



**WEAVER
MEADOWS**

Floor Plans and Specification

Rent to Buy

L&Q



CGI view of Development

Stylish living *and a wonderful location*

Welcome to Weaver Meadows, a thoughtfully designed collection of three to five bedroom homes available for Rent to Buy in the heart of Winsford, Cheshire.

Within the idyllic Cheshire Broads and on the doorstep of Rilshaw Meadows and the Winsford Flashes, Weaver Meadows brings new homes to a rural setting. Designed to seamlessly blend with its surroundings, the development unites the best of both town and country living, ideal for growing families, couples and young professionals looking for a place to call home.

As part of L&Q's wider commitment to providing high-quality, affordable homes across the UK, Weaver Meadows introduces Rent to Buy properties in a location rich in natural beauty, history and community.

These homes offer a rare opportunity to rent in an area surrounded by Cheshire countryside, whilst staying connected to key amenities and commuter links, with Winsford town centre just minutes away, and Chester, Manchester and Liverpool within easy reach.

Weaver Meadows presents a peaceful lifestyle, landscaped open spaces, family-friendly streets, and a mix of house styles to suit different needs. All homes here are offered through L&Q's Rent to Buy scheme, helping people take their first step towards ownership whilst renting affordably in a home built to last.

Rent to Buy from L&Q

Rent to Buy (RtB) is a government scheme designed to transition you from a renter into a homeowner. The rents are often priced at 80% of a similar property on the open market. The savings you make on the discounted rent can then be used towards a deposit for your first home.

Rent to Buy lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership, or on the open market with L&Q within 5 years*

Rent a brand-new and stylish home and you can benefit from:



Generously sized homes



Beautiful green open spaces in the surrounding area



Excellent transport links close by

*Shared Ownership eligibility criteria will apply on a Shared Ownership purchase, L&Q cannot guarantee you will meet future affordability requirements should you wish to buy a Shared Ownership home.





The essentials you need *and all close at hand*



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Local pubs, bars and restaurants close by



