





*Whittle
Rise*

Bowlee
Park

Bowlee Park
Community School

Manchester
Golf Centre

Middleton
Shopping Centre

Alkrington Woods
Nature Reserve

Garage Close
Farm

Sainsburys
Heaton Park

Heaton Park

How to find us

Langley Lane, Birch, Greater Manchester, OL10 2QJ
what3words /// ocean.lost.fault

The Helsby

3 BEDROOM SEMI-DETACHED HOME

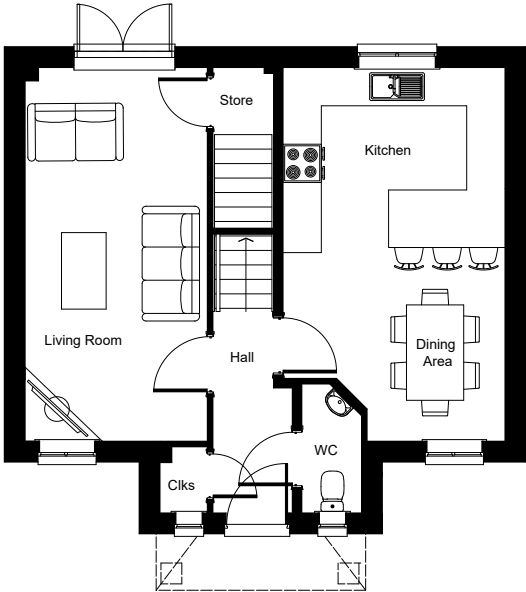
Three bedroom semi-detached family home with open plan kitchen and dining. Separate living room with French doors leading to a rear garden. Downstairs WC. Three spacious bedrooms, with ensuite to the main bedroom. Large family bathroom and single garage.

 3 Bed  3 Bath  1042 sq.ft.

1042
sq. ft.

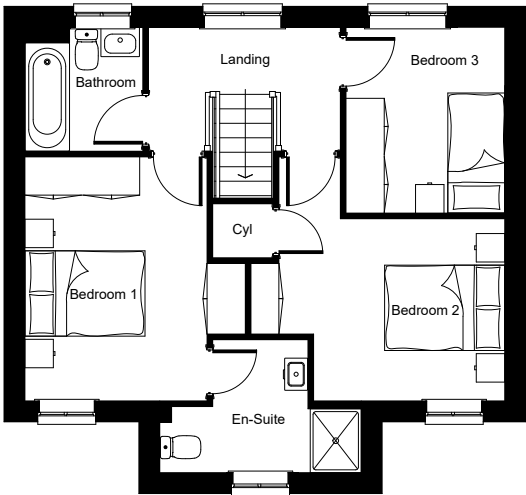


Images show typical Eccleston Homes show home interiors and do not claim to represent any particular house type.



GROUND FLOOR

Living Room	5.86m x 2.85m 19'2" x 9'3"
Kitchen/Diner	5.86m x 3.48m 19'2" x 11'4"
WC	2.02m (max) x 0.93m 6'6" x 3"



FIRST FLOOR

Bedroom 1	3.82m (max) x 3.45m 12'5" x 11'3"
Bedroom 2	3.98m (max) x 3.82m 13" x 12'5"
Bedroom 3	2.91m x 2.49m 9'5" x 8'1"
Ensuite	3.16m (max) x 2.08m (max) 10'3" x 6'8"
Bathroom	1.94m x 1.84m 6'4" x 6"

The Lytham

3 BEDROOM SEMI-DETACHED HOME

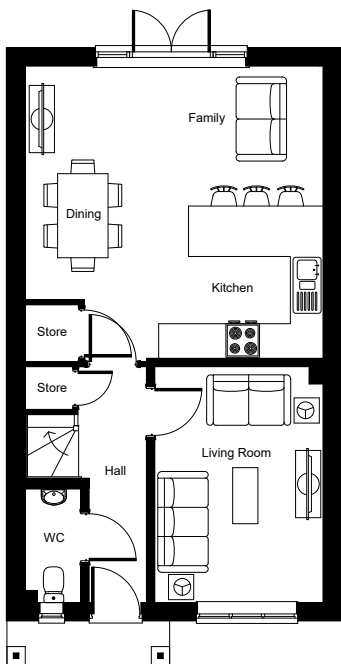
Three bedroom semi-detached family home, open plan kitchen, dining and family room with French doors leading to a rear garden. Separate living room. Downstairs WC. Three spacious bedrooms, with an ensuite to the main bedroom. Large family bathroom.

