

Park Grange

St Helens



Linden
HOMES

The buying process

1

Reserve your home

A reservation fee will secure your home for a 28 day period.

2

After you reserve

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

3

Post reservation meeting

After you reserve we will book an appointment to take you through every detail of your home.

4

Exchange of contracts

Your solicitor will check all the details of your purchase and will exchange contracts with us. You pay your deposit.

5

Legal completion

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

Scan me
for directions



Park Grange

Thatto Heath Road, St Helens
Merseyside WA9 5PG

From M62

- Head west on Exit 7 towards Rainhill Stoops Interchange
- At Rainhill Stoops Interchange, take the 5th exit onto St Helens Linkway / A570
- At the roundabout, take the 1st exit and stay on St Helens Linkway / A570
- Turn left onto Elton Head Road / B5204
- Turn right onto Nutgrove Hall Drive
- Turn right onto Nutgrove Road / B5413
- Continue to follow B5413 and you will turn into the development at the railway station to your right



A taste of local life

Cover photograph of St Helens. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden Homes Limited, Vistry Merseyside & Cheshire West
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Welcome to Park Grange

This stunning new development is just to the southeast of historic St Helens.

At Park Grange you'll find a superb collection of new build 2, 3 and 4 bed terraced, semi-detached and detached new homes. The exciting development features a specifically designed and purpose built children's play area with plenty of open green space. With this in mind, Park Grange is ideally suited to families and first time buyers.

Getting around

Park Grange is a great location for getting around. In one direction is the M62 J7 at just 3 miles away. In the other direction is the M57 J2 at just 3.1 miles, giving you plenty of options for travel to Manchester or Liverpool.

For rail journeys, Thatto Heath train station is under 2 minutes' walk! There are half hourly services to central St Helens, taking just 4 minutes. Central Liverpool is easily reached in just under half an hour. Trains to Central London take 2 and a half hours, with one change at Wigan.

A trip to the shops

Locally Thatto Heath has a grocery shop and a mini supermarket for day to day essentials. For the family shop St Helens has a wide choice of large supermarkets to choose from just over 5-10 minutes' drive away.

St Helens' centre has a number of retail parks as well as smaller, independent shops dotted up and down the thriving high street in the centre of town. Being just 4 minutes away by train this makes for a great day's retail therapy.

Alternatively, head to nearby Prescot where you will find a wide range of shopping opportunities in the pedestrianised historic town centre, as well as cafes and bars to take a rest in. On the first Saturday of each month, Eccleston Street is home to the Prescot Producers' Market, a great place to buy crafts, deli products, baked goods and more.

St Helens' indoor market is another local favourite - you'll find fresh food and pretty much anything else you could imagine from a wide array of local independent shops and traders.

Taking time out

Perfect for an evening relaxing over a drink or two with friends, Thatto Heath has no less than 5 local pubs to choose from, many of which have great menus for a meal too.

The renowned Knowsley Safari Park is just a 10 minute drive away, famous for its endless list of wild animals, this is an absolute must for a day's visit. Boasting the longest safari drive in the UK, you'll see plenty of the animals cared for in the park - From Bactrian camels and White rhinos to baboons and African lions!

This whole area is rightly famous for Rugby League. 2023 Challenge World Cup winning team St Helens Saints stadium is around an hour's walk or half an hour's train journey away.

Just a short walk away is Sherdley Park. Set in beautiful surroundings there are acres of well kept grassland and wildflower meadows to enjoy, as well as a large lake and several ponds, streams and areas of open woodland. With wide smooth pathways this is a family favourite to teach children to ride bikes and scooters in a safe environment. For the more energetic, there is a great range of outdoor gym equipment which is free to use.

Historic Taylor Park is also within easy reach. Opened in 1893 and named after Samuel Taylor this hugely popular park boasts a large lake with a wide range of birdlife to discover. A network of accessible paths link up around the lake and the surrounding woodland. The park is perfect for walking, jogging and cycling and the lake is very popular with anglers.

Just outside St Helens is Carr Mill Dam which boasts a lovely circular 3km walk overlooking the body of water. It was created in the 1750s to supply water to the Sankey Brook Navigation which was the first canal in England.

The perfect position

Education

There are no less than 7 primary schools with an OFSTED rating of Outstanding or Good within 1.3 miles of Park Grange all of which cater for children from 4 to 11 years old. For secondary age children, there are 3 secondary schools all rated Good, within 2.5 miles away.

Carmel College is a very popular choice for sixth formers. Rated Outstanding this college is just 0.6 miles from Park Grange.

Thatto Heath Community Primary
0.3 miles | 8 min walk



Knowsley Safari Park
4 miles | 10 min drive



Liverpool City Centre
12 miles | 24 min by train



Taylor Park
0.8 miles | 2 min drive



Manchester City Centre
26 miles | 40 min drive



Liverpool John Lennon Airport
13 miles | 20 min drive



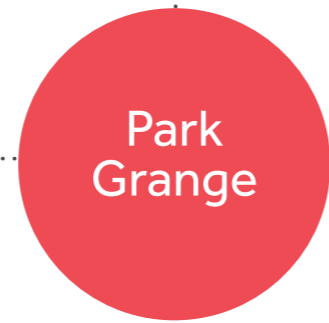
Thatto Heath Train Station
49 ft | 2 min walk



St Helens Town Centre
2.1 miles | 6 min drive



St Helens Town Centre
2.1 miles | 6 min drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make commitments, which are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over £230,000 in local schemes to support the community surrounding your new home in St Helens.

