

THE BOATYARD



LOXLEY HOMES

About Loxley Homes



We were founded by Walter Dobie in 1974, and since then we have successfully established ourselves as forerunners in home building. Our small, family-managed company has over 40 years' experience combined with the dedication and ability to create excellent quality homes at affordable prices. We have been rewarded with a hard-earned reputation as an award-winning house builder and our approach to building unique dwellings in fantastic locations is the bedrock of our success.

Whether we are constructing luxurious new properties or renovating existing ones, we approach each development with deepest care and consideration. Through working to our own high standards and expectations, we ensure that the homes we build are homes that we, and you the homeowner, can be proud of.

"I personally oversee every aspect of the build programme from foundations to the installation of the last screw. Attention to detail is fundamental and needs focussing on at every stage. I take great pride in the fact that every Loxley home we build is done with the same care and attention to detail as I would give to my own home, our reputation is built upon it." – Peter Dobie, Construction Director.

All of our developments are masterfully and intuitively designed with a focus on using the finest materials available. No two developments are identical; we design each home differently to optimise the potential of each site and each site is tailored to its surroundings and settings. The result is the creation of homes with a high degree of functionality and distinctive character. **These are the hallmarks of all Loxley Homes' houses.**



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The Development



Loxley Homes are thrilled to release for sale **The Boatyard** - an exclusive development of only three detached 4 bedroom homes situated on **Slate Lane, Audenshaw**. This quaint and quiet lane embodies the tranquillity of the **Ashton Canal** that runs adjacent to it. These contemporary homes hug the wide basin of the **Ashton Canal** where the barges of the past used to moor.

As you encounter **The Boatyard** for the first time, you can feel the character that exudes from these contemporary homes. The expansive floor to ceiling windows that adorn the front and rear of the properties allow plenty of natural light to flood into the living areas and bedrooms. The fully integrated off-street car parking facilities are as practical as they are aesthetical, and are finished with urban steelwork frames.

Each house benefits from a south facing garden area with canal frontage at the rear of the properties. The positioning of the gardens and windows means the uninterrupted vista can be fully appreciated all year round. Furthermore, two of the homes at **The Boatyard** boast a secluded first floor south facing terrace, a private spot to relax, offering great views of the canal and surrounding greenery. These envious qualities of **The Boatyard** showcase **Loxley Homes'** intuitive design capabilities and the ambition we have for creating outstanding homes of character.

Internally, each property has en suite facilities and boasts spacious living room and kitchen/ dining/ breakfast areas. The detail and the quality of the finishes inside each home are meticulously well considered and executed. The modern kitchens are luxuriously fitted and the bathrooms feature contemporary taps, wall and floor tiling. Importantly, all homes on **The Boatyard** are energy saving and environmentally friendly as we strive to build homes with a high degree of efficiency.

We are confident in the quality of our homes at The Boatyard and we invite you to compare our development with our competitors' properties in the area.



The Location

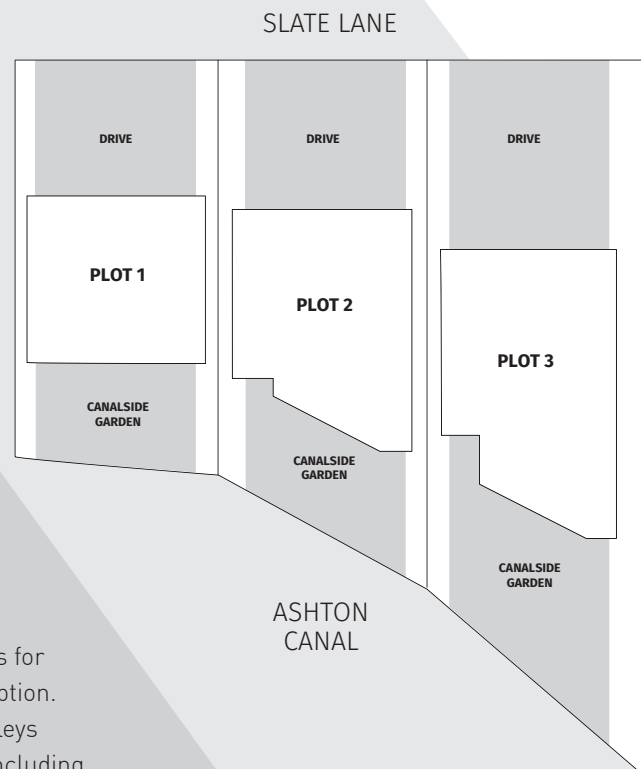
Situated on the basin of the Ashton Canal, you would be hard-pressed to find a better location for your new home. The neighbouring houses are examples of excellent, modern architecture which The Boatyard complements, resulting in the creation of the most aesthetically unique and contemporary row of housing in Audenshaw.