 3 Bed  3 Bath  1108 sq.ft.

1108
sq. ft.

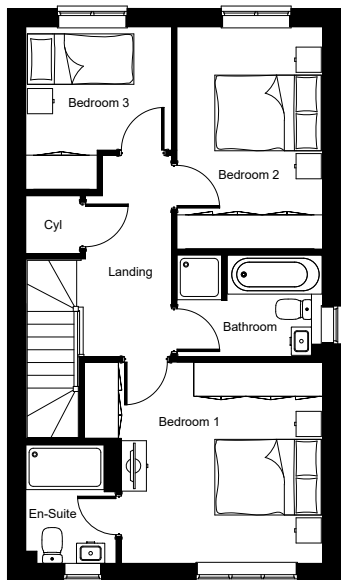


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GROUND FLOOR

Living Room	4.21m x 3.0m 13'8" x 9'8"
Family/ Dining / Kitchen Area	5.3m (max) x 5.21m 17'4" x 17'1"
WC	2.02m x 0.97m 6'6" x 3'2"



FIRST FLOOR

Bedroom 1	4.25m (max) x 3.59m 13'9" x 11'8"
Bedroom 2	3.96m x 2.60m 13" x 8'5"
Bedroom 3	2.90m (max) x 2.60m 9'5" x 8'5"
Ensuite	2.11m x 1.4m 6'9" x 4'6"
Bathroom	2.60m x 1.82m 8'5" x 6"

The Whalley

4 BEDROOM DETACHED HOME

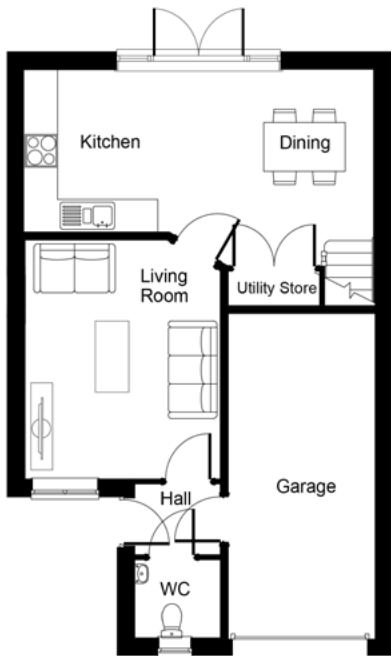
Four bedroom detached home, modern kitchen, dining room with access to the rear garden through French doors, relaxing living room, useful utility store, downstairs WC. Four spacious bedrooms, ensuite to the main bedroom, family bathroom, integral single garage.

 4 Bed  2 Bath  1152 sq.ft.

1152
sq. ft.

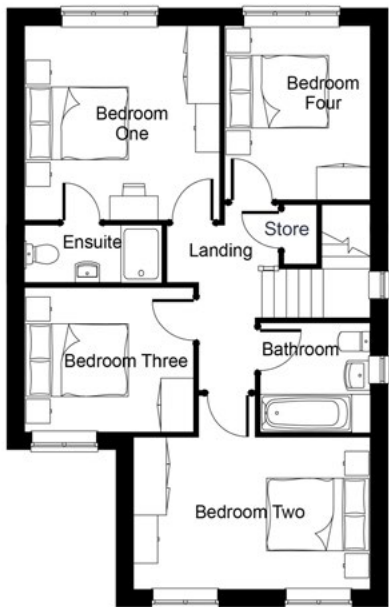


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GROUND FLOOR

Living Room	4.41m (max) x 3.59m (max) 14'5" (max) x 11'8" (max)
Kitchen/Diner	6.42m (max) x 3.62m (max) 21'(max) x 11'9" (max)
WC	1.57m x 1.44m 5'1" x 4'8"
Garage	6m (max) x 2.70m 19'7" (max) x 8'9"