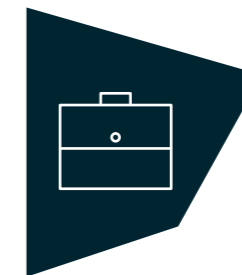
In the catchment area for good schools



Local supermarkets close to home



Winsford Cross shopping centre nearby

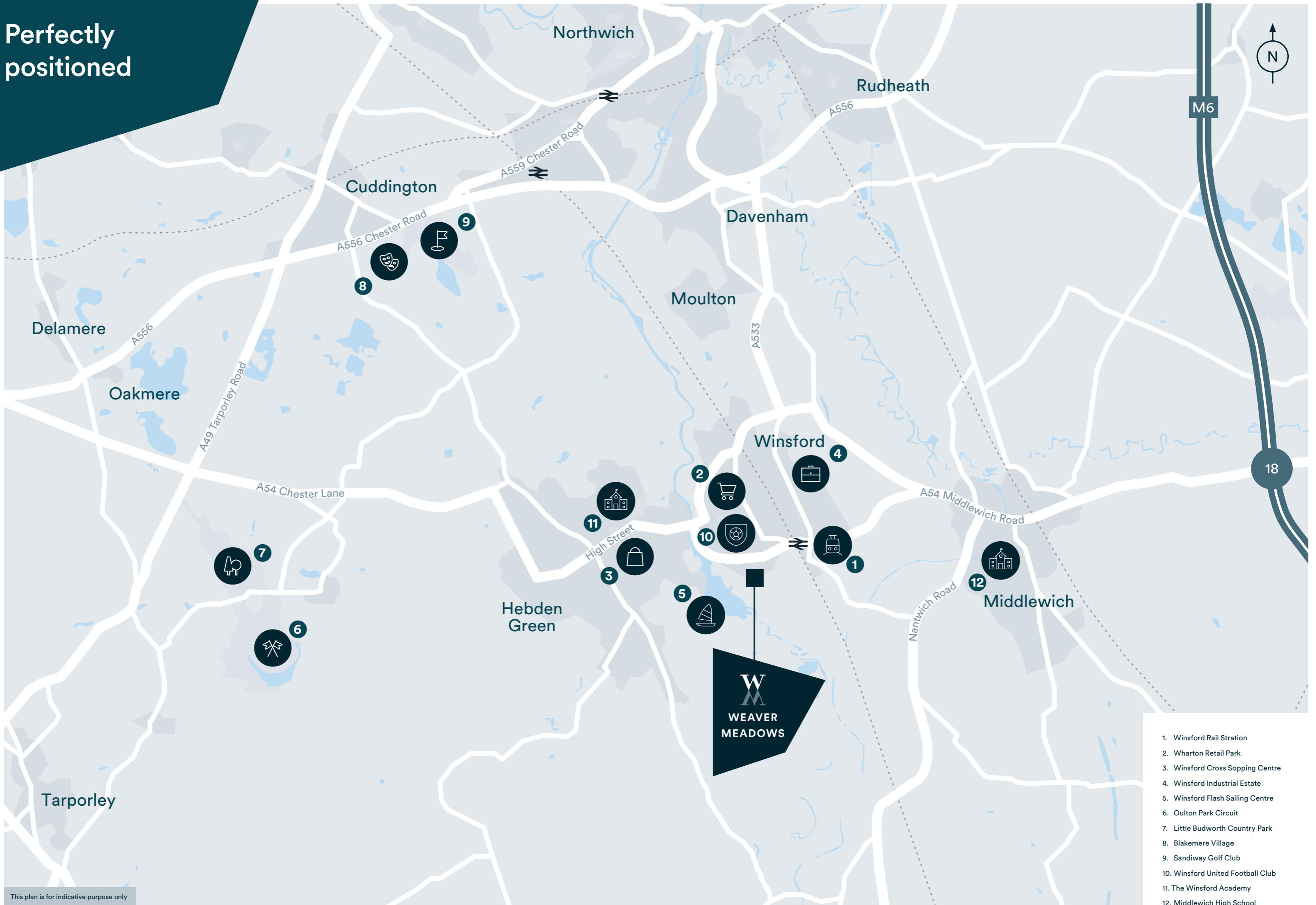


Several business centres nearby



Handy access to the A54/M6 and Winsford train station

Perfectly positioned



1. Winsford Rail Station
2. Wharton Retail Park
3. Winsford Cross Shopping Centre
4. Winsford Industrial Estate
5. Winsford Flash Sailing Centre
6. Oulton Park Circuit
7. Little Budworth Country Park
8. Blakemere Village
9. Sandiway Golf Club
10. Winsford United Football Club
11. The Winsford Academy
12. Middlewich High School

Life in Winsford

On the edge of Winsford, tucked between open Cheshire countryside and the winding River Weaver, Weaver Meadows offers a scenic position paired with the convenience of a thriving market town.

Famous for its unique network of lakes known as the Winsford Flashes, the area is a haven for wildlife and water-based leisure. Sailing, fishing and picnics on the waterfront can all be found moments from Weaver Meadows. Walks around Winsford Marina and Bottom Flash as well as Firwood Brook and the River Weaver propose endless options to enjoy the outdoors. Delamere Forest is also within easy reach.

Winsford is rich in more than just natural beauty. Historically rooted in the salt mining industry, the town is home to the UK's largest and oldest working commercial rock salt mine, giving it a strong sense of heritage and community. The local area is renowned for its welcoming neighbourhood, vibrant amenities and family-friendly facilities.

Winsford town centre presents a mix of national retailers and independent shops, plus pubs, cafés and a regular local market. Schools, colleges and nurseries are within walking distance of Weaver Meadows, as is Winsford station, providing direct rail services to Crewe, Liverpool and Birmingham, ideal for daily commutes and weekend trips alike. Destinations such as Nantwich and Chester are only a short drive away.

- 1. Bottom Flash
- 2. River Weaver
- 3. Winsford Station
- 4. Delamere Forest





Sports

Winsford Flash Sailing Club provides leisure and racing sailing, and water based activities in a friendly atmosphere with a focus on fun.

Winsford United Football Club

0.7 miles by bike/car*

Winsford Flash Sailing Club

1.8 miles by bike/car*



Outdoors

Winsford Flashes is a haven for wildlife and water-based leisure. Sailing, fishing and picnics on the waterfront can all be found moments from Weaver Meadows

Rilshaw Meadows

0.3 miles by bike/car*

Winsford Marina

1.6 miles by bike/car*



Culture

Celebrating talent, culture and the community, the Hive provides space, facilities and resources for entertainment, learning and community activities.

The Hive

0.6 miles by bike/car*

Winsford Market

1.4 miles by bike/car*



Eat & Drink

There are plenty of nearby traditional family pubs and restaurants close to Weaver Meadows, and everything else you could ever wish for in the surrounding villages and towns.