The Boatyard's location cannot be overlooked for its usefulness in the wide array of schools, shops, services and transport links situated around it. The Boatyard is a short walking distance from Audenshaw and Fairfield High School, as well as Lumb Lane, St. Anne's, Aldwyn, and Poplar Street primary schools.

Commuting is made simple by the many transport links in the immediate vicinity of The Boatyard. Guide Bridge and Fairfield railway stations allow for quick passage to and from Manchester with trains departing every 20 minutes or so. The new Metrolink tram service has opened up to the burgeoning areas of Sports City, Media City and the Trafford Centre. Right on The Boatyard's doorstep there are frequent buses to Manchester, Ashton, Denton and Stockport. Junctions 23 off the M60 motorway at Audenshaw and Junction 1A off the M67 at Denton are both only a couple minutes' drive away.

The Ashton Moss complex and Crown Point North retail park provide handy local services for when journeying into Manchester is not an option. Ashton Moss boasts cinemas and bowling alleys amidst a plethora of restaurants and pubs, including Nando's and Five Guys, as well as the modern Village Hotel, gym and swimming pool. Crown Point North has a wide selection of shops and eateries including Boots, M&S, Top Shop and H&M. A few minutes' walk up Slate Lane will bring you to the Snipe Retail Park where there are even more varied businesses at your fingertips.

- Unique and exclusively designed canal side properties located in Audenshaw.
- Contemporary 4 bedroom detached houses with first floor south facing terraces overlooking canal.
- Situated on a secluded and picturesque lane.
- South facing garden area adjacent to canal.
- Intuitive fully integrated off-street car parking.
- Full-height floor to ceiling front and rear windows.
- Energy saving and environmentally friendly homes.
- High quality and detailed internal finishes in all kitchens, bathrooms, living and dining areas.
- Close to the M60 and M67 motorways, Guide Bridge train station, Metrolink and all bus routes located close by.
- Prime catchment area for Audenshaw and Fairfield high schools/ wide choice of primary schools.
- Ashton Moss, Crown Point North and Snipe retail parks – cinemas, hotel/gym, restaurants and shopping.

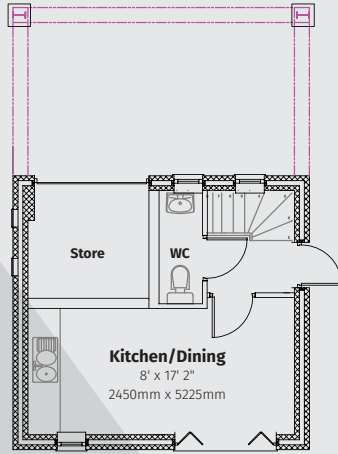


Floor Plans

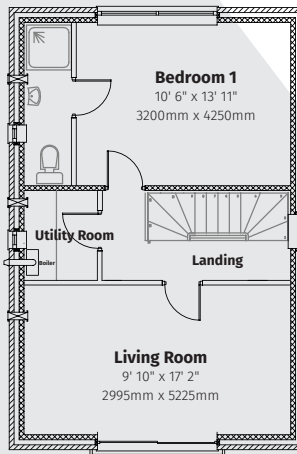
Disclaimer: Room sizes are approximate, elevation treatments may vary and plots may be handed
Please check on-site for specific details