FIRST FLOOR

Bedroom 1	3.62m x 3.61m 11'9" x 11'9"
Ensuite	2.55m (max) x 1.18m 8'4" (max) x 3'9"
Bedroom 2	4.39m x 2.83m 14'4" x 9'3"
Bedroom 3	3.14m x 2.57m 10'3" x 8'5"
Bedroom 4	3.21m x 2.71m 10'6" x 8'9"
Bathroom	2.05m x 2.02m 6'7" x 6'6"

The Birch

3 BEDROOM DETACHED HOME

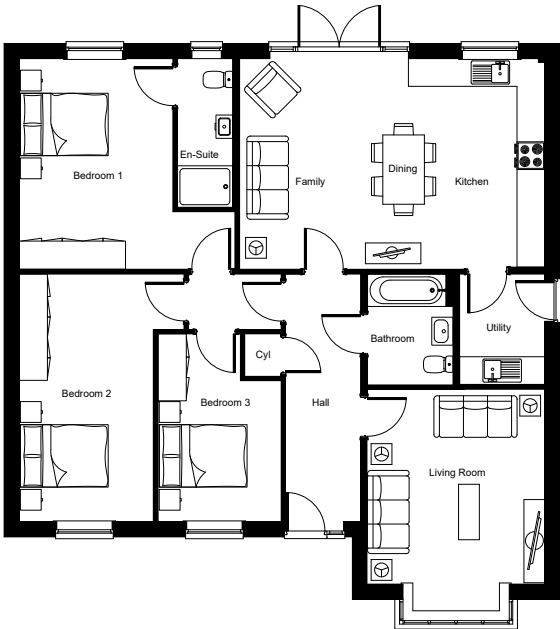
Three bedroom, single-level detached home, open plan kitchen, dining and family room with access to the rear garden through French doors. Utility room. Separate bay fronted living room, three spacious bedrooms, ensuite to the main bedroom, and a family bathroom. Single garage.

 3 Bed  2 Bath  1308 sq.ft.

1308
sq. ft.



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GROUND FLOOR

Living Room	4.84m x 3.83m 15'9" x 12'6"
Kitchen/Diner	6.60m x 4.56m 21'6" x 15"
Bedroom 1	4.55m x 4.66m (max) 14'9" x 15'3"
Ensuite	3.23m x 1.2m 10'6" x 3'9"
Bedroom 2	5.36m x 3.56m (max) 17'6" x 11'7"
Bedroom 3	4.06m (max) x 2.66m 13'3" x 8'7"
Bathroom	2.39m x 1.85m 7'8" x 6'1"
Utility	2.38m x 1.84m 7'8" x 6"

The Haigh

VILLAGE STYLE



4 Bed



3 Bath



1512 sq.ft

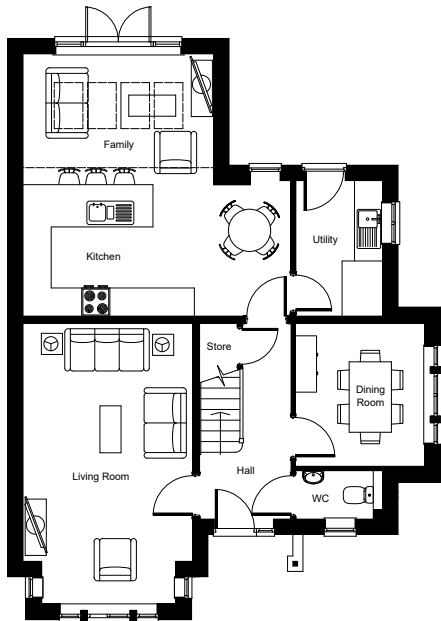
4 BEDROOM DETACHED HOME

Four bedroom detached home with open plan kitchen, breakfast area and family room with French doors to the rear garden and feature rooflight windows. Useful utility room and downstairs WC. Separate dining room, bay fronted living room. Four spacious bedrooms, ensuite to the main bedroom and a family bathroom. Single detached garage.

