



ST MICHAEL'S PARK



Timeless design for modern living.

Introduction

St Michael's Park is a collection of 21 beautiful new build homes located less than 2 miles from Chester in a friendly and green suburb, popular among families seeking a location within easy reach of the city.

This scheme is unlike anything else available in the area. Inspired by the Arts and Crafts movement, each home combines the comforts and proportions of a modern home with the charm of traditional English architecture.

Every detail has been carefully considered for your comfort and convenience from the Velux windows that flood every space with natural light to the dedicated charging points for electric cars.

More than simply a housing development, St Michael's Park is a micro-community that is perfect for growing families in an enviable location close to excellent local schools.



Tollemache Green - The Haycroft - CGI depicts plots 8 & 14.
All other plots include French doors where the window is shown.



The perfect marriage of refined elegance with distinctive finishing touches.







Specification

External

St Michael's Park carefully balances traditional charm with the needs of a modern family. The materials palette was handpicked by our architect to create a timeless design with a strong sense of character (in keeping with surrounding homes) but requiring little upkeep. The natural clay tiles, cast stone sills, intricate brickwork designs and flush sash windows conjure postcard pictures of pretty English villages.

Internal

Residents can expect an exceptional standard of living the moment they step through the door. Blueoak Estates understands that you want a home that is as individual as you are; one that is built to a specification that you will continue to love for years to come with finishing touches that reflect your personality and complement your lifestyle.

How our homeowners like to live is an important consideration in the design of our homes. Many of our St Michael's Park homes have open-plan living spaces and a separate sitting room - a comfortable space away from the heat of the kitchen, where guests can be entertained, children can play or it can simply be a private space to retreat to for some peace and quiet.

At St Michael's Park, no stone has been left unturned. From the Velux rooflights which maximise natural light and fresh air to the luxurious bathroom and kitchen fittings, every aspect of the specification has been hand-selected to provide ultimate comfort and convenience. If you purchase a home off-plan, there is also the option to personalise your specification.*

*Subject to build stage.





Kitchen And Utility

St Michael's Park offers glamorous and modern spacious kitchens with a traditional twist. The quartz stone worktops with matching upstands and splashbacks are the perfect contrast to the shaker-style cabinetry which is available in a choice of colours, smart storage solutions and a separate utility help you keep your kitchen clutter-free and beautiful. Finally, all kitchens are fitted with appliances from leading brands. This includes a fridge freezer, dishwasher and double oven.

Bathroom

Elegant design has been combined with practical solutions to ensure you begin every day feeling refreshed. Bathrooms throughout St Michael's Park include large vanity units, LED touch mirror cabinets and Tissino Lorenzo double-ended baths. Our ethos is luxury as standard which is why you'll also find luxury showers, heated towel rails and designer tiles.



Healthy Homes

Our focus is on building healthy and sustainable homes with a minimal environmental footprint. At a time of rising energy costs, each home offers a 19% improvement on existing building regulations. This equates to 420kg of CO2 per home per annum and almost 9 tonnes of CO2 across the whole development.

The efficient use of water resources was also considered very early on in the design process. St Michael's Park homes will use low flow water appliances which use significantly less water than conventional water appliances. The government's water efficiency standard is 125 litres of water per person per day. St Michael's Park will achieve a lower target of 110 litres.

Natural light cuts down on the need for artificial light, therefore saving energy. Selected St Michael's Park home includes Velux rooflights, which are specially designed and engineered to ensure that the maximum amount of sunlight can pass through the glazing. Sunlight is also proven to improve mood, productivity and overall quality of life.



Specification



External details

Red stock bricks

Feature brick cills and swept heads

Feature brick detailing, tile cladding and render panels

Either a slate effect or clay roof tile

Landscaping to front and rear gardens

Windows and doors

Composite security doors to front and rear of property with multi-point locking system

Bespoke flush casement double glazed composite windows in white with feature glazing bars.

French doors with white internal and coloured external finish
Sliding doors in The Grosvenor only

Heavyweight oak real wood veneer internal doors with brushed chrome handles and latches

Electrical

Energy-saving LED recessed downlights with feature pendant locations throughout ground and first floor

External lighting to front and rear of property

Incoming TV point, pre-wired for terrestrial TV and Sky Q

Incoming telephone point to ground floor

Integrated intruder alarm system

Integrated hard wired smoke and heat detectors

Hard wired external car charging points to all homes

External IP rated power socket

Brushed chrome sockets and switch faceplates

USB charging ports to living areas, kitchen and bedrooms

Solar PV panels

Internal details and finishes

Floor tiling to cloakroom, kitchen and all bathrooms from the Blueoak range

Full and part height tiling to all bath and shower rooms from the Blueoak range

Oak bannister painted staircase with glass inserts

Moulded skirting boards with painted finish

Kitchen

Contemporary or shaker style kitchen in a choice of colours from the Blueoak range, with soft close runners and doors

Quartz stone work surfaces with matching stone upstands and splashbacks

Integrated full height fridge freezer

Integrated under counter dishwasher

Extractor hood

Large stainless steel under counter sink with mixer tap

Electric double oven

Utility

Contemporary shaker style kitchen to match the main kitchen, with soft close runners and doors

Quartz stone work surfaces with stone upstands to match kitchen

Large stainless steel under counter sink with mixer tap

Under counter recesses for own washing machine and tumble dryer

WC's

ROCA GAP concealed cistern w/c with soft close seat

Tissino wall hung basin and vanity unit

Dual fuel towel radiator in graphite finish

Floor tiling from the Blueoak range

Bathrooms, shower rooms and en-suites

Tissino Lorenzo double ended bath

ROCA concealed cistern w/c with soft close seat

Tissino wall hung basin and vanity unit

Tissino LED touch mirror and shaver socket to main bathrooms

Lowline shower tray with Blade shower (where applicable)

Frameless sliding shower door (where applicable)

Blade concealed shower valve

Square chrome shower drench head

Wall and floor tiling from the Blueoak range

Plumbing and heating

Baxi condensing boiler (class A) with flue gas heat recovery (FGHR)


Zonal thermostat controls

PV panels to private dwellings

Dual fuel towel radiator in chrome finish

Warranty

All homes come with a ten-year warranty from One Guarantee



The hustle and bustle of a lively city provides the perfect contrast to this leafy suburban setting.