The Red Lion

0.6 miles by bike/car*

Brighton Belle

0.9 miles by bike/car*



Shopping

With some of the UK's favourite brands, you'll find everything you need at Winsford Cross shopping centre. Whether you're looking to shop or dine it's all here.

Wharton Retail Park

1.0 miles by bike/car*

Winsford Cross shopping centre

1.4 miles by bike/car*



Education

The Weaver Meadows catchment area boasts top-performing primary and secondary schools, ensuring children have access to quality education.

Wharton CofE Primary Academy

0.8 miles by bike/car*

The Winsford Academy

1.6 miles by bike/car*

New roots and fast commutes



By rail from Winsford Station

Crewe	11 mins
Runcorn	24 mins
Liverpool Lime Street	37 mins
Birmingham New Street	1 hr 9 mins



To the airports by car from Weaver Meadows

Manchester	30 mins
Liverpool	44 mins



By road from Weaver Meadows

Northwich	16 mins
Chester	40 mins
Manchester	55 mins
Liverpool	60 mins



By cycle from Weaver Meadows

Winsford Station (1.1 miles)	6 mins
Middlewich (4.2 miles)	24 mins
Northwich (6.5 miles)	35 mins

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps

We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation



Images depict a typical L&Q show home

Specification

Kitchen



- Modern kitchen cabinets with a laminate worktop and matching upstand
- Fully integrated appliances including oven, hob, fridge/freezer, washing machine and stainless steel chimney hood
- Glass splashback behind the hob
- Stainless steel sink with drainer and chrome mixer tap
- Housing unit for boiler

Bathroom



- Modern white sanitaryware including pedestal sink with chrome basin tap
- Floor mounted WC
- Tiling to half height and full height surrounding bath
- Chrome towel radiator
- Bathrooms include a bath screen over the bath, chrome bath/shower mixer tap, wall mounted shower slider rail and handset

Wall and floor finishes



- White emulsion painted walls and ceilings
- White painted architraves and skirting boards
- White internal doors

Heating, electrical and lighting



- Gas central heating with thermostatically controlled radiator valve
- Low energy LED downlights to kitchen/dining/bathroom
- Pendant lights to living room/bedrooms
- Chrome switches and sockets
- White dual voltage shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector

Ensuites



- Modern white sanitaryware including pedestal sink with chrome basin tap
- Floor mounted WC with concealed cistern
- Tiling to half height and full height to shower enclosures
- Chrome towel radiator
- Shower enclosure complete with glass door and chrome frame

General




- Turf to rear garden and development landscaping to front gardens
- TV points provided in lounge and bedroom 1
- Stainless steel door furniture
- Light to front and rear

The specification of the properties is correct at the time of publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Site plan



5 bedroom homes

 The Sycamore

4 bedroom homes

 The Ivy

 The Aspen

3 bedroom homes

 The Maple

 The Cedar

 The Walton

 The Fir

 The Blakemere

For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the 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 including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Image is a CGI and is for indicative purpose only

The Blakemere - Three bedroom home

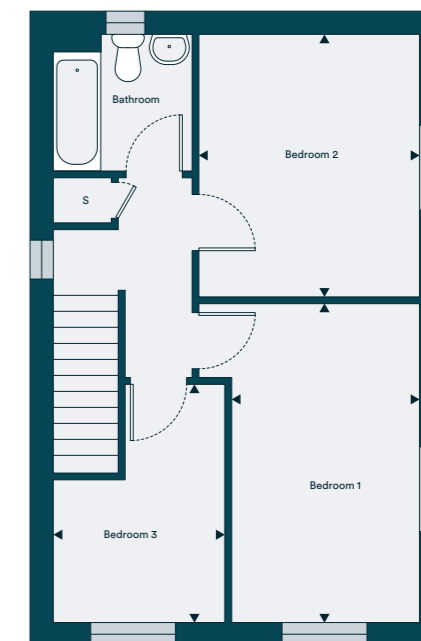


Plot 4

Ground Floor



First Floor



Dimensions

Kitchen/Dining	3.66m x 3.73m	12'0" x 12'2"
Living	4.37m x 4.92m	14'4" x 16'1"
Bedroom 1	2.81m x 4.73m	9'2" x 15'6"
Bedroom 2	3.29m x 3.91m	10'9" x 12'9"
Bedroom 3	2.57m x 3.55m	8'5" x 11'7"
Total	93m²	1,001ft²