These schemes include:

Primary education



Secondary education



Creating a biodiverse habitat



Public right of way improvement



“Linden homes has invested more than **£230,000** towards community schemes”

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quickly enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving – you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Recommend a Friend

Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Linden home!



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.





Development plan

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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Thatto Heath Road,
St Helens WA9 5PG

Development layout



4 bedroom home

- The Aslin
- The Goodridge
- The Mylne
- The Dahlia

3 bedroom home

- The Bluebell
- The Eveleigh
- The Mountford
- The Mountford Special
- The Sunflower

2 bedroom home

- The Hardwick

Pre-sold

- 2 bedroom
- 3 bedroom

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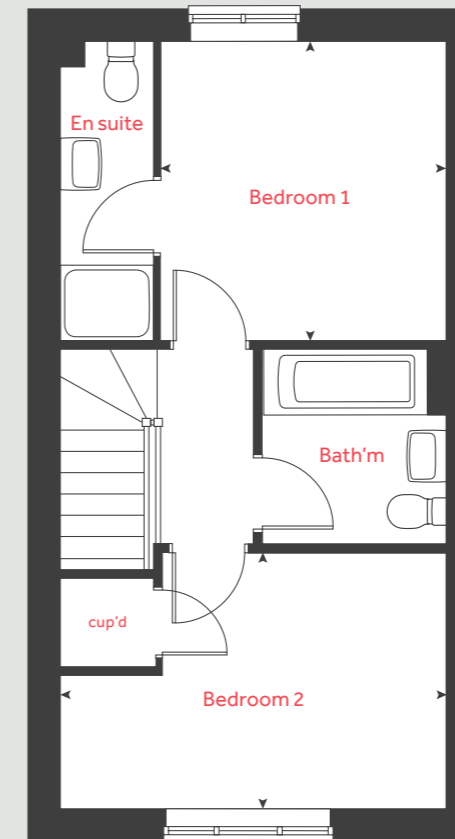
The Hardwick

2 bedroom home

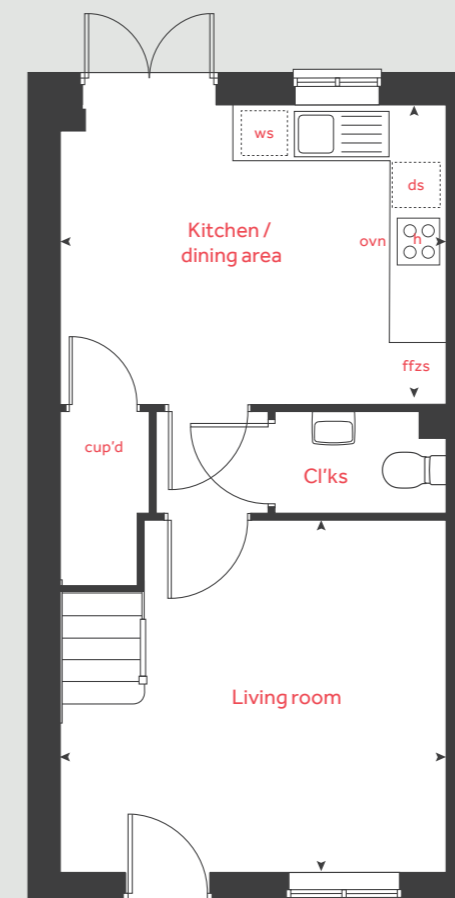
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First floor



Ground floor



The Hardwick

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 3"
Living room	4.08 x 3.70	13' 5" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 3" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	← →	measuring points
ds	dishwasher space		

The Hardwick | L708 Thatto Heath |
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The Eveleigh

3 bedroom home

Park Grange

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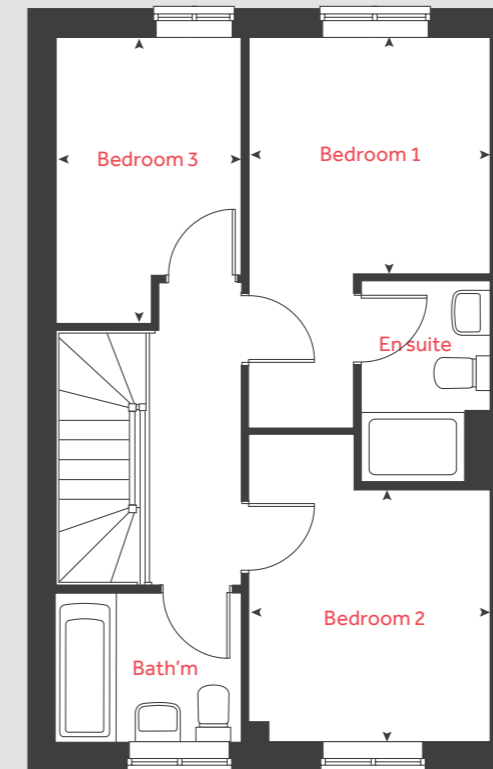
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The Eveleigh