1512
sq. ft.

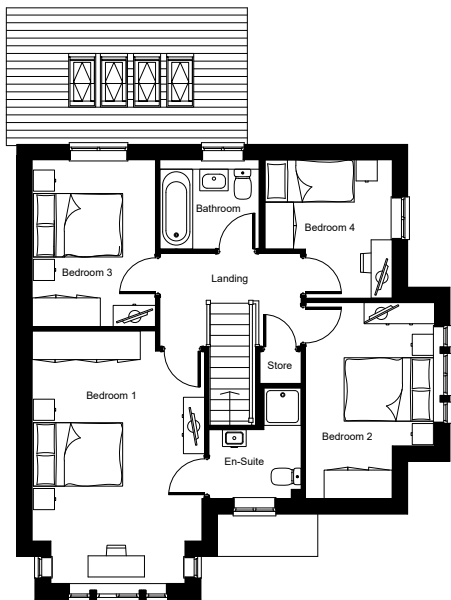


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GROUND FLOOR

Living Room	5.97m (inc bay) x 3.61m 19'6" x 11'8"
Kitchen/Family	5.71m (max) x 5.59m (max) 18'9" (max) x 18'4" (max)
Dining Room	3.06m x 2.73m 10" x 8'11"
WC	1.86m x 1.03m 6'1" x 3'5"
Utility	2.89m x 1.86m 9'6" x 6'1"



FIRST FLOOR

Bedroom 1	5.37m (inc bay) x 3.66m 17'6" x 12"
Ensuite	2.36m (max) x 1.97m (max) 7'9" (max) x 6'6" (max)
Bedroom 2	4.18m (max) x 2.75m (max) 13'9" (max) x 9"(max)
Bedroom 3	3.55m x 2.63m 11'8" X 8'8"
Bedroom 4	2.95m (max) x 2.72m (max) 9'8" (max) x 8'11" (max)
Bathroom	2.13m x 1.9m 7" x 6'3"

The Formby

4 BEDROOM DETACHED HOME

Four bedroom detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors, feature roof light windows, stylish breakfast area, separate bay fronted living room, useful utility room. Downstairs WC, four spacious bedrooms, ensuites to both the main and second bedroom, family bathroom, ample storage, integral garage.

 4 Bed  3 Bath  1567 sq.ft.

1567
sq. ft.

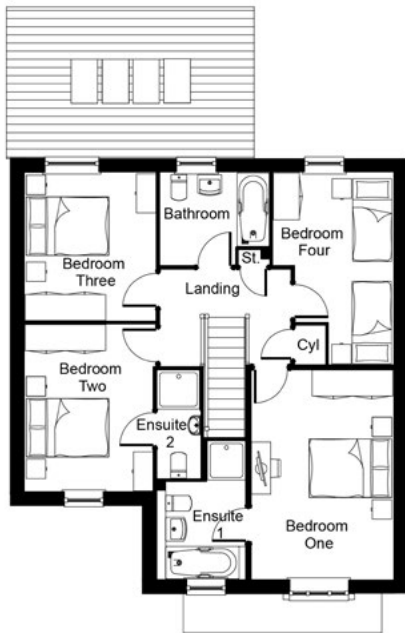


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GROUND FLOOR

Living Room	4.19m (plus bay) x 3.24m 13'8" (plus bay) x 10'7"
Family/ Dining Room	4.85m x 4.32m 15'10" x 14'2"
Kitchen	5.31m x 3.17m 17'5" x 10'4"
Utility	3.24m x 1.74m 10'7" x 5'7"
WC	1.87m x 0.88m 6'1" x 2'9"
Garage	6.00m x 3.00m 19'7" x 9'9"