Gardens

4	90m ²	972ft ²
---	------------------	--------------------

S – Storage | UC – Utility cupboard | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



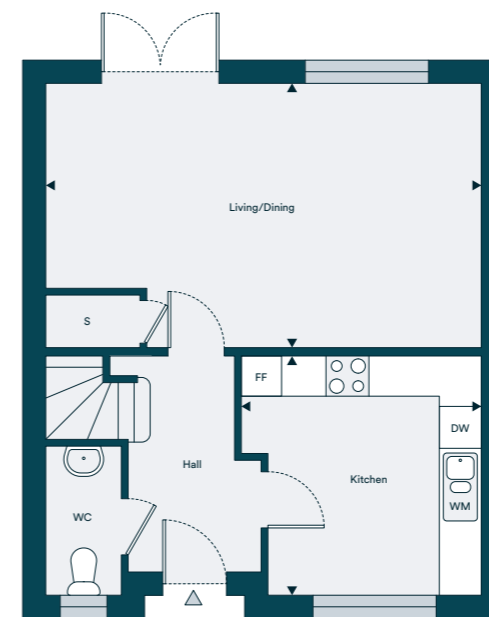
Image is a CGI and for indicative purpose only

The Walton - Three bedroom home

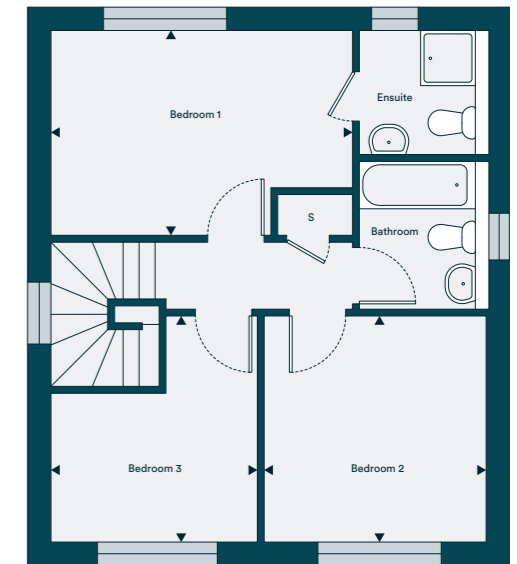


Plot 2

Ground Floor



First Floor



Dimensions

Kitchen	3.57m x 3.57m	11'8" x 11'8"
Living/Dining	6.47m x 3.94m	21'2" x 12'11"
Bedroom 1	4.48m x 3.06m	14'8" x 10'0"
Bedroom 2	3.31m x 3.37m	10'10" x 11'0"
Bedroom 3	3.08m x 3.37m	10'1" x 11'0"
Total	95m²	1,023ft²

Gardens

2	110m ²	1,191ft ²
---	-------------------	----------------------

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



Image is a CGI and is for indicative purpose only.

The Fir - Three bedroom home

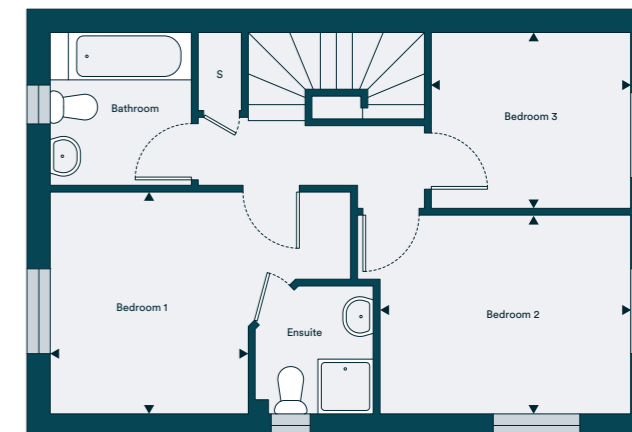
Plot 185



Ground Floor



First Floor



Dimensions

Kitchen/Dining	2.82m x 5.68m	9'3" x 18'7"
Living	2.98m x 5.68m	9'9" x 18'7"
Bedroom 1	2.96m x 3.31m	9'8" x 10'10"
Bedroom 2	3.73m x 2.97m	12'2" x 9'8"
Bedroom 3	2.98m x 2.63m	9'9" x 8'7"
Total	95m²	1,023ft²