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.95 x 3.19	16' 4" x 10' 6"

First floor

Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

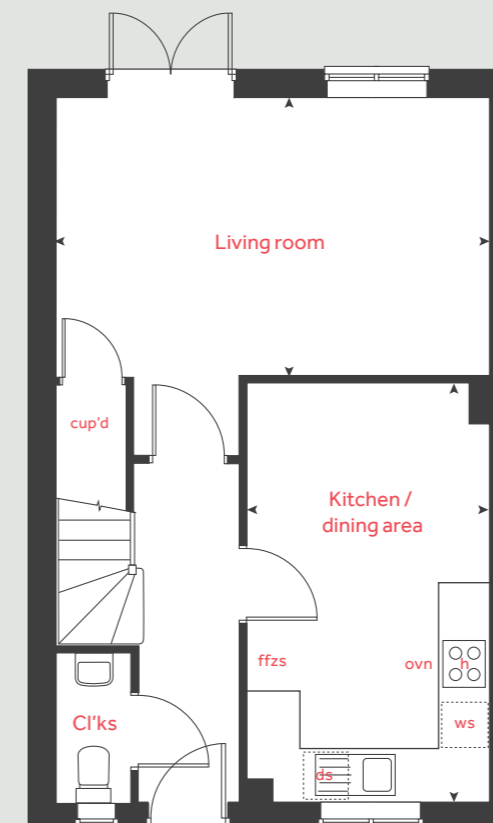
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Eveleigh | L864 Thatto Heath |

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Ground floor



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The Mountford

3 bedroom home

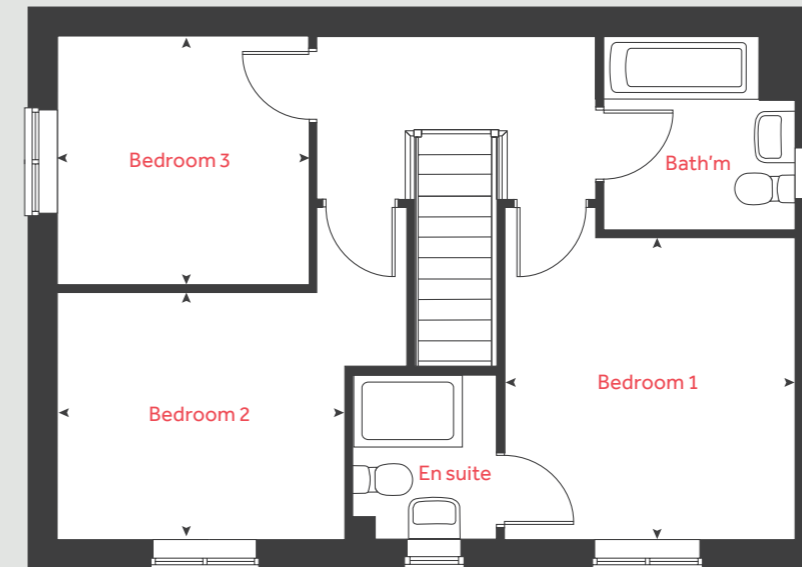
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The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.69	18' 4" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor

Bedroom 1	3.35 x 3.12	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

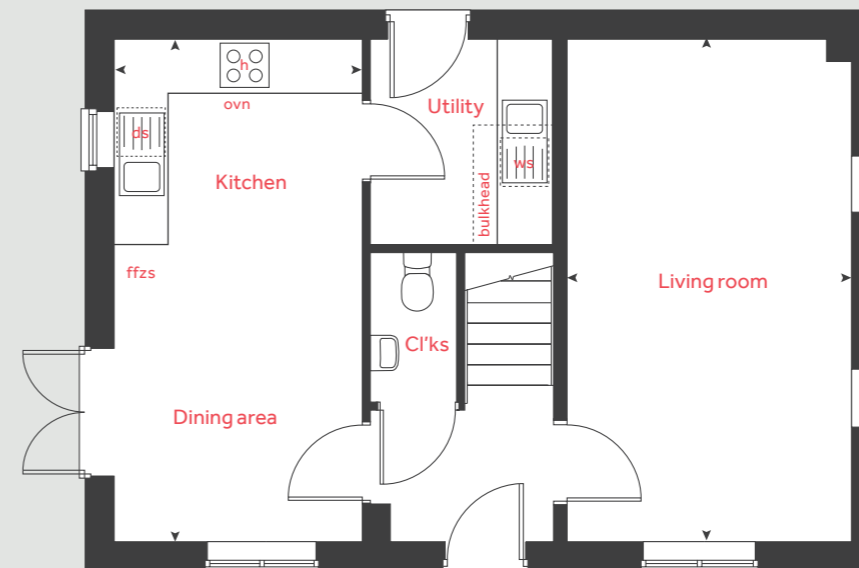
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Mountford II | L970v Thatto Heath |