Location

Enjoying a leafy suburban Cheshire location only minutes away from the beautiful architecture, rich heritage and buzzing social scene of Chester, St Michael's Park has so much to offer.

Few could argue the merits of this location. A city of bewitching beauty and effortless charm, Chester is an incredible place to call home. It combines cultural delights with historic treasures but if you need a little peace and quiet, venture just a little further to find the soaring mountains and stunning coastlines of North Wales and the thriving cultural arts, music, culture and sports scene of Liverpool.





Chester

The cobbled streets of Chester are lined with independent boutiques. If the rain starts to fall, you can head for cover in the Grosvenor Shopping Centre which features 70 of the UK's best-loved brands or Cheshire Oaks Designer Outlet, which is only a 20-minute drive away.

Take a break from shopping in the bustling city centre and make a stop at one of Chester's many quaint tearooms for a cuppa and a wedge of delicious homemade cake. If you prefer a stronger tippie, enjoy a real ale at one of Chester's many traditional pubs.

During the winter months, visit Chester's magical Christmas markets and when things turn warmer, enjoy outdoor film screenings and theatre performances or a waterside cycle. The picturesque River Dee runs through the heart of Chester.

Transport

St Michael's Park lies within easy reach of the A55, the main Chester ring road, and the M53, which links directly to Liverpool via the Mersey Tunnel and Manchester via the M56.