FIRST FLOOR

Bedroom 1	4.79m x 3.25m 15'8" x 10'7"
Ensuite 1	2.22m x 2.04m (max) 7'3" x 6'8" (max)
Bedroom 2	3.83m x 2.95m 12'6" x 9'7"
Ensuite 2	2.49m x 0.99m 8'2" x 3'3"
Bedroom 3	3.40m x 3.03m 11'1" x 9'10"
Bedroom 4	4.40m (max) x 2.77m (max) 14'5" (max) x 9'1" (max)
Bathroom	2.52m x 2.13m (max) 8'3" x 6'10" (max)

The Heswall

4 BEDROOM DETACHED HOME

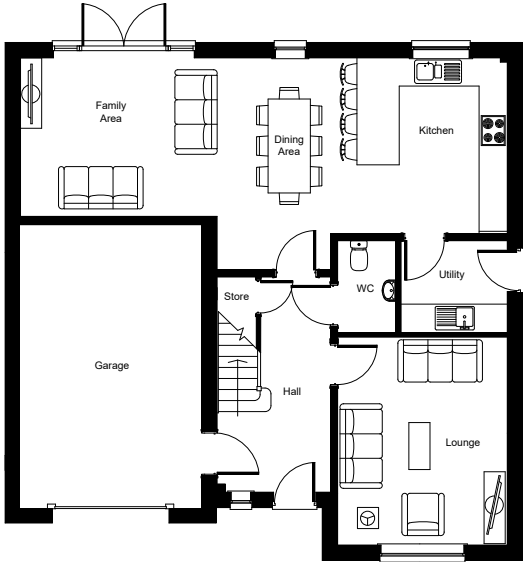
Four bedroom detached home, large contemporary kitchen, dining, family room with access to the rear garden through French doors. Useful utility room, separate lounge, downstairs WC, four spacious bedrooms, ensembles to both the main and second bedroom, family bathroom, ample storage, integral garage.

 4 Bed  3 Bath  1744 sq.ft.

1744
sq. ft.

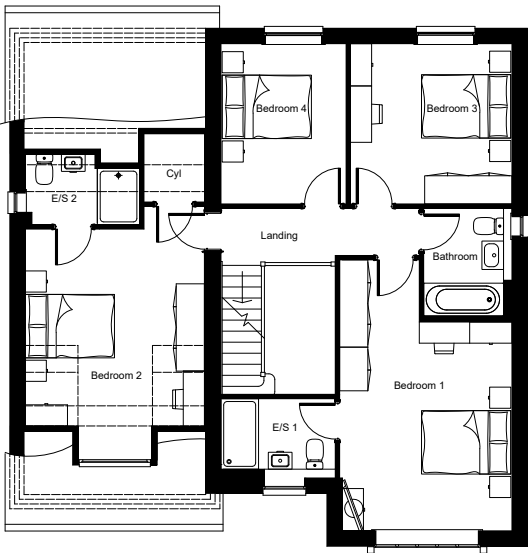


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GROUND FLOOR

Living Room	4.42m x 3.61m 14'5" x 11'8"
Kitchen/Family/ Dining Room	10.3m x 4.51m 33'8" x 14'8"
Garage	6.04m x 3.88m 19'8" x 12'7"
Utility	2.26m x 1.96m 7'4" x 6'4"
WC	1.96m x 1.23m 6'4" x 4"



FIRST FLOOR

Bedroom 1	5.76m (max) x 3.66m 18'9" x 12"
Ensuite 1	2.43m x 1.5m 8" x 4'9"
Bedroom 2	5.4m (max) x 3.81m 17'7" x 12'5"
Ensuite 2	2.43m x 1.49m 8" x 4'9"
Bedroom 3	3.43m x 3.41m 11'3" x 11'2"
Bedroom 4	3.41m x 2.66m 11'2" x 8'7"
Bathroom	2.29m x 1.7m 7'5" x 5'6"