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Ground floor



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The Mountford Special

3 bedroom home

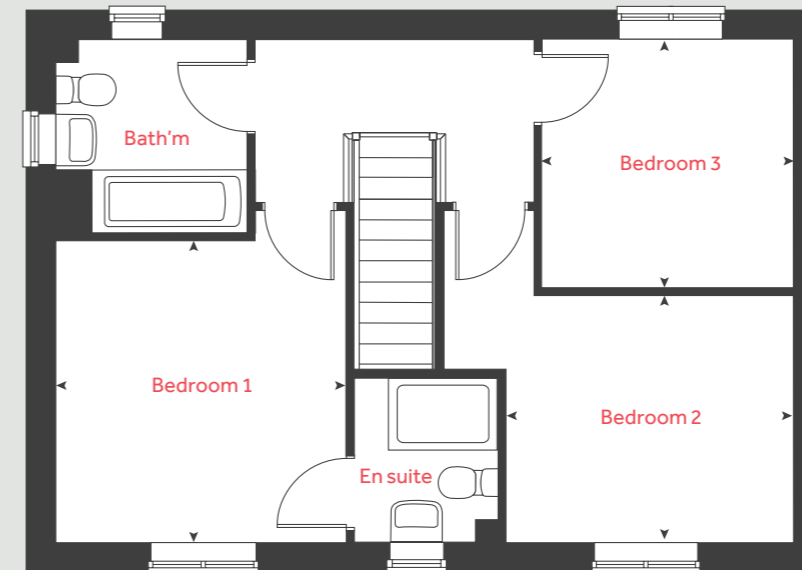
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The Mountford Special

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.69	18' 4" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor

Bedroom 1	3.35 x 3.12	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

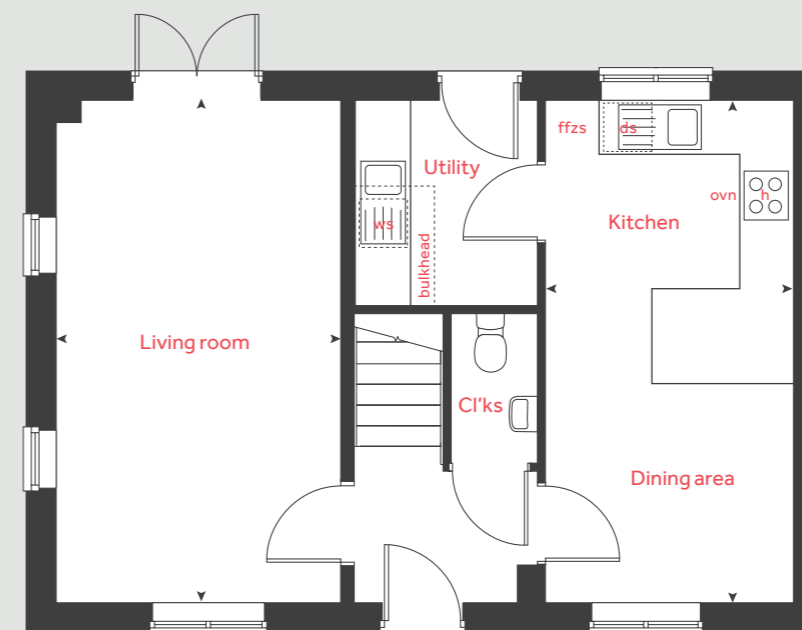
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	← →	measuring points
ds	dishwasher space		