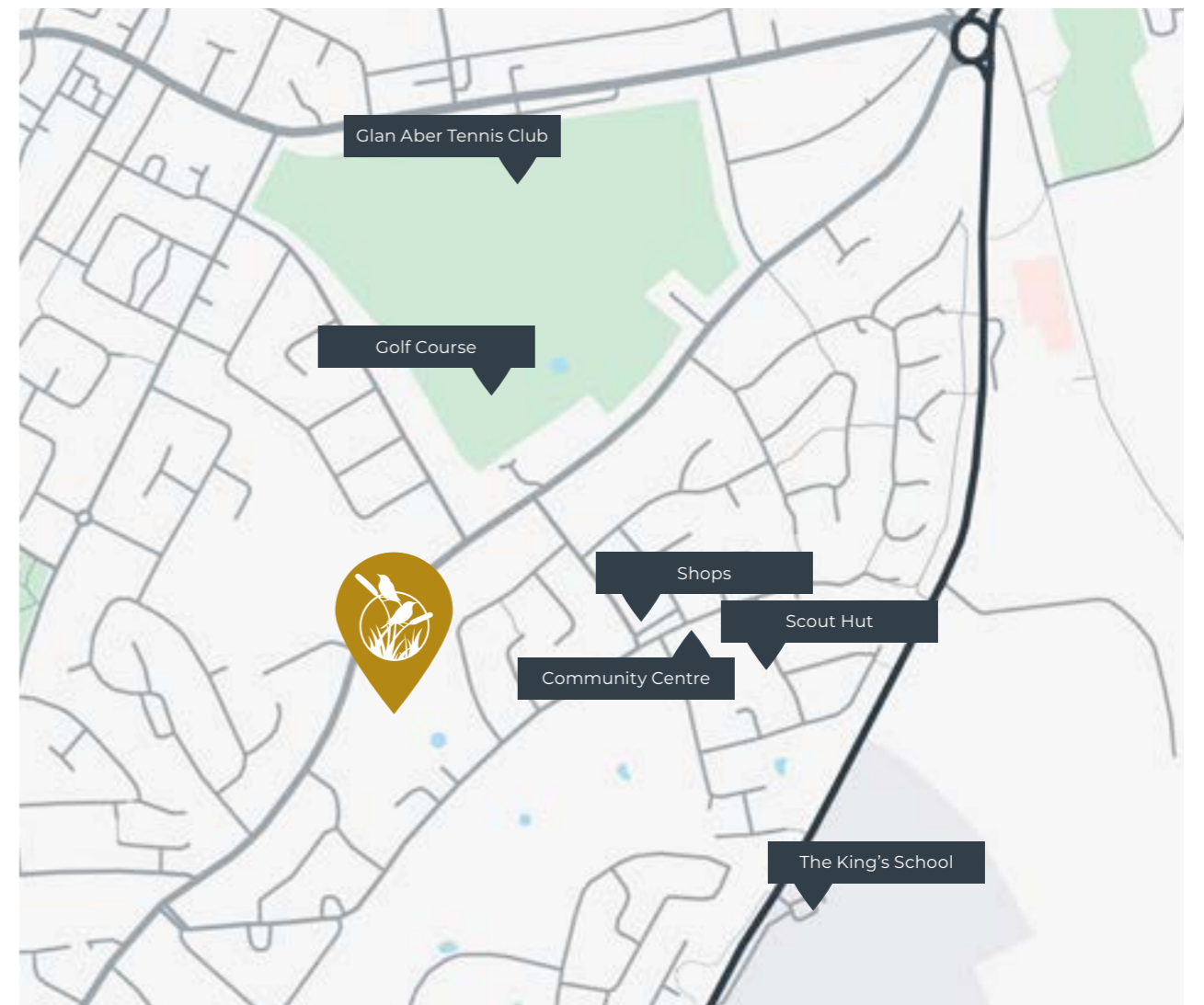
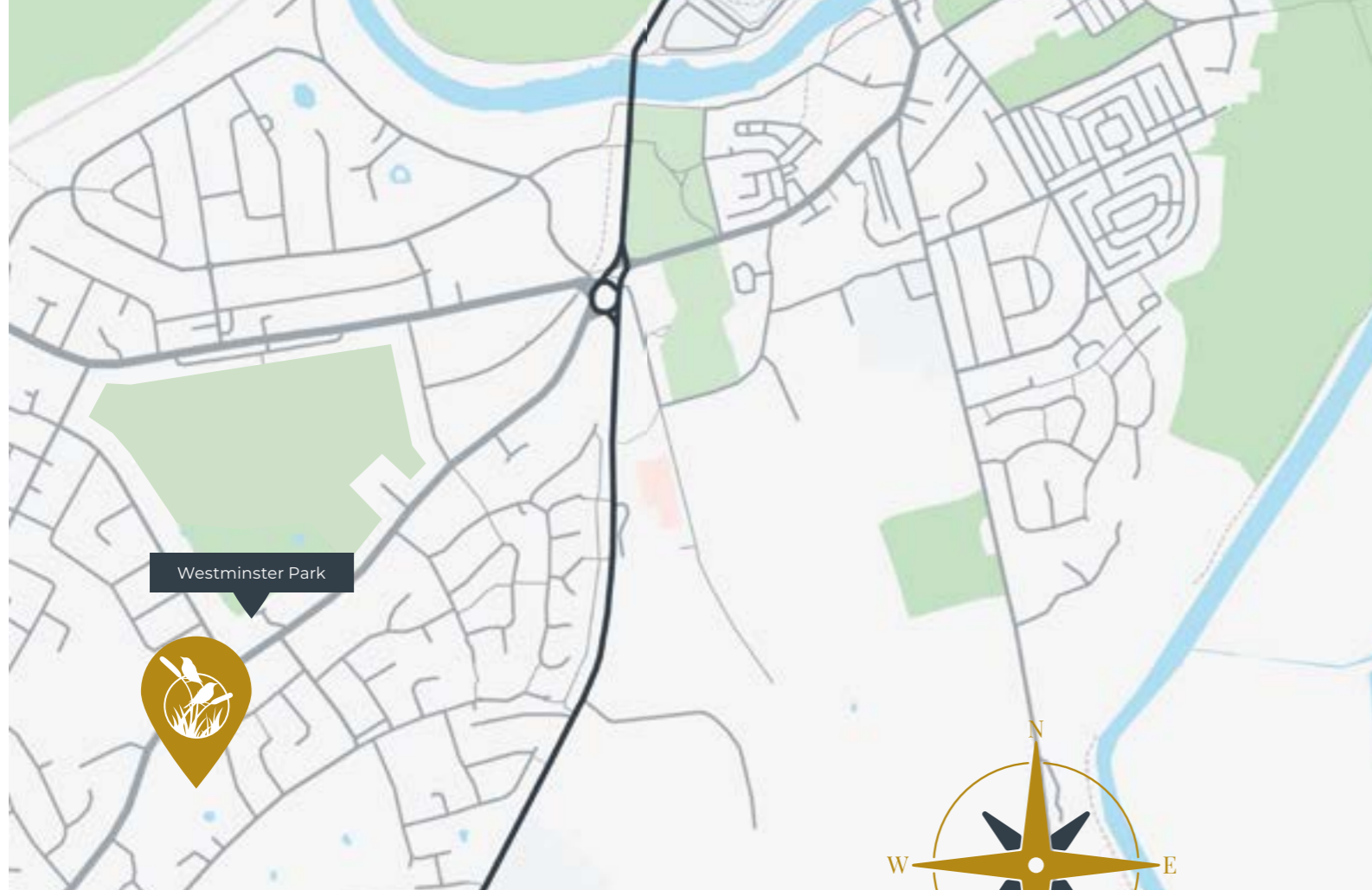
It is also on the 61/62 bus route between Chester and Dingleton and less than three miles from Chester railway station, which offers direct services to Liverpool, Manchester and London. The journey time by rail from Chester to London is approximately two hours.

There are also two international airports located within a 45-minute drive of St Michael's Park: Liverpool John Lennon Airport and Manchester Airport.

Schools

St Michael's Park is within the catchment area for several schools rated good or outstanding by Ofsted. Belgrave Primary School, Queen's Park High School and The Catholic High School are all within 2 miles. Chester and the surrounding area is also home to two prestigious private schools: the historic King's School and The Queen's School for Girls.





Fun family days out

Castle Walls
28 min walk | 1.4 miles

Chester Racecourse
9 min drive | 34 min walk | 1.9 miles

Westminster Park
4 min walk | 0.2 miles

Grosvenor Park
38 min walk | 1.9 miles

Chester Train Station
11 min drive | 2.4 miles









Chester Bus Station
10 min drive | 2.4 miles

Chester Cathedral
37 min walk | 1.8 miles

Grosvenor Shopping Centre
35 min walk | 1.7 miles

Unlock more than just your front door, unlock a life of comfort, convenience and luxury.



-  The Roodee
-  The Westminster
-  The Eaton
-  The Belgrave
-  The Grosvenor
-  The Eccleston
-  The Balmoral
-  The Curzon

A portfolio of 21 new homes with eight bespoke house types constructed using the finest materials, complemented by thoughtfully configured layouts and enriched with a luxury-as-standard specification.