Gardens

185	108m ²	1,168ft ²
-----	-------------------	----------------------

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



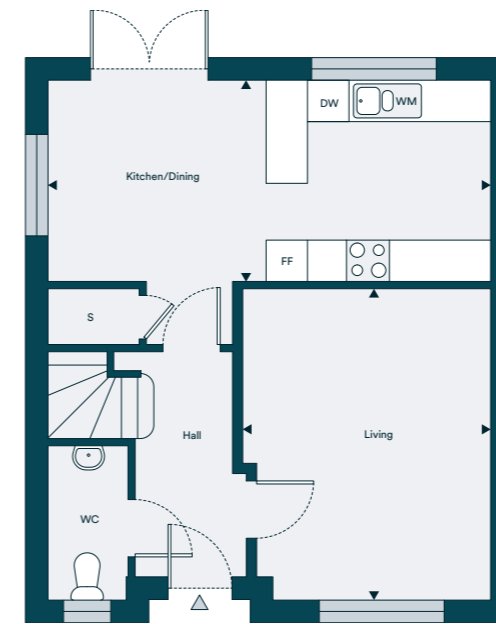
Image is a CGI and is for indicative purpose only

The Cedar - Three bedroom home

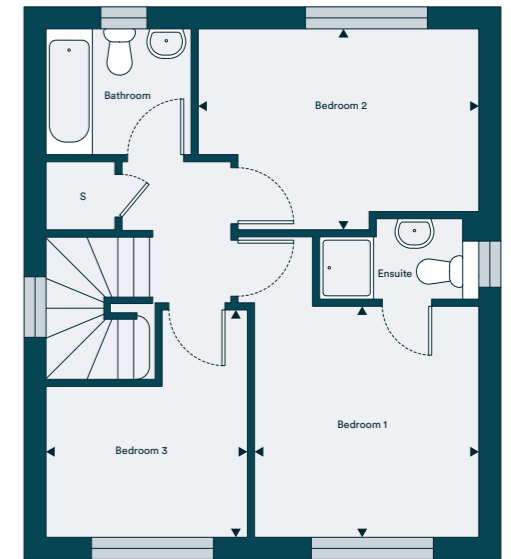
Plots 188, 189



Ground Floor



First Floor



Dimensions

Kitchen/Dining	6.47m x 2.96m	21'2" x 9'8"
Living	3.64m x 4.56m	11'11" x 14'11"
Bedroom 1	3.39m x 3.47m	11'1" x 11'4"
Bedroom 2	4.22m x 2.98m	13'10" x 9'9"
Bedroom 3	2.99m x 3.37m	9'9" x 11'0"
Total	96.2m²	1,035ft²

Gardens

188	140m ²	1,507ft ²
189	97m ²	1,052ft ²

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



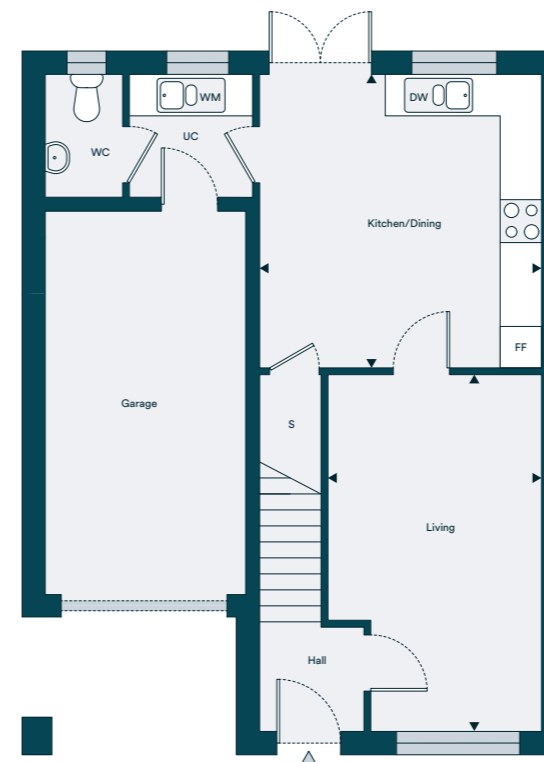
Image is a CGI and is for indicative purpose only