The Mountford Special | L970v Thatto Heath |

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Ground floor



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The Bluebell

3 bedroom home

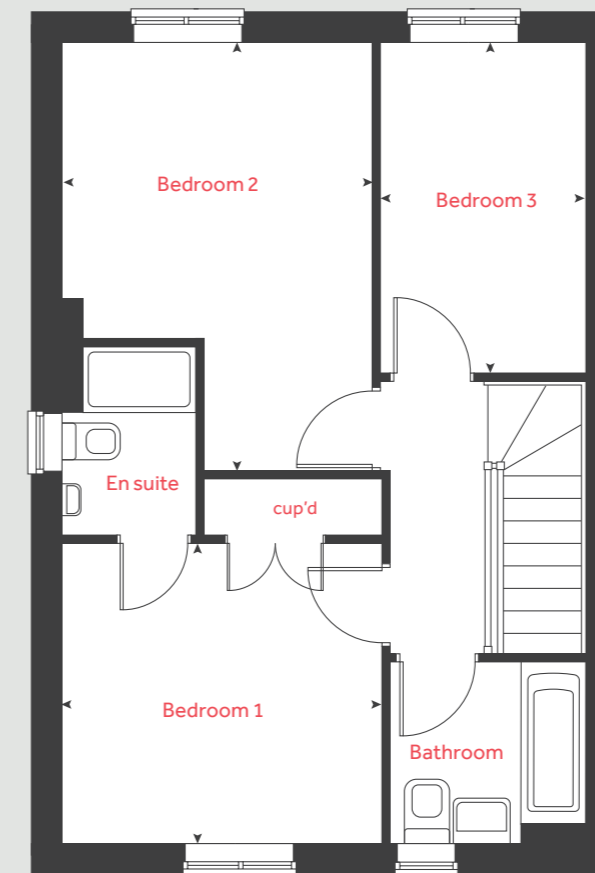
Park Grange

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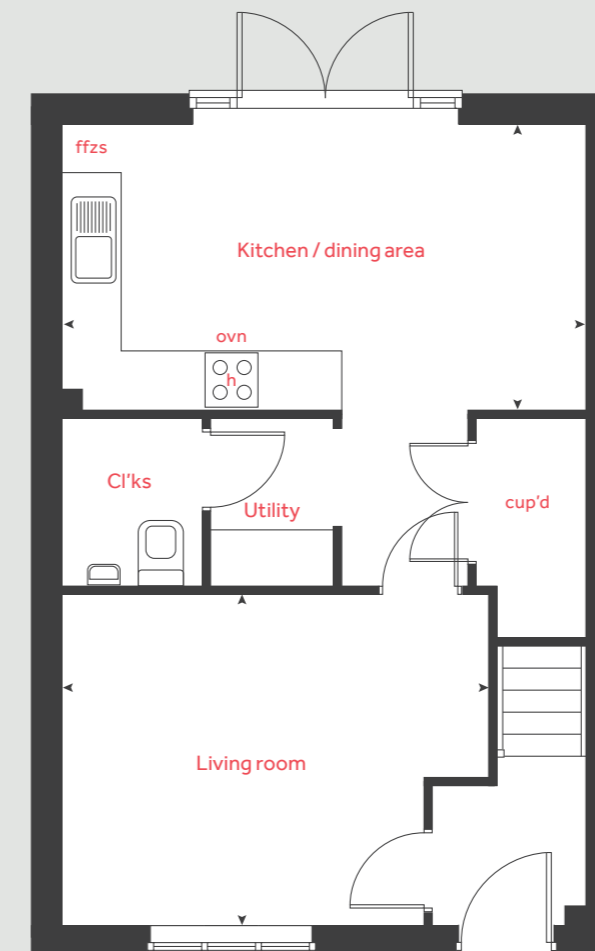
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First floor



Ground floor



The Bluebell

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.97	18' 4" x 9' 9"
Living room	4.53 x 3.54	14' 10" x 11' 7"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.21	11' 0" x 10' 6"
Bedroom 2	4.58 x 3.35	15' 0" x 11' 0"
Bedroom 3	3.53 x 2.16	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Bluebell | 3B5P02 Thatto Heath |

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The Sunflower

3 bedroom home

Park Grange

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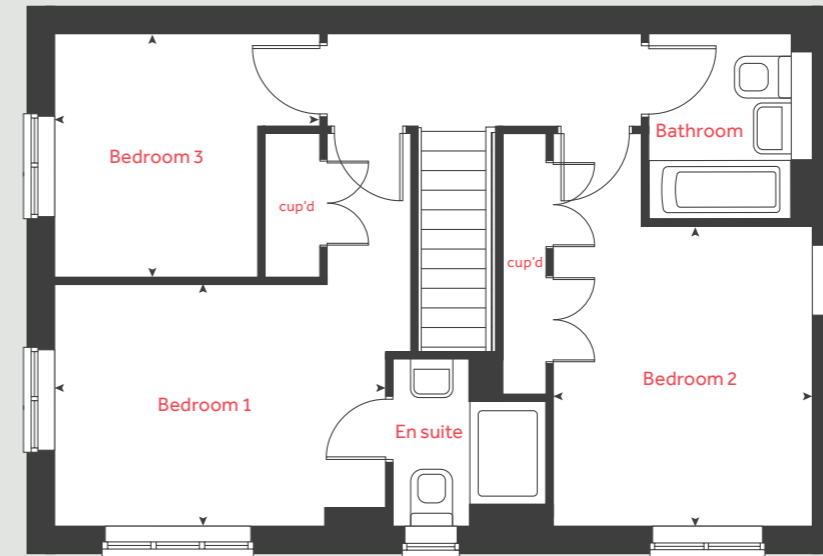
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The Sunflower

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.85 x 4.18	19' 3" x 13' 8"
Living room	4.26 x 3.68	14' 0" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	3.92 x 2.88	12' 10" x 9' 5"
Bedroom 2	3.57 x 3.15	11' 8" x 10' 4"
Bedroom 3	3.52 x 2.89	11' 6" x 9' 6"

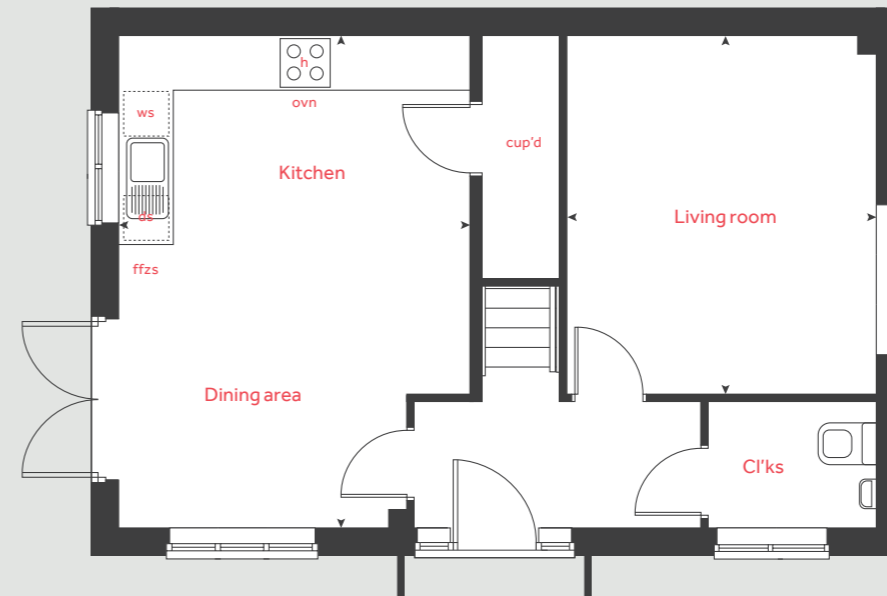
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Sunflower | 3B5P03 Thatto Heath |

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Ground floor



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The Mylne

4 bedroom home

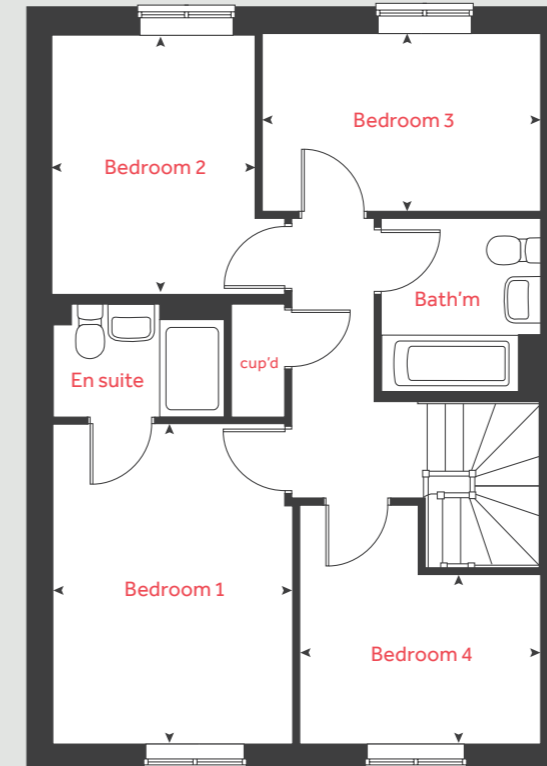
Park Grange

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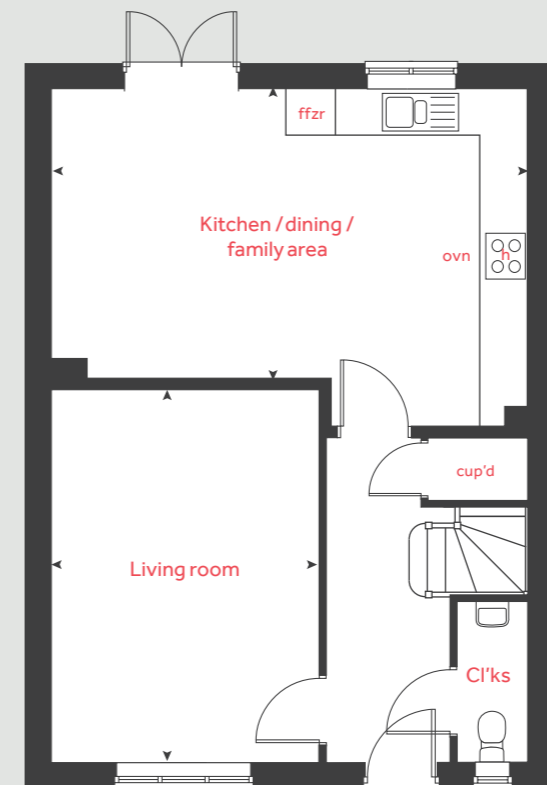
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First floor



Ground floor



The Mylne

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.97 x 2.98	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 3"
Bedroom 3	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.09 x 2.08	9' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Mylne | L1136 Thatto Heath |
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The Goodridge

4 bedroom home

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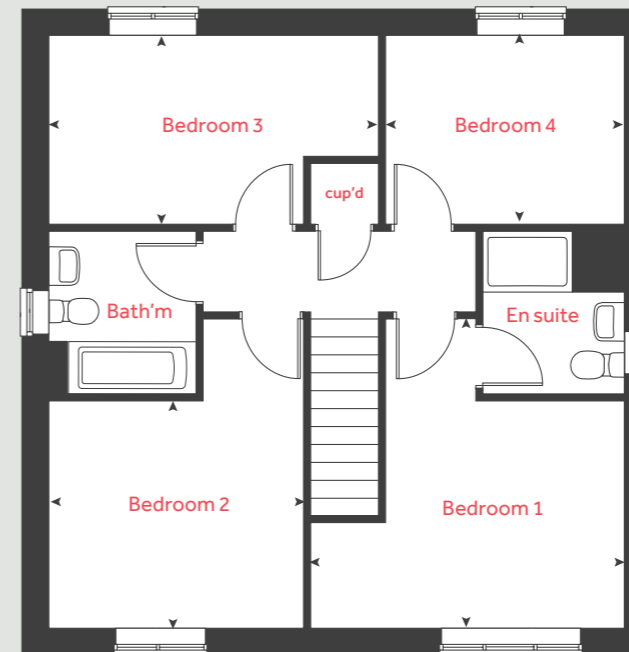
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The Goodridge

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.73 x 2.96	18' 9" x 9' 9"
Living room	4.74 x 3.46	15' 7" x 11' 4"

First floor

Bedroom 1	4.06 x 2.98	13' 4" x 9' 10"
Bedroom 2	3.46 x 2.99	11' 4" x 9' 10"
Bedroom 3	4.36 x 2.51	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.51	10' 5" x 8' 3"

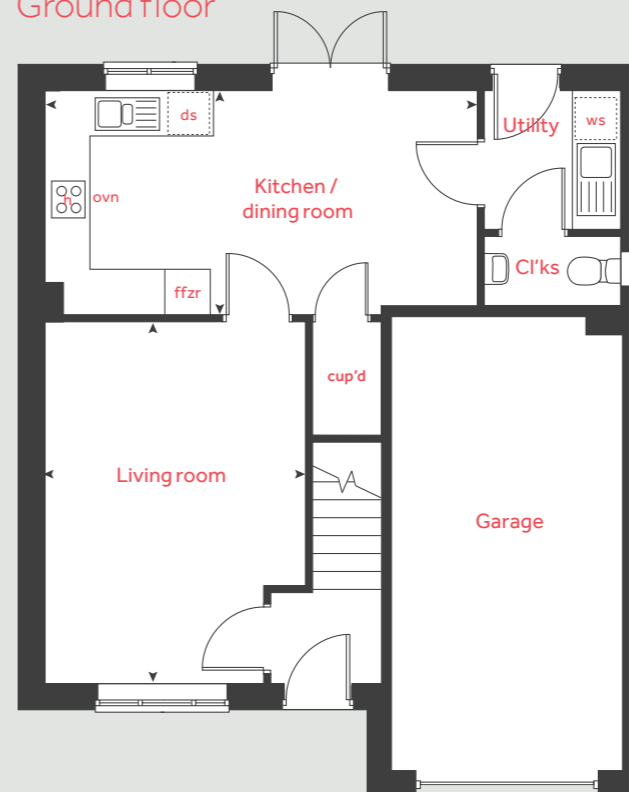
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

The Goodridge | L1111 Thatto Heath |

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Ground floor



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The Dahlia

4 bedroom home

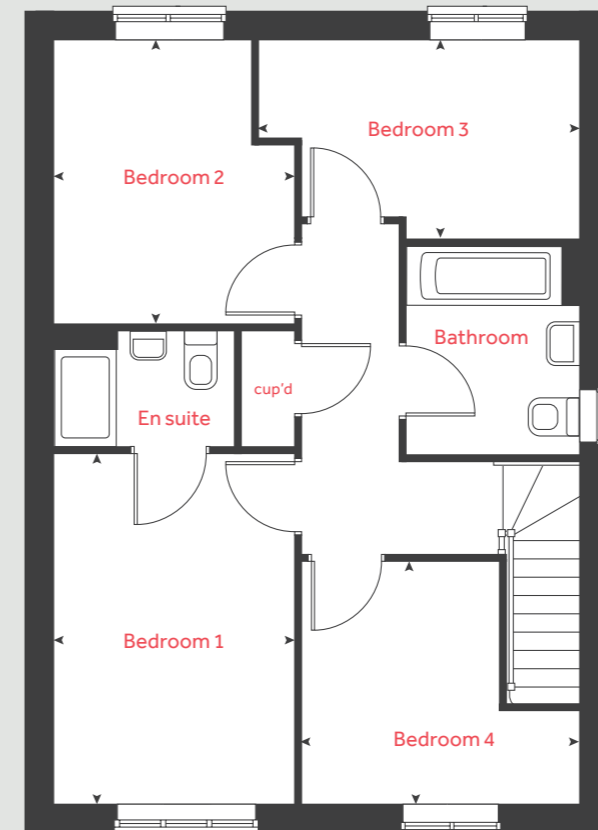
Park Grange

Thatto Heath Road, St Helens WA9 5PG

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First floor



The Dahlia

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.65 x 4.24	21' 10" x 13' 11"
Living room	5.30 x 3.48	17' 5" x 11' 5"

First floor	metres	feet / inches
Bedroom 1	4.46 x 3.04	14' 8" x 10' 0"
Bedroom 2	3.56 x 2.49	11' 8" x 8' 2"
Bedroom 3	4.07 x 2.52	13' 4" x 8' 3"
Bedroom 4	3.52 x 3.14	11' 6" x 10' 4"

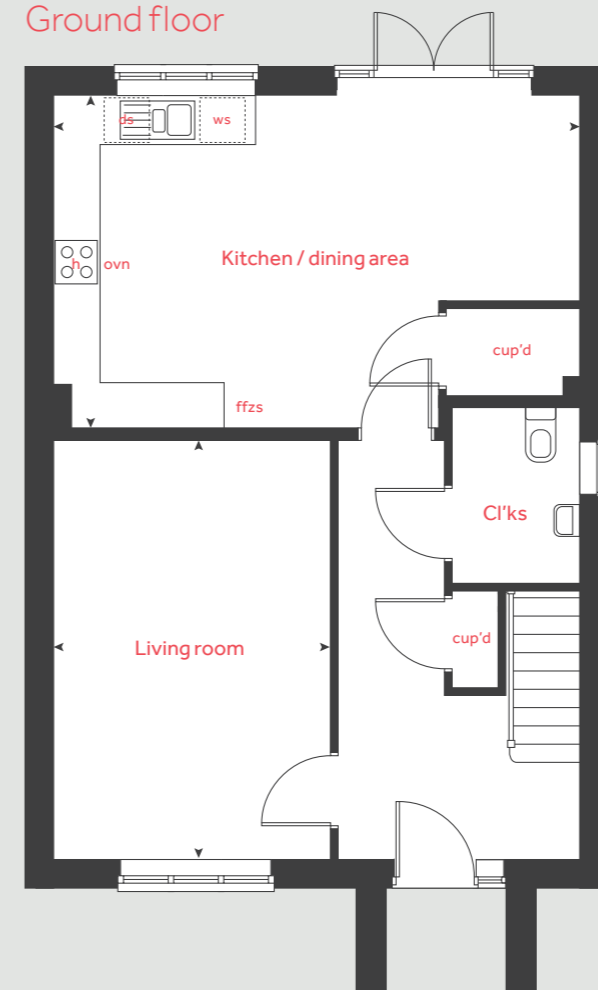
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Dahlia | 4B5P01 Thatto Heath |
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Ground floor