The Mobberley

5 BEDROOM DETACHED HOME

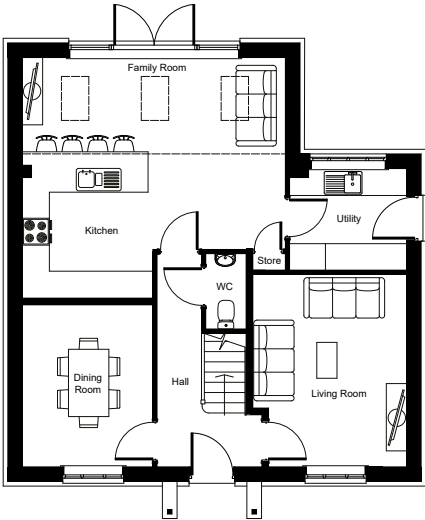
Five bedroom detached home with large open plan kitchen and family room with feature roof light windows and access to the garden through French doors, useful utility room, separate living room and dining room, downstairs WC. Five spacious bedrooms, ensuite to the main bedroom, and two family bathrooms, ample storage. Detached double garage.

 5 Bed  4 Bath  1857 sq.ft.

1857
sq. ft.

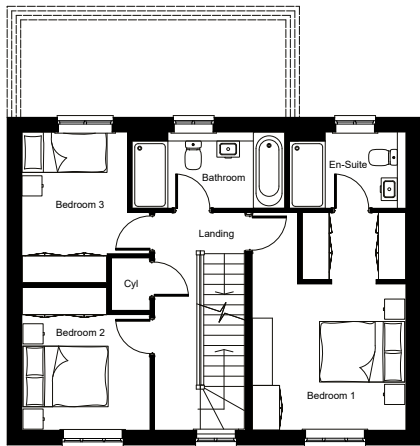


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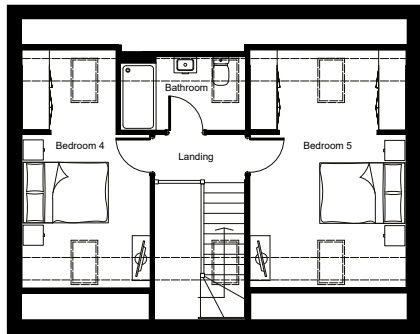
GROUND FLOOR

Living Room	4.29m x 3.42m 14'1" x 11'2"
Kitchen/Family	5.86m x 5.36m (max) 19'2" x 17'6"
Dining Room	2.61m x 2.90m 8'6" x 9'5"
Utility	2.60m x 2.26m 8'5" x 7'4"
WC	1.67m x 0.9m 5'5" x 3"



FIRST FLOOR

Bedroom 1	4.85m (max) x 3.42m 15'9" x 11'2"
Dressing Room	2.31m x 1.5m 7'6" x 4'9"
Ensuite	2.60m x 1.7m 8'5" x 5'6"
Bedroom 2	3.18m (max) x 2.85m 10'4" x 9'4"
Bedroom 3	3.36m (max) x 2.85m 11" x 9'4"
Bathroom	3.40m x 1.7m 11'2" x 5'6"



SECOND FLOOR

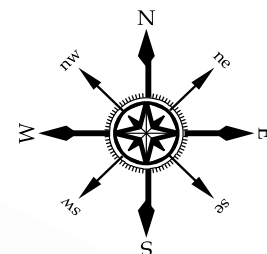
Bedroom 4	5.30m (max) x 2.85m 17'4" x 9'4"
Bedroom 5	5.30m (max) x 3.48m 17'4" x 11'4"
Bathroom	2.79m x 1.64m 9'2" x 5'4"

Seriously well connected

Birch offers a peaceful retreat just 20 minutes from Manchester city centre, with easy access to vibrant music, shopping, and dining scenes. Enjoy quick commutes via Mills Hill station or nearby motorways, while local towns like Rochdale and Middleton are just a short drive away.