The Maple - Three bedroom home

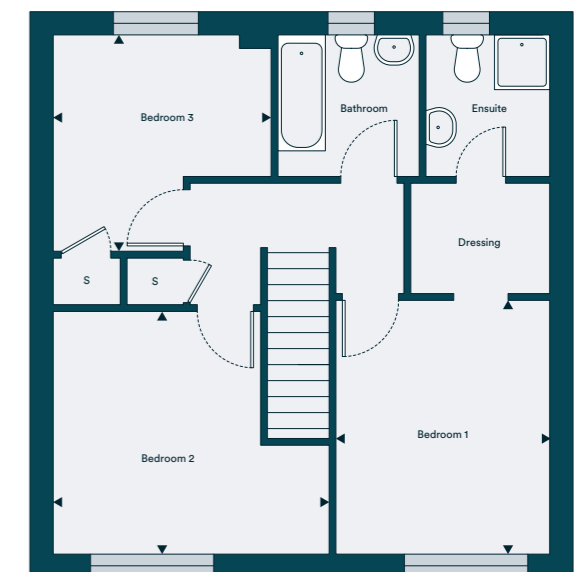
Plots 3, 203



Ground Floor



First Floor



Dimensions

Kitchen/Dining	4.19m x 4.36m	13'8" x 14'3"
Living	3.19m x 5.29m	10'5" x 17'4"
Bedroom 1	3.19m x 3.78m	10'5" x 12'4"
Bedroom 2	4.10m x 3.61m	13'5" x 11'10"
Bedroom 3	3.25m x 3.23m	10'8" x 10'7"
Total	100.2m²	1,079ft²

Gardens

3	113m ²	1,222ft ²
203	153m ²	1,656ft ²

S – Storage | UC – Utility cupboard | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



Image is a CGI and is for indicative purpose only

The Aspen - Four bedroom home

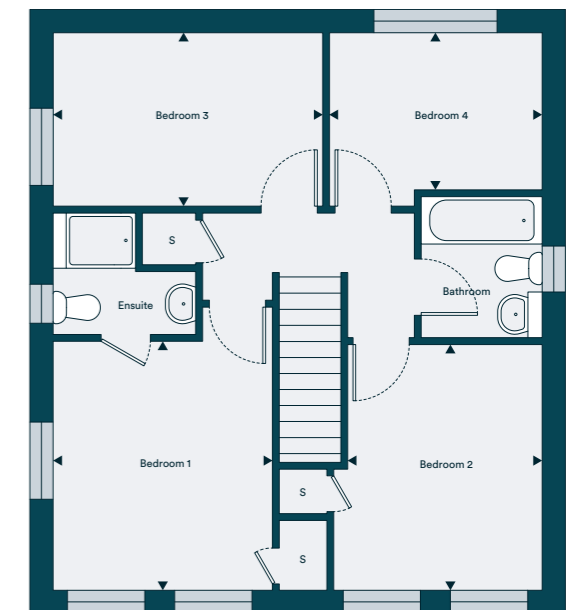
Plot 201



Ground Floor



First Floor



Dimensions

Kitchen/Dining	7.26m x 4.10m	23'9" x 13'5"
Living	3.25m x 4.71m	10'8" x 15'5"
Bedroom 1	3.27m x 3.71m	10'8" x 12'2"
Bedroom 2	2.90m x 3.66m	9'6" x 12'0"
Bedroom 3	4.01m x 2.60m	13'1" x 8'6"
Bedroom 4	3.17m x 2.36m	10'4" x 7'8"
Total	115.3m²	1,241 ft²

Gardens

201	113m ²	1,220ft ²
-----	-------------------	----------------------

S – Storage | UC – Utility cupboard | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



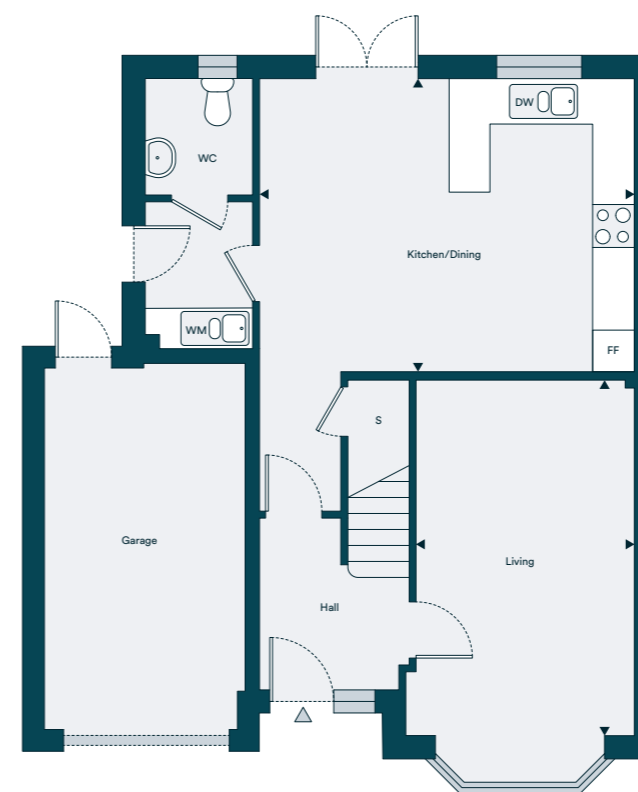
Image is a CGI and is for indicative purpose only