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The Aslin

4 bedroom home

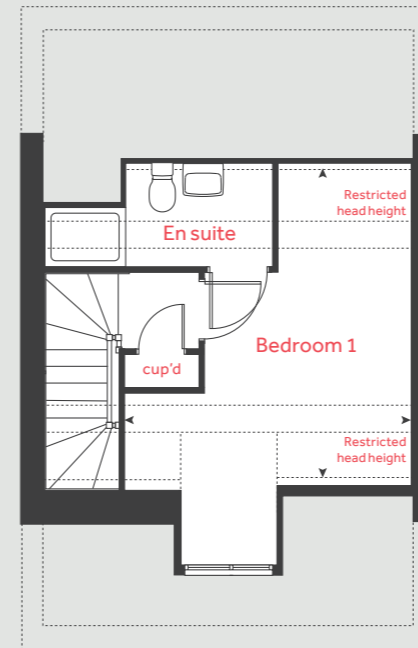
Park Grange

Thatto Heath Road, St Helens WA9 5PG

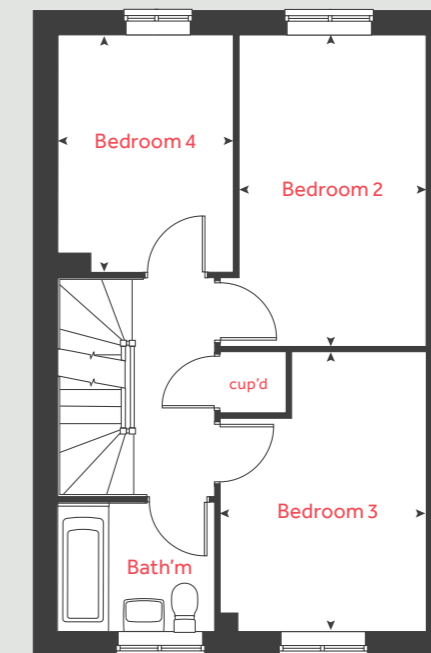
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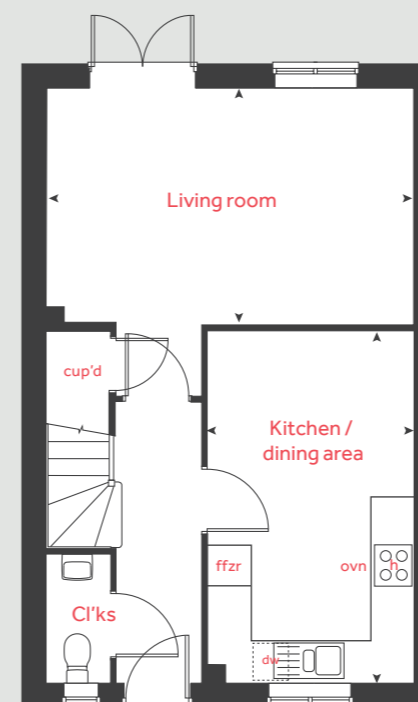
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 2	4.19 x 2.52	13' 9" x 8' 3"
Bedroom 3	3.78 x 2.77	12' 5" x 9' 1"
Bedroom 4	3.19 x 2.37	10' 6" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.29 x 3.88	14' 1" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	← ▶	measuring points
ds	dishwasher space		

The Aslin | L970v Thatto Heath |
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Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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Park Grange

St Helens

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

2 bedroom

The Hardwick

3 bedroom

The Bluebell

The Eveleigh

The Mountford

The Sunflower

4 bedroom

The Aslin

The Dahlia

The Goodridge

The Myline

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■			■	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■			
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■
White pendant light holder	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■	■	■
Space for washing machine with plumbing and electrics in utility			■			■	

Bathrooms and en suite(s)

En-suite to bedroom 1		■	■	■	■	■	■
Ideal Standard contemporary white sanitary ware	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■
Handheld shower head in bathroom	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

Doors and Windows

2 bedroom

The Hardwick

3 bedroom

The Bluebell

The Eveleigh

The Mountford

The Sunflower

4 bedroom

The Aslin

The Dahlia

The Goodridge

The Myline

Front door with multi-point security locking system	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal ladder door style pre-primed or primed with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge (where applicable)	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■

