



Edgewater Park Warrington

Enjoy a sense of belonging





Warrington

You don't have to look too far for evidence of Warrington's colourful and vibrant history. As a major crossing point on the Mersey, there has been a settlement in Warrington since before Roman times.

Its importance grew with the building of the first bridge across the river in the middle ages. Its riverside location, proximity to Liverpool and Manchester and the construction of the Manchester Ship Canal saw Warrington expand during the industrial revolution.

Happily for Warrington, as heavy industry declined in the 1970s, its 'new town' status saw an expansion in light engineering, technology and distribution-based businesses.

From a rich past...

Warrington is now one of the most vibrant and energetic development areas in Europe, with massive investments going into such projects as the redevelopment of Burtonwood, the former US Air Force base and the Wire Works project.

Roman settlement, Civil War conflict, Victorian expansion: Warrington's history is certainly as varied as it is vibrant.



...to a bright future

Yet for all its history, Warrington is no living museum – far from it.

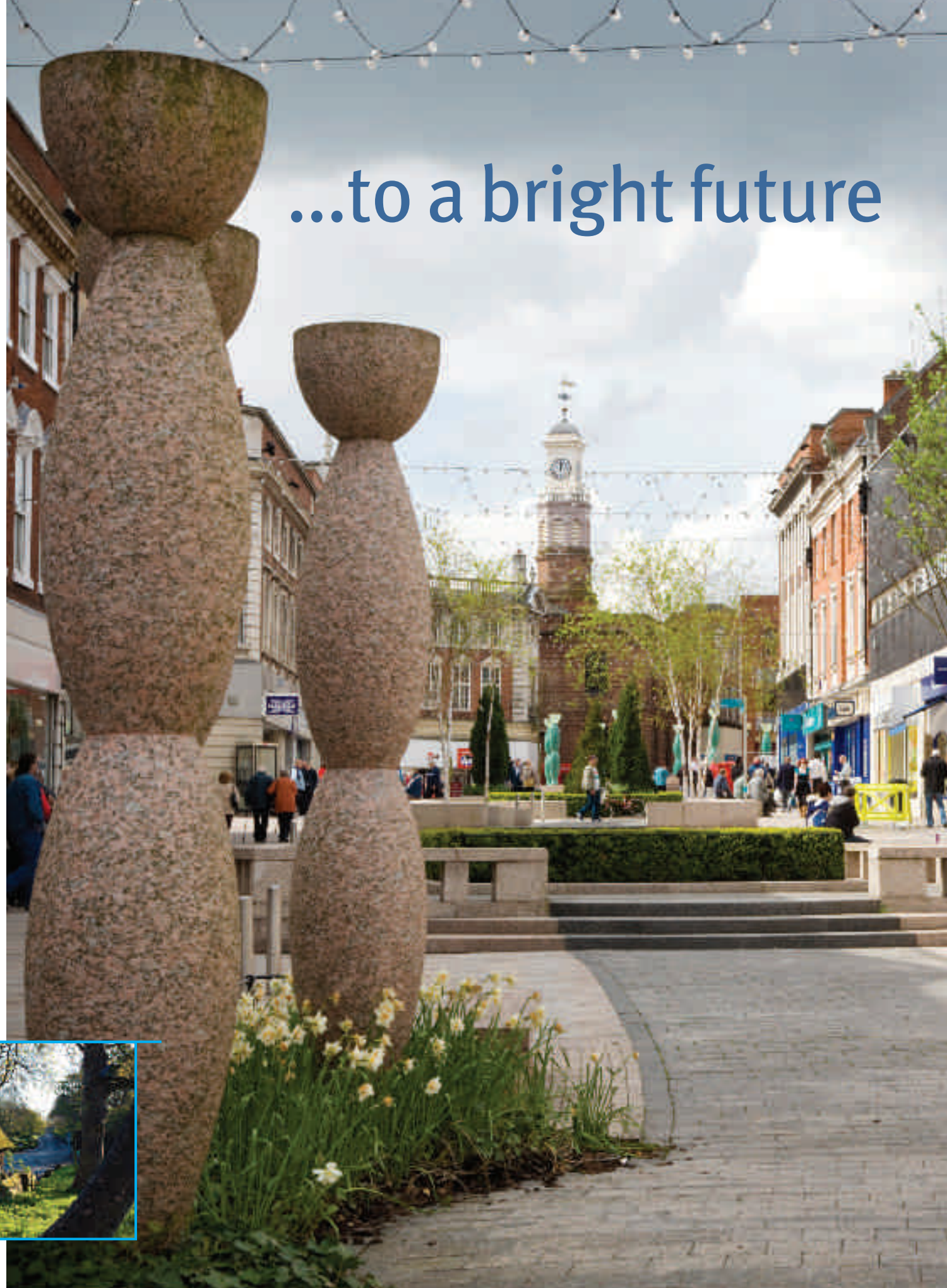
It is an ever-changing, developing community that, while aware of its past, is definitely looking to the future.