The Ivy - Four bedroom home

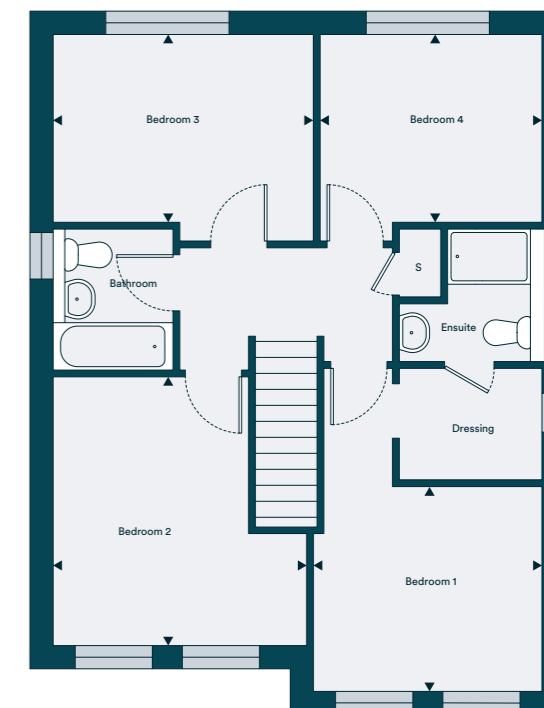
Plots 1, 214



Ground Floor



First Floor



Dimensions

Kitchen/Dining	5.55m x 4.37m	18'2" x 14'4"
Living	3.25m x 5.27m	10'7" x 17'3"
Bedroom 1	3.25m x 3.06m	10'7" x 10'0"
Bedroom 2	3.77m x 4.00m	12'4" x 13'1"
Bedroom 3	3.87m x 2.81m	12'8" x 9'2"
Bedroom 4	3.31m x 2.81m	10'10" x 9'2"
Total	124.6m²	1,341 ft²

Gardens

1	139m ²	1,505ft ²
214	234m ²	2,519ft ²

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



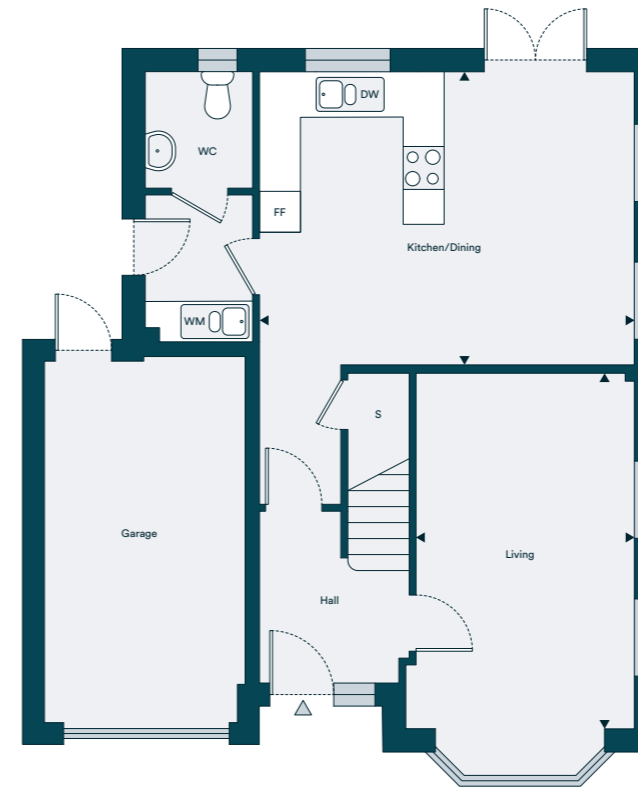
Image is a CGI and is for indicative purpose only