1	The Roodee
2, 5	The Westminster
3, 4, 20, 21	The Eaton
6	The Belgrave
13	The Grosvenor
14	The Eccleston
17, 18, 19	The Balmoral
15, 16	The Curzon

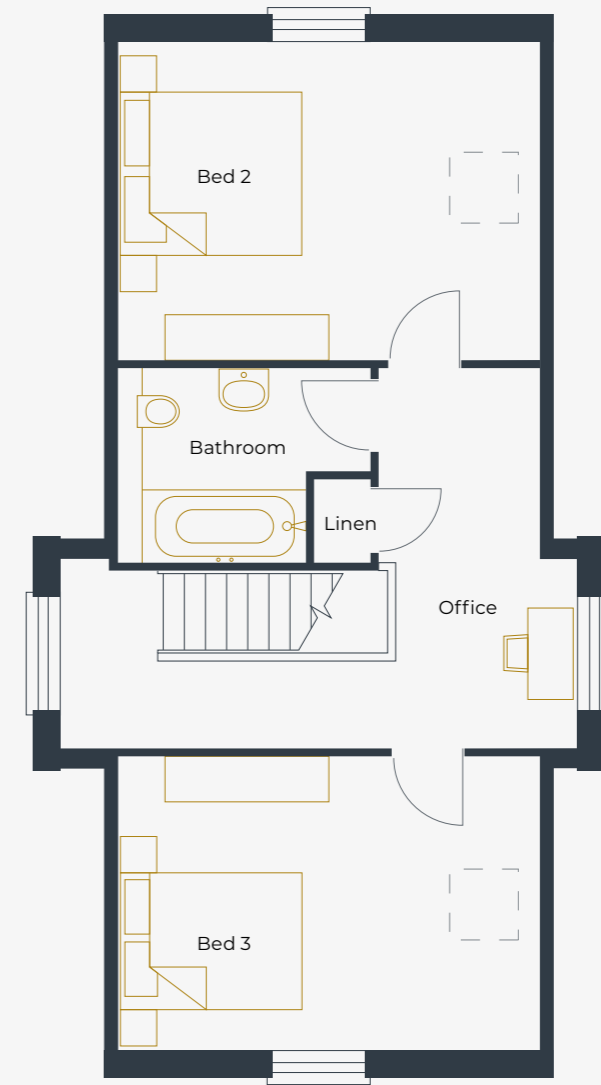
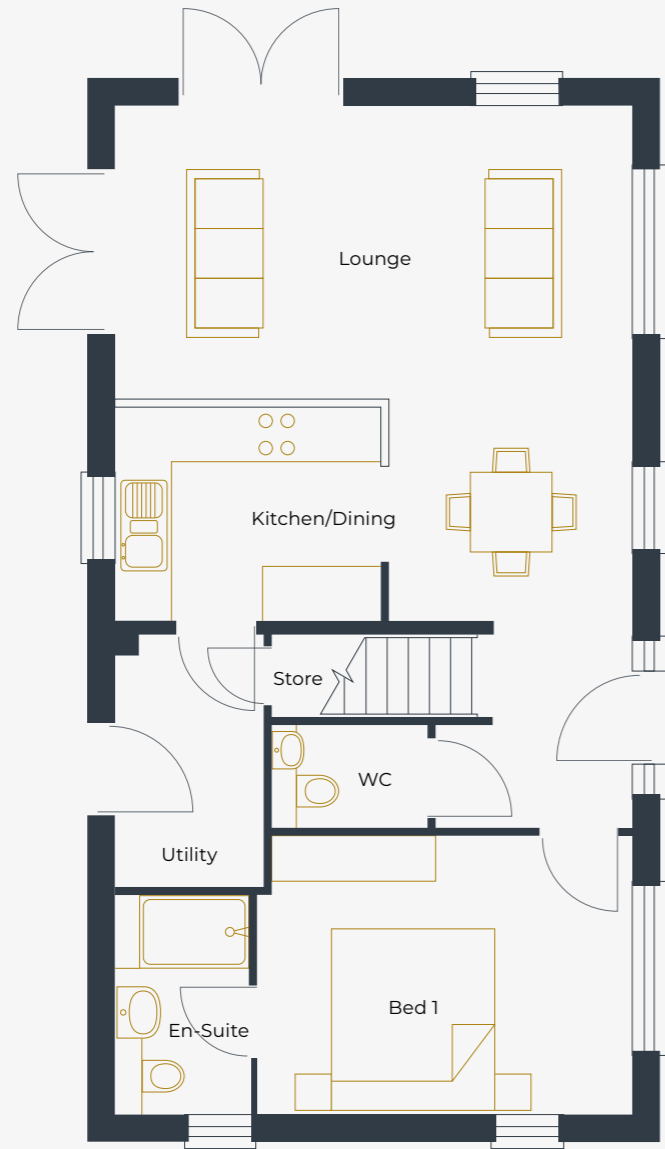


The Roodee



The Roodee

3 bedrooms



Number of Bedrooms	3
Number of Bathrooms	1 x bath, 1 x ensuite, 1 x w/c
Separate Office/Snug	Yes
Utility	Yes

Kitchen/Dining	5635 [18'-6"] x 2438 [8']
Lounge	5635 [18'-6"] x 3200 [10'-6"]
Bed 1	4137 [13'-7"] x 2986 [9'-10"]

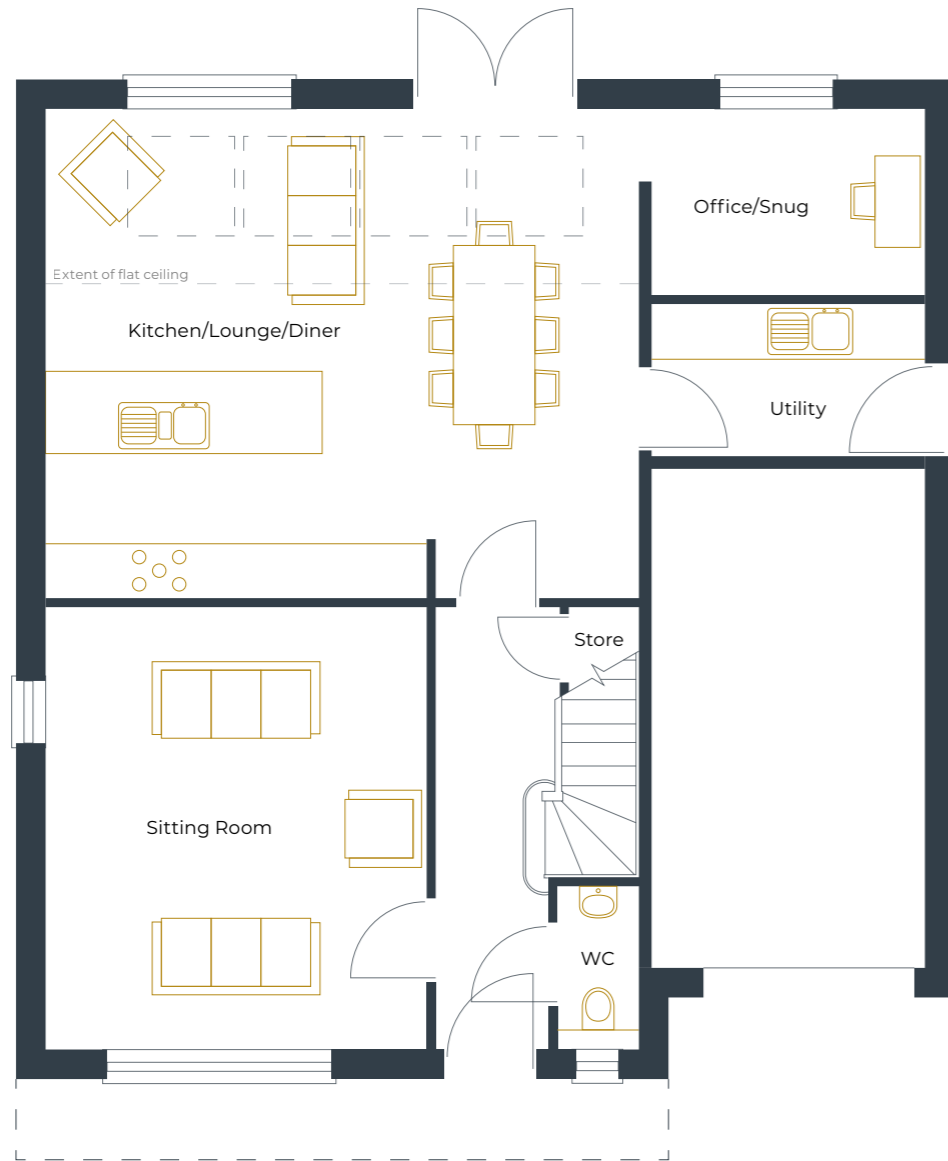
Bed 2	4399 [14'-5"] x 3476 [11'-5"]
Bed 3	4324 [14'-2"] x 3207 [10'-6"]

The Westminster



The Westminster

4 bedrooms



Number of Bedrooms	4
Number of Bathrooms	1 x bath, 2 x ensuite, 1 x w/c
Separate Office/Snug	Yes
Utility	Yes

Kitchen/Lounge/Diner	4173 [13'-8"] x 4847 [15'-11"]
Office/Snug	3001 [9'-10"] x 2060 [6'-9"]
Sitting Room	4173 [13'-8"] x 4847 [15'-11"]

Bed 1	3935 [12'-11"] x 3150 [10'-4"]
Bed 1 Dressing Room	2190 [7'-2"] x 2045 [6'-9"]
Bed 2	2961 [9'-9"] x 4339 [14'-3"]
Bed 3	3230 [10'-7"] x 3800 [12'-6"]
Bed 4	3217 [10'-7"] x 2700 [8'-10"]

The Eaton



The Eaton

4 bedrooms



Number of Bedrooms	4
Number of Bathrooms	1 x bath, 2 x ensuite, 1 x w/c
Separate Office/Snug	Yes
Utility	Yes

Garage	3080 [10'1"] x 5590 [18'4"]
Kitchen/Lounge/Diner	5410 [17'-9"] x 7062 [23'-2"]
Office/Snug	2912 [9'-7"] x 2260 [7'-5"]
Sitting Room	3252 [10'-8"] x 5398 [17'-9"]

Bed 1	3660 [12'] x 3802 [12'-6"]
Bed 1 Dressing Room	1797 [5'-11"] x 3802 [12'-6"]
Bed 2	3375 [11'-1"] x 3795 [12'-5"]
Bed 3	2997 [9'-10"] x 4433 [14'-7"]
Bed 4	3039 [10'] x 3802 [12'-6"]

The Belgrave



The Belgrave

3 bedrooms



Number of Bedrooms	3
Number of Bathrooms	1 x bath, 1 x ensuite, 1 x w/c
Separate Office/Snug	No
Utility	No

Kitchen	2782 [9'-2"] x 2897 [9'-6"]
Dining/Lounge	4061 [13'-4"] x 4787 [15'-8"]
Sitting Room	3013 [9'-11"] x 5185 [17']

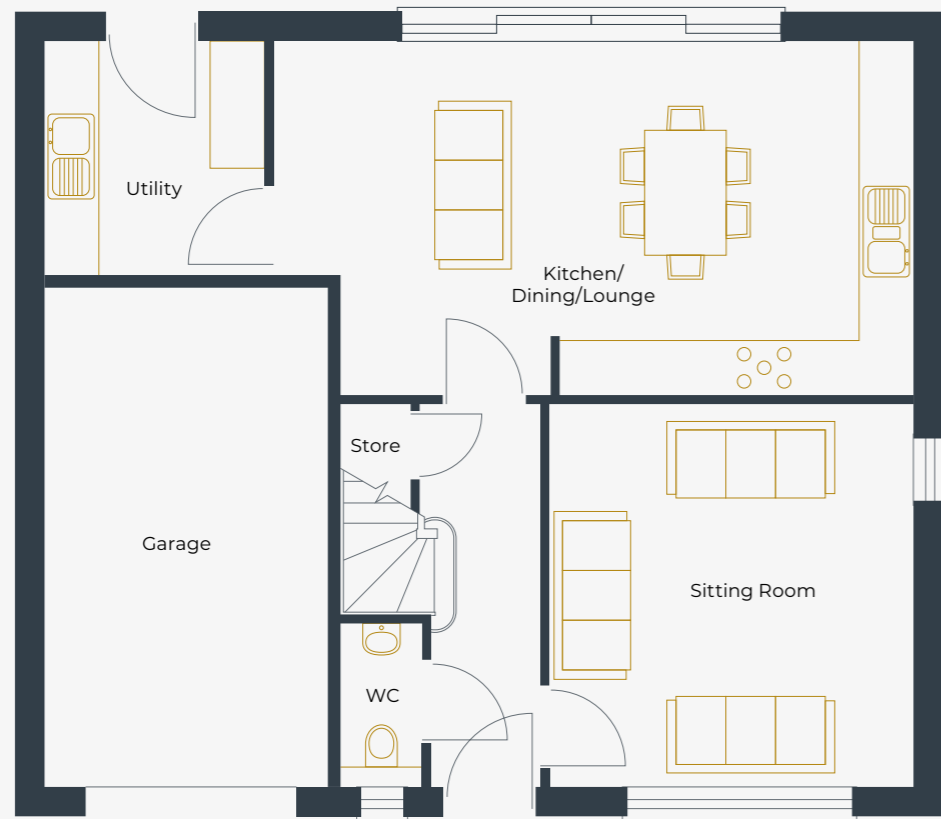
Bed 1	2950 [9'-8"] x 3637 [11'-11"]
Bed 2	2859 [9'-5"] x 3070 [10'-1"]
Bed 3	2350 [7'-9"] x 2607 [8'-7"]

The Grosvenor



The Grosvenor

4 bedrooms



Number of Bedrooms	4
Number of Bathrooms	1 x bath, 1 x ensuite, 1 x w/c
Separate Office/Snug	Yes
Utility	Yes

Garage	3100 [10'2"] x 5480 [18']
Kitchen/Dining/Lounge	7088 [23'-3"] x 3873 [12'-8"]
Sitting Room	4024 [13'-2"] x 4190 [13'-9"]

Bedroom 1	4024 [13'-2"] x 2895 [9'-6"]
Bedroom 2	3172 [10'-5"] x 4061 [13'-4"]
Bedroom 3	4024 [13'-2"] x 3125 [10'-3"]
Bedroom 4	3163 [10'-5"] x 3743 [12'-3"]

The Eccleston



The Eccleston

4 bedrooms



Number of Bedrooms	4
Number of Bathrooms	1 x bath, 1 x ensuite, 1 x shower
Separate Office/Snug	No
Utility	Yes

Garage	3080 [10'1" x 5980 [19'7"]
Kitchen/Dining/Lounge	9574 [31'-5" x 3973 [13']
Sitting Room	3053 [10'] x 4432 [14'-6"]

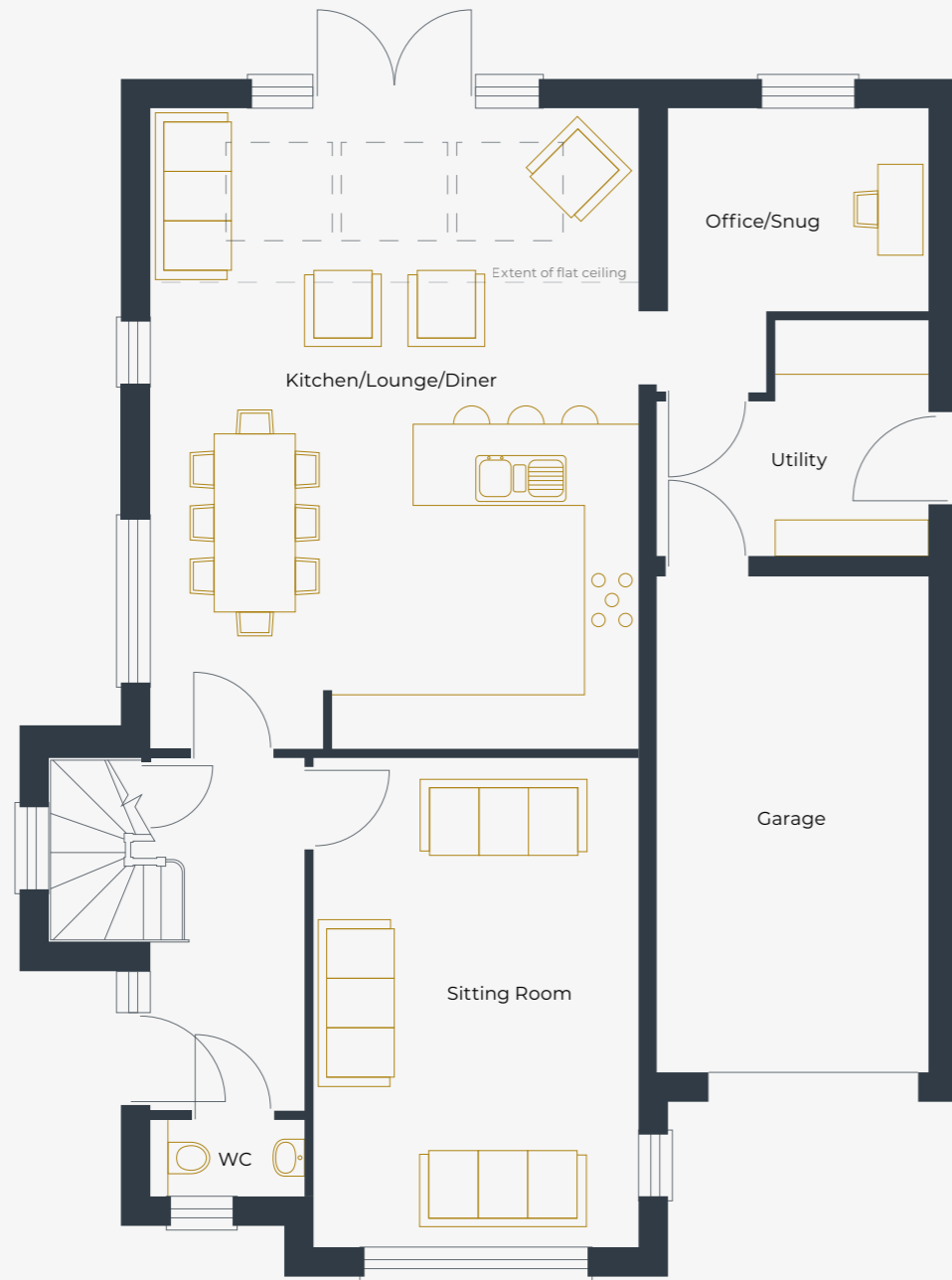
Bed 1	3756 [12'-4" x 5109 [16'-9"]
Bed 2	3113 [10'-3" x 5131 [16'-10"]
Bed 3	3815 [12'-6" x 3243 [10'-8"]
Bed 4	3049 [10'] x 2114 [6'-11"]

The Balmoral



The Balmoral

4 bedrooms



Number of Bedrooms	4
Number of Bathrooms	1 x bath, 2 x ensuite, 1 x w/c
Separate Office/Snug	Yes
Utility	Yes

Garage	3070 [10'1"] x 5560 [18'3"]
Kitchen/Lounge/Dinning	5385 [17'-8"] x 7047 [23'-1"]
Office/Snug	2935 [9'-8"] x 2247 [7'-4"]
Sitting Room	3610 [11'-10"] x 5410 [17'-9"]

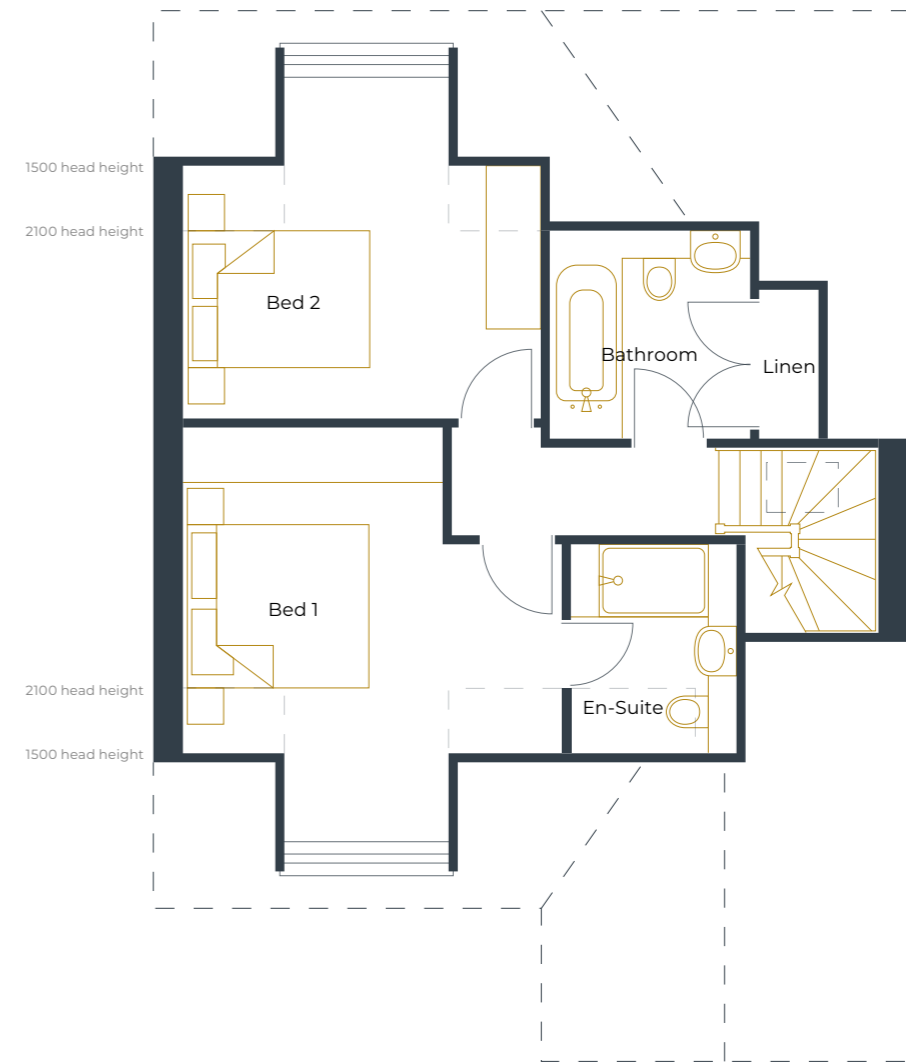
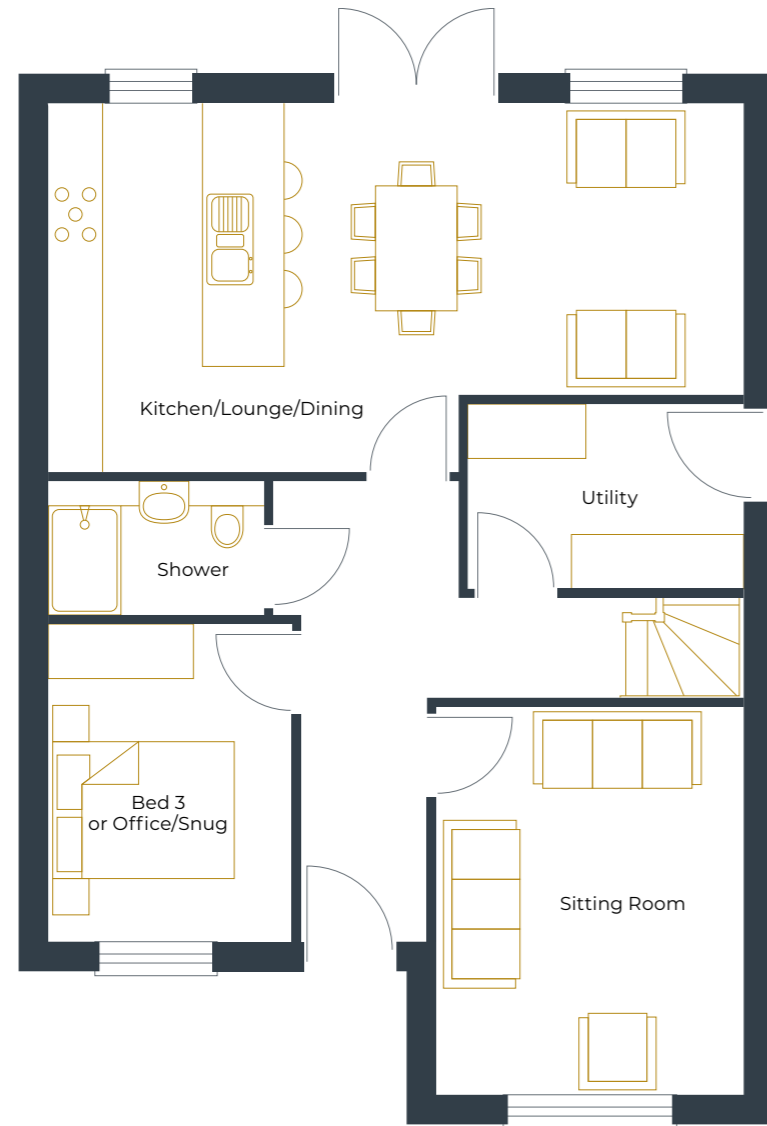
Bed 1	3674 [12'-1"] x 3877 [12'-9"]
Bed 1 Dressing Room	1845 [6'-1"] x 3877 [12'-9"]
Bed 2	3610 [11'-10"] x 3287 [10'-9"]
Bed 3	2997 [9'-10"] x 4495 [14'-9"]
Bed 4	2977 [9'-9"] x 3877 [12'-9"]

The Curzon



The Curzon

3 bedrooms



Number of Bedrooms	3
Number of Bathrooms	1 x bath, 1 x ensuite, 1 x shower
Separate Office/Snug	Option to utilise Bed 3
Utility	Yes

Single Detached Garage	3000 [9'10"] x 5520 [18'1"]
Kitchen/Lounge/Dining	7660 [25'-2"] x 4037 [13'-3"]
Sitting Room	3385 [11'-1"] x 4309 [14'-2"]
Bed 3	2697 [8'-10"] x 3467 [11'-5"]

Bed 1	4172 [13'-8"] x 4566 [15']
Bed 2	3953 [13'] x 3773 [12'-5"]

Almost 70% of our homes are purchased before construction is complete.

Many of our homes are purchased before construction is complete and there are multiple benefits of doing this.

You will be the first owners of a brand new property and there is no chain of buyers and sellers to delay your purchase so once your new home is built, you can move in.



Step 1 - Select plot

Review the floor plans, brochure and specification and choose your preferred plot.



Step 2 - Pay reservation fee

Once you have found your perfect Blueoak home, we will ask for a reservation fee to secure it until the exchange of contracts deadline.



Step 3 - Appoint solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Blueoak home.



Step 4 - Exchange contracts

At this point, you will be ready to exchange contracts and pay the deposit whereby both parties are committed to the sale.



Step 5 - Moving day

We will arrange your full handover with our sales representative and you will receive your keys to your new Blueoak home.



It's not just welcome home. It's welcome to a world of possibilities.

A Blueoak home is quite simply unlike any other. Our commitment to building healthy homes for the future means every one of our schemes is purposefully and carefully conceived to maximise fresh air, natural daylight and space.

We are truly proud to create beautiful spaces where people can live not just happily but healthily too. Our developments can only be found in the most desirable locations in the North West. Whether it's a tranquil village, vibrant city centre or somewhere in between, our clients always know that they can expect a superior look, finish, specification and location from a Blueoak scheme – and our eco-conscious approach to construction offers peace of mind too.

As a team, we truly believe that buying a home should be a special experience which is why we will guide you through the entire process. From your very first enquiry, we will be there every step of the way.

Questions?

Contact our friendly sales team

Call: 01244 310 050

Email: sales@blueoakestates.co.uk

LegatOwen

Call: 01244 408 288

Email: residential@legatowen.co.uk



Call: 01244 323 232

Email: chester@savills.com



About Blueoak Estates



For more information about
this unique development

Visit blueoakestates.co.uk

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