So alongside reminders of the past, such as the imposing grandeur of the Town Hall with its famous Golden Gates, there is one of the North West's larger town centre shopping areas and the excellent Parr Hall concert hall and the Pyramid Arts Centre.

On its outskirts can be found excellent 'out of town' facilities such as Gemini Park, where IKEA chose to build their first outlet in the UK and also the largest Marks & Spencer store outside of London, and, in contrast, some excellent parks including Birchwood Forest Park, Sankey Valley Park, and Walton Lee Hall.

And besides the many attractions of Warrington and the surrounding area, with excellent motorway and rail connections, Liverpool, Manchester, London and North Wales are all within easy reach.

With its unique character and air of optimism, living in Warrington gives a definite feeling of belonging.



Edgewater Park

Developing a sense of community

Located to the east of Warrington town centre and on the northern bank of the Manchester Ship Canal, Edgewater Park has been designed by award winning architects and landscape architects to not only reflect the existing architectural character of the area, but to offer variety in every aspect of its design and planning required to create a genuine sense of community.

A community that is designed to capture the same friendly, intimate 'village' atmosphere of its more well-established, and equally desirable neighbours: Stockton Heath, Grappenhall and Thelwall.

Which is why Edgewater Park offers all types of accommodation – everything from striking and thoroughly contemporary apartments adjacent to the canal, quiet cul-de-sacs with 2 and 3 bedroom mews houses, and spacious detached 4 bedroom houses.

It is also why its layout features a landscape plan that creates a mature appearance – a wealth of trees and shrubs, hedges and grass verges.

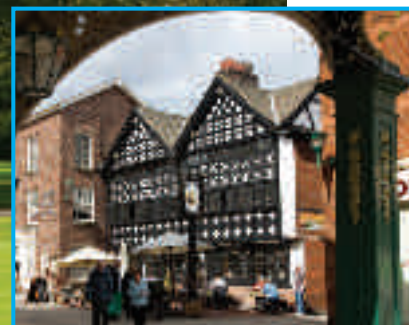
In a lot of instances, parking will be in courtyards to the rear of properties, to help keep an open and uncluttered feel to the main approaches to parts of the development.

Every effort has been made to add visual interest with plantings and open spaces, at various key points such as road junctions.

Besides being pedestrian-friendly, with plenty of access points into the development, there are two major features of Edgewater Park that will play a major part in creating a genuine community.

The first is the parkland area to the north of the development which features a pond and a playground giving people of all ages room to play, mix and socialise.

The second is the provision of a new bowling green, which will be adjacent to the existing social club (already an important and popular social feature of the area), and which will also give people the opportunity to mix and become a community.



Find your OWN space

As one of the country's largest privately owned housebuilders, our reputation for quality of design, build and service continues to grow. Edgewater Park is a good example of everything we stand for.

Our team of architects and interior designers have carefully researched the surrounding area to ensure that they capture the character of the locality, while adding qualities that enhance and improve.

So the properties available range from striking, modern apartments to more traditionally styled 2 bedroom mews houses. The materials we have used reflect the character of the surrounding area; predominantly red brick, a contrasting render as a highlight, the selective use of stone, the careful use of colour to help break up any uniformity, all mixed with more contemporary metal sheeting and timber.

The result is a development that, while varied in its style and layout, is consistently high in its quality of build and interior specification, and, almost more importantly, allows people not only their own space, but also room to enjoy their surroundings.



The right specification

At Morris we take pride in the quality of our work, for which we've won many prestigious accolades, including the National House-Building Council's 'Pride in the Job' awards.

We design homes which are carefully laid out to make the most of the overall design and ensure that the space is flexible enough to meet the demands of modern living.

We then work to the highest standards and combine traditional craftsmanship with modern construction techniques and building materials, to realise our plans and to create homes that are both welcoming and practical.

We're confident that our houses are somewhere you'll want to come home to. An extensive range of interior packages means all tastes are catered for, from the classic through to the contemporary. We offer the ability to tailor the choices available to give you a home which is distinctly yours.



The choices open to you

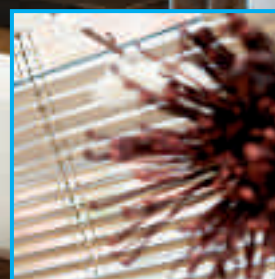
Whichever property you choose, you will have a number of design options open to you that will make your new house feel like home.

In the kitchen, you can choose from a range of door and worktop finishes. Likewise, in your bathroom and/or en-suite, you have a choice of tiles to help give it your own personal style.

To allow you to further personalise your Morris home, we also offer a wide choice from our Signature range giving you the chance to put a unique finish to your new home – from decorative finishes to a choice of flooring, from integrated kitchen appliances to additional power sockets.

For your additional peace of mind, we can also enhance the security systems that are fitted as standard through the installation of security lighting and specialist detectors.

The availability of these choices is dependent on the stage of construction of your property, so please ask your Sales Advisor about the choices open to you.



Morris

Taking care of where we build

We are not only selective about the locations we choose to develop, but also about how we then go about developing them.

Wherever we can, we acquire sites with a mature feel, and design around existing trees and features. We invest heavily in additional landscaping and are consistent winners in the Daily Mail 'Greenleaf' Awards.

Morris was also voted 'The Green Housebuilder of the Year' for their proven commitment to building eco friendly, energy efficient homes.

We also look to add to the attraction and help the development blend in with its surroundings through the use of materials that are in-keeping with the style and history of the location.





Taking pride in what we build

We pride ourselves on combining exceptional build quality, a high specification and outstanding design in every property we build, from apartments to large detached houses.

Regardless of what we are building, we work to strict standards and carry out rigorous checks to make sure that we meet your demand for the best.

These standards and checks are laid down in a Quality Management Book – a working document that makes it crystal clear to everybody involved in the construction process exactly what is expected of them.

To make sure that standards are being met, a representative of the NHBC (National House-Building Council) visits on a regular basis to inspect and assess the quality of the work. And to give you extra peace of mind all our homes are also covered by the NHBC's 10 year guarantee.

In addition, we are proud of the level of service we offer to our customers. Morris was one of only 3 housebuilders (the only one building in the North West) to be awarded a four star rating in a government backed New Homes Customer Satisfaction Survey - the leading industry benchmark.

You can be sure that from the very first time you contact us, through to our after sales service, we will do our best to provide you with the assistance you need.





Postcode for Satellite Navigation: WA4 1LH

From M6 Junction 20

Follow signs for A50, continue on the A50 for approx 2 miles until you reach traffic lights at a cross roads, proceed straight ahead through Grappenhall continue over the Latchford Swing bridge and keep in the right hand lane onto the one way system signed A50 Wigan keep in middle lane to traffic lights, go straight through traffic lights onto Thelwall Lane, continue for approx 1/2 mile where the development can be found on the left.

From M6 Junction 21

Follow signs for Warrington A57 continue until the traffic lights. Turn left at the lights onto Kingsway A50, continue straight across the roundabout to the traffic lights where you will turn left onto Thelwall Lane, the development can be found approx 1/2 mile further down on the left.

From Warrington Town Centre

Travel out of Warrington Town Centre along A5061 onto Knutsford Road. Continue for approx 1.5 miles to traffic lights/junction signed A50 Wigan/Macclesfield A50 (A537) proceed in middle land straight through traffic lights onto Thelwall Lane for approx 1/2 mile where the development can be found on the left.

Edgewater Park

Where to find us