The Ivy - Four bedroom home

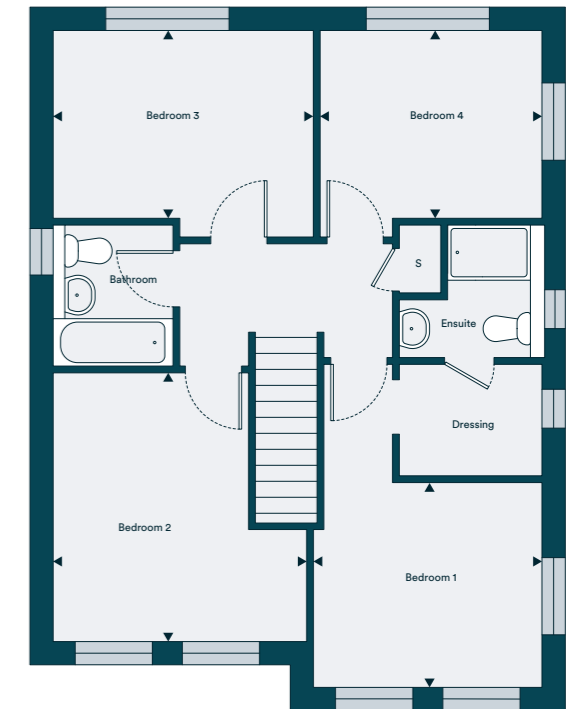
Plot 202



Ground Floor



First Floor



Dimensions

Kitchen/Dining	5.55m x 4.37m	18'2" x 14'4"
Living	3.25m x 5.27m	10'7" x 17'3"
Bedroom 1	3.25m x 3.06m	10'7" x 10'0"
Bedroom 2	3.77m x 4.00m	12'4" x 13'1"
Bedroom 3	3.87m x 2.81m	12'8" x 9'2"
Bedroom 4	3.31m x 2.81m	10'10" x 9'2"
Total	124.6m²	1,341 ft²

Gardens

202	157m ²	1,694ft ²
-----	-------------------	----------------------

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.



Image is a CGI and is for indicative purpose only

The Sycamore - Five bedroom home

Plot 215



Ground Floor



First Floor



Dimensions

Kitchen/Dining	9.17m x 5.17m	30'1" x 16'11"
Living	3.59m x 5.16m	11'9" x 16'11"
Bedroom 1	4.03m x 3.22m	13'2" x 10'6"
Bedroom 2	3.31m x 4.29m	10'10" x 14'0"
Bedroom 3	3.31m x 3.81m	10'10" x 12'6"
Bedroom 4	3.13m x 3.81m	10'3" x 12'6"
Bedroom 5	2.57m x 2.88m	8'5" x 9'5"
Total	165m²	1,776ft²

Gardens

215	249m ²	2,690ft ²
-----	-------------------	----------------------

S – Storage | FF – Fridge/Freezer | WM – Washing machine | DW – Dishwasher

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London, South East and North West.

Based on our 60 years' experience, L&Q has streamlined the lettings process for our customers to ensure a responsive and comprehensive letting service.

We offer our customers the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well appointed, and everyone is backed by a dedicated property manager, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to simplify the process to give you more time and energy to focus on what's important to you. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

What you can expect when you choose to rent from L&Q



Excellent transport connections for easy commuting



The right locations in established neighbourhoods



No hidden costs, and good value for money



New purpose-built or newly refurbished accommodation



Well-appointed homes



Dedicated property manager on the end of a phone



Comprehensive letting service from an experienced, responsible and reliable landlord

Move into your Rent to Buy home in 10 easy steps:



* Note RtB is a stepping stone for those who are currently unable to purchase a home through the open market and wish to transition from renting to homeownership. ^Please note L&Q are unable to confirm tenancy start dates prior to this stage.

Weaver Meadows
Winsford CW7 3GQ

© rtbweavermeadows@lqgroup.org.uk

☎ 0161 968 0094

🌐 lqhomes.com/weavermeadows

L&Q

Disclaimers

All information in this document is correct at the time of going to print. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows, brick, materials and colours as may heating and electrical layouts. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the other positions of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. For further clarification please ask our Lettings Associates.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517.
Registered Society 30441R Exempt charity.