



Your Home  
Changes Everything

An Independent Living  
Development for Over 55s

# The Location

**Close to local amenities and with easy access to major road and public transport networks, Hazlehurst is ideally located and the perfect place for family and friends to visit.**

Approximately three miles east of Runcorn town centre, four miles south-west of Warrington town centre and two miles north of the M56 motorway, Hazlehurst is a 10-minute drive away from Runcorn train station and is close to the Mersey Gateway Bridge, linking to Liverpool and the surrounding areas.

For those wanting to jet off to a sunnier climate, Liverpool airport is only a 20-minute drive away.

Nearby Runcorn has fantastic facilities, including The Brindley Theatre and the Halton Lea shopping centre with over 50 shops, restaurants, and a cinema. Stockton Heath is just five miles away, with a great selection of cafés, independent shops, bars, and restaurants.

Local attractions include Daresbury, the birthplace of 'Alice's Adventures in Wonderland' author Lewis Carroll; and the historic Norton Priory, an 18th century country house and the remains of an Abbey which dates back to the 12th Century.

If you're looking to explore on foot, a Co-op store and vets practice is a short stroll away along a scenic footpath, as well as Sandymoor Wood, a Woodland Trust nature reserve, a beautiful place for a morning walk.



# Welcome home

## Purpose built for over 55s

Nestled in the beautiful, leafy area of Sandymoor, Hazlehurst is a contemporary 100-apartment independent living development for over 55s.

## Did you know?

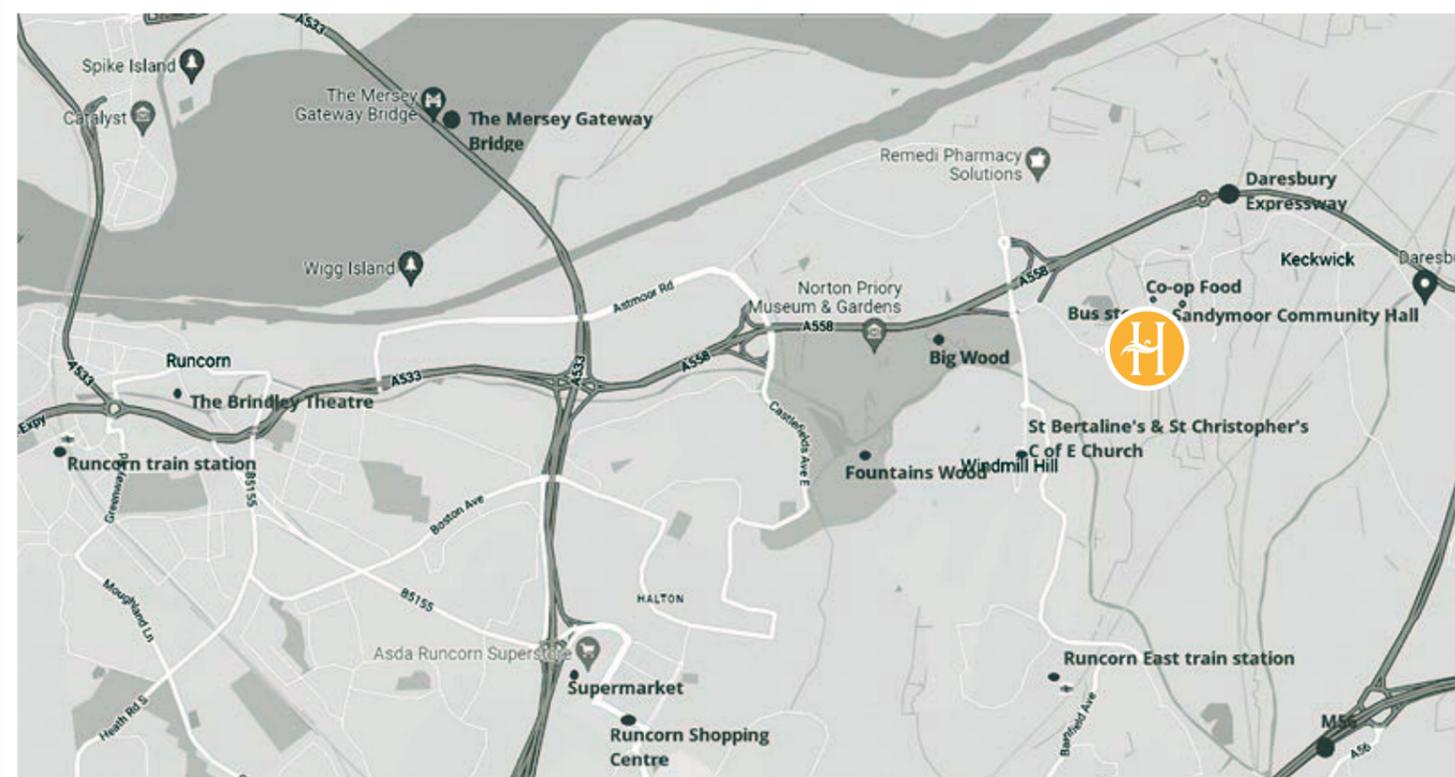
The stylish development is named after local businessman, Thomas Hazlehurst, who founded soap and alkali manufacturing company, Hazlehurst & Sons, in 1816. Hazlehurst's soap manufacturing factory was established on the north bank of the Bridgewater Canal, on land between the canal and High Street.

## There are 44 two-bedroom apartments available on a Shared Ownership basis.

Hazlehurst combines modern design, and quality facilities to enhance and support a new, low maintenance lifestyle; giving you the freedom to live life to the full in a vibrant and safe community.

Each of the light, bright and spacious apartments have their own front door for privacy when you want it, alongside a range of communal spaces allowing you to socialise and catch up with neighbours, family and friends.

With high specification and attention to detail throughout, Hazlehurst benefits from 24-hour emergency alarm and CCTV systems. On-site support staff and access to bespoke care and support packages when and if you need it, provides the ultimate peace of mind to both you and your family.



# The Facilities

With all the maintenance and upkeep taken care of, living at Hazlehurst will mean you have more time to enjoy the things you love most.



As well as your own accessible wet room, we have an assisted bathroom which provides an electric chair to lower those who require assistance into the bath, a toilet and wash hand basin. The assisted bathroom can be utilised at no extra charge and with no need to book ahead.

Beautifully landscaped grounds are the perfect place to sit with a morning cup of tea or to stroll round on a sunny afternoon.



## 1816 BISTRO

Our on-site 1816 Bistro offers a full menu of breakfast, lunch, snacks, and hot and cold drinks throughout the week. It is the perfect spot for meeting up with friends and family, open to both residents and the wider community.

There's plenty on offer to tempt your tastebuds, with healthy options available and the ability to cater to a variety of dietary requirements.

Managed by Halton Housing, the Bistro will be open Monday to Friday 10am to 3pm. The daily café style menu is enhanced by weekly specials and a take-out service is also available.

In addition to your perfectly appointed and stylish two-bedroom apartment, there are plenty of communal facilities and spaces for you to use and explore.

The multi-purpose room and lounge area provides a peaceful spot to unwind by yourself, or space to enjoy time with friends and family. With a programme of events and array of social activities taking place here, there will be something for everyone.

Our guest suite is available for friends and family who wish to stay overnight, meaning there are no worries with having to make up the spare room. There are spacious scooter stores and a well-equipped laundry room too.



Alongside the first-class facilities, there are a range of systems that are in place throughout the building such as 24-hour emergency alarms and CCTV all with your safety and wellbeing in mind. There's access to bespoke support and care packages too, which promote continued independence, whilst giving peace of mind.



# The Apartments

Hazlehurst offers three main apartment types: The Aspen, The Chestnut and The Oak, available to purchase through Shared Ownership.

## The Aspen

Patio



## The Aspen II

Corner apartment with patio



## The Chestnut

Juliet balcony



## The Chestnut II

Corner apartment with Juliet balcony



## The Oak

Balcony



## The Oak II

Corner apartment with balcony



# Specifications

## Kitchen

- Contemporary Symphony kitchens
- Electric double oven with ceramic hob and stainless steel chimney hood
- Stainless steel splashback to hob
- Plumbing for washing machine
- Single bowl stainless steel sink
- Mixer tap in brushed nickel

## Wet room

- Twyford's contemporary style sanitaryware in white
- Chrome bar shower with full length glass/chrome shower screen
- Flexi-Fix Romsey Chrome towel rail
- Pyro and Echo tiles full height to enclose shower
- Chrome taps

## General internal features

- Heat Interface Unit with thermostat
- Spotlights to kitchen area and wet room
- Vinyl non-slip flooring to kitchen and wet room
- Tunstall intercom system (monitored on site during the day and off site throughout the night)
- TV points provided to living area and both bedrooms

- Telephone outlets provided to living area and master bedroom
- Hard-wired smoke alarms with 24/7 monitoring
- Real Wood Veneer White Oak doors

## General external features

- First, second and third floor apartments with balcony or Juliet balcony
- Ground floor apartments with paved patio
- Landscaped communal gardens with seating areas
- Bistro available to all residents
- CCTV
- Guest suite with twin beds available for visiting friends and family (available to prebook at a charge)
- Assisted bathroom with electric chair over bath (no extra charge or booking required)
- Laundry room (no extra charge)
- Scooter stores
- Off road car parking. Visitor spaces also available\*
- Electric car charging points\*
- 10-year building warranty with Premier

\*Available on a first come first served basis

# The Aspen

**The Aspen is available on the ground floor, consisting of six classic patio and three corner patio apartments.**

A central, spacious entrance hallway offers useful storage and space for a washing machine and dryer. In one direction, the bright kitchen/lounge/diner offers space to cook, entertain and relax with views of the surrounding area.

In the other direction, a stylish master double bedroom with space for wardrobes and a well-equipped, contemporary wet room which has feature tiles and Tarkett Granite Multifase slip resistant vinyl. A second single bedroom offers a comfortable space for guests.

## Room Dimensions

	Metres	Feet
Living / Dining Room	3.57 x 3.9	11' 7" x 12' 8"
Kitchen	3.57 x 3.07	11' 7" x 10' 1"
Double Bedroom	3.40 x 3.79	11' 1" x 12' 4"
Single Bedroom	2.23 x 3.79	7' 3" x 12' 4"
Wetroom	1.97 x 2.75	6' 4" x 9'
Patio	1.5 x 2.7	4' 9" x 8' 8"

### Corner Apartment



### Classic Apartment



# The Chestnut

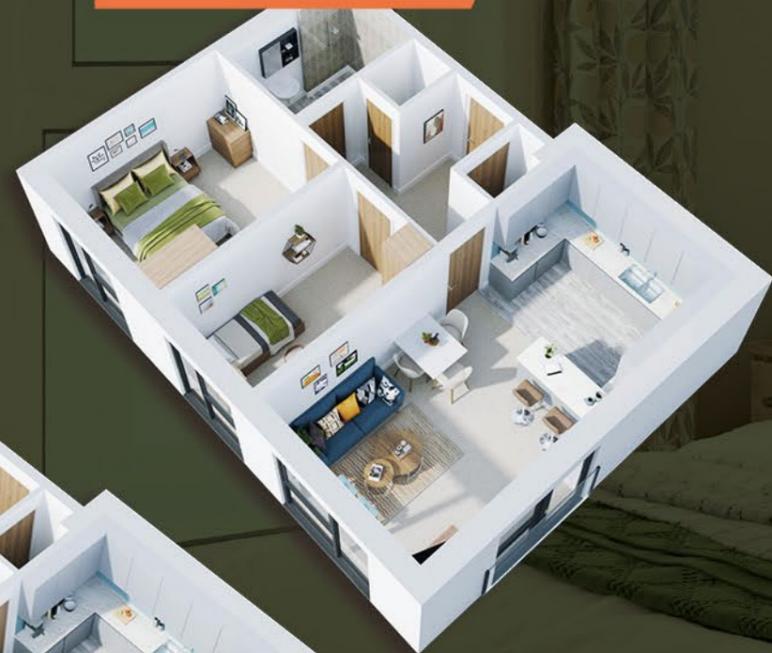
The Chestnut is available on the first and second floor, with a beautiful Juliet balcony. There are three classic apartments on the first floor, four on the second floor, with one corner apartment on the first floor, and one corner apartment on the second floor.

The bright and spacious entrance hallway includes useful storage and space for a washing machine and dryer. Leading to the kitchen/lounge/dining area, with space to cook, entertain and relax with views of the surrounding area.

A contemporary master double bedroom boasts space for wardrobes, whilst the second single bedroom offers a comfortable space for your guests. The well-equipped, stylish wet room contains feature tiles and Tarkett Granite Multifase slip resistant vinyl.

Room Dimensions		
	Metres	Feet
Living / Dining Room	3.57 x 3.9	11' 7" x 12' 8"
Kitchen	3.57 x 3.07	11' 7" x 10' 1"
Double Bedroom	3.40 x 3.79	11' 1" x 12' 4"
Single Bedroom	2.23 x 3.79	7' 3" x 12' 4"
Wetroom	1.97 x 2.75	6' 4" x 9'
Juliet Balcony	-	-

Corner Apartment



Classic Apartment



# The Oak

The Oak is available on the first, second and third floors, with a spacious balcony. There are seven classic apartments and one corner on the first floor, four standard and two corner apartments on the second floor, and ten standard and two corner apartments on the third floor.

The Oak's central entrance hallway offers storage and space for your washing machine and dryer. In one direction, the contemporary kitchen/lounge/dining space offers space to relax, cook and entertain guests, with doors leading out to a stylish balcony.

Across the hall, the bright master bedroom holds space for wardrobes and the second single bedroom offers a comfortable night's sleep for your guests. The well-equipped wet room boasts feature tiles and Tarkett Granite Multifase slip resistant vinyl.

Room Dimensions		
	Metres	Feet
Living / Dining Room	3.57 x 3.9	11' 7" x 12' 8"
Kitchen	3.57 x 3.07	11' 7" x 10' 1"
Double Bedroom	3.40 x 3.79	11' 1" x 12' 4"
Single Bedroom	2.23 x 3.79	7' 3" x 12' 4"
Wetroom	1.97 x 2.75	6' 4" x 9'
Balcony	1.6 x 3.0	5'2" x 9' 8"