- | | | | |
|--|---|---|---|
|  | Helsby 1042 sq.ft.
3 bedroom semi-detached home |  | Haigh (Village style) 1512 sq.ft.
4 bedroom detached home |
|  | Lytham 1108 sq.ft.
3 bedroom semi-detached home |  | Formby 1567 sq.ft.
4 bedroom detached home |
|  | Whalley 1152 sq.ft.
4 bedroom detached home |  | Heswall 1744 sq.ft.
4 bedroom detached home |
|  | Birch 1308 sq.ft.
3 bedroom detached home |  | Mobberley 1857 sq.ft.
5 bedroom detached home |
|  | Haigh 1468 sq.ft.
4 bedroom detached home | | |



As part of the planning process for Whittle Rise we were requested to create character zone on the development. These styles are reflected on specific plots and are known as Farmstead, Village and Arts and Crafts styles. Some of our house types may feature in different styles on the Whittle Rise development and are demonstrated by our street scene images. Please see our Sales Consultant for details of the plot styles.

Farmstead Style

Plots: 1, 2, 3, 20, 21, 22, 23

Village Style

Plots: 4, 5, 6, 7, 16, 17, 18, 19

Arts and Crafts Style

Plots: 8, 9, 10, 11, 12, 13, 14, 15

KITCHENS

- A choice of kitchen units and worktops (choice subject to build stage)
- Bosch stainless steel single multifunctional electric oven
- Bosch induction hob
- Stainless steel chimney-style recirculating hood
- Glass splashback to hob
- 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

GENERAL

- 10-year warranty (NHBC)
- Hive Active Heating Smart Compatible Thermostat (requires HiveHub, broadband and WiFi)
- Two zone heating system
- Thermostatically controlled radiators to all rooms, except where roomstat fitted
- Triple glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Air Source Heat Pumps

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

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

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

- 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
- Block Paving 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)

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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, triple glazing and Air Source Heat Pumps. They're better for the world and better for you too. Think warmer houses but lower bills.



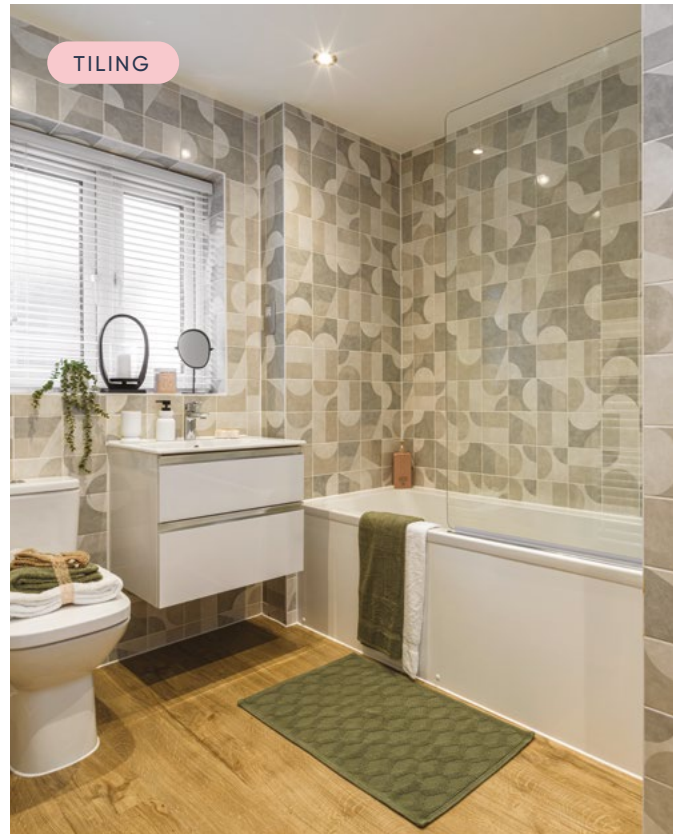
We all like having choices. And the more, the better.

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

KITCHENS



TILING



KITCHEN SURFACES



VANITY UNITS



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

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.