PLOT1

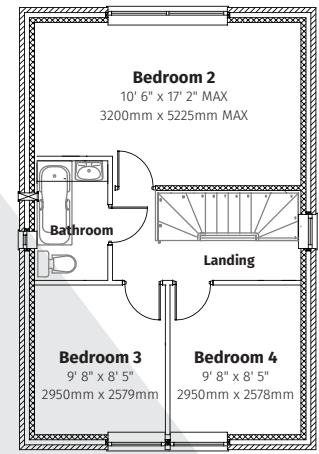
PROPOSED GROUND FLOOR PLAN



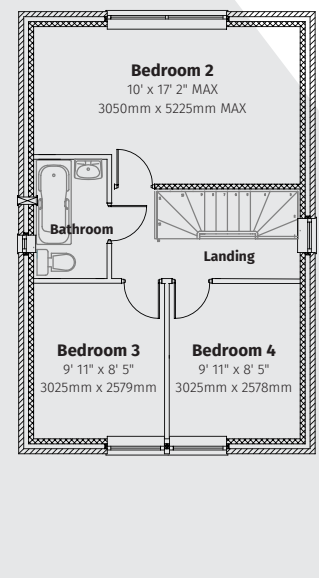
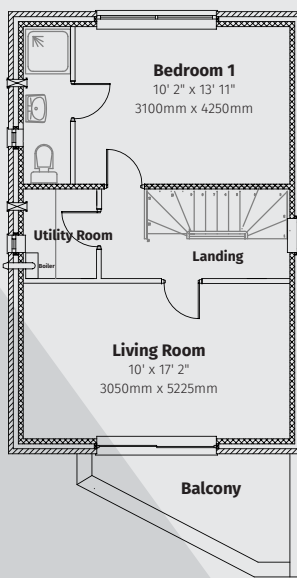
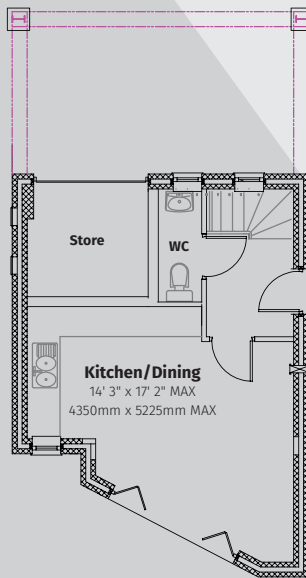
PROPOSED FIRST FLOOR PLAN



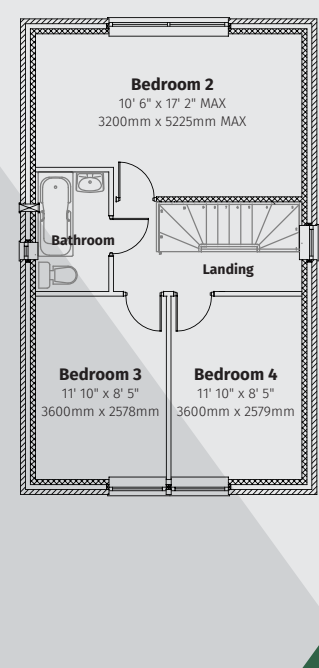
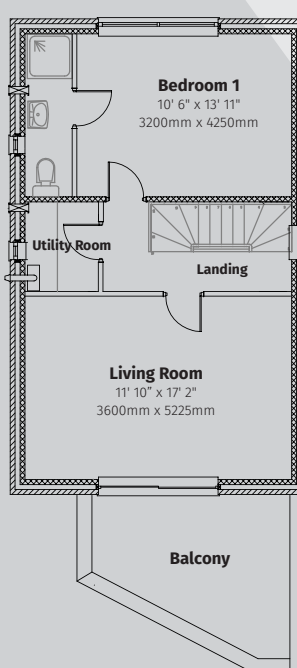
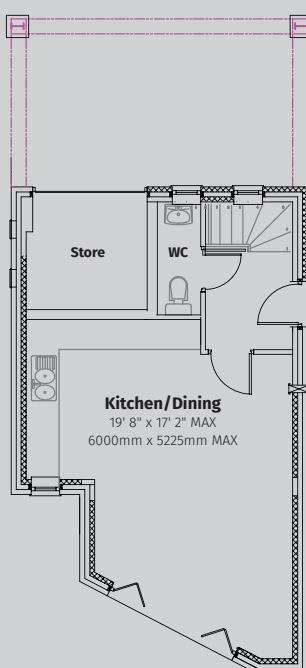
PROPOSED SECOND FLOOR PLAN



PLOT2



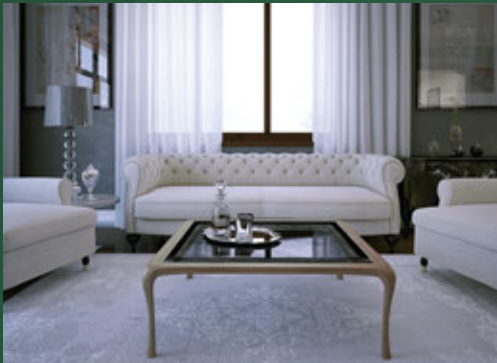
PLOT3





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www.loxleyhomes.co.uk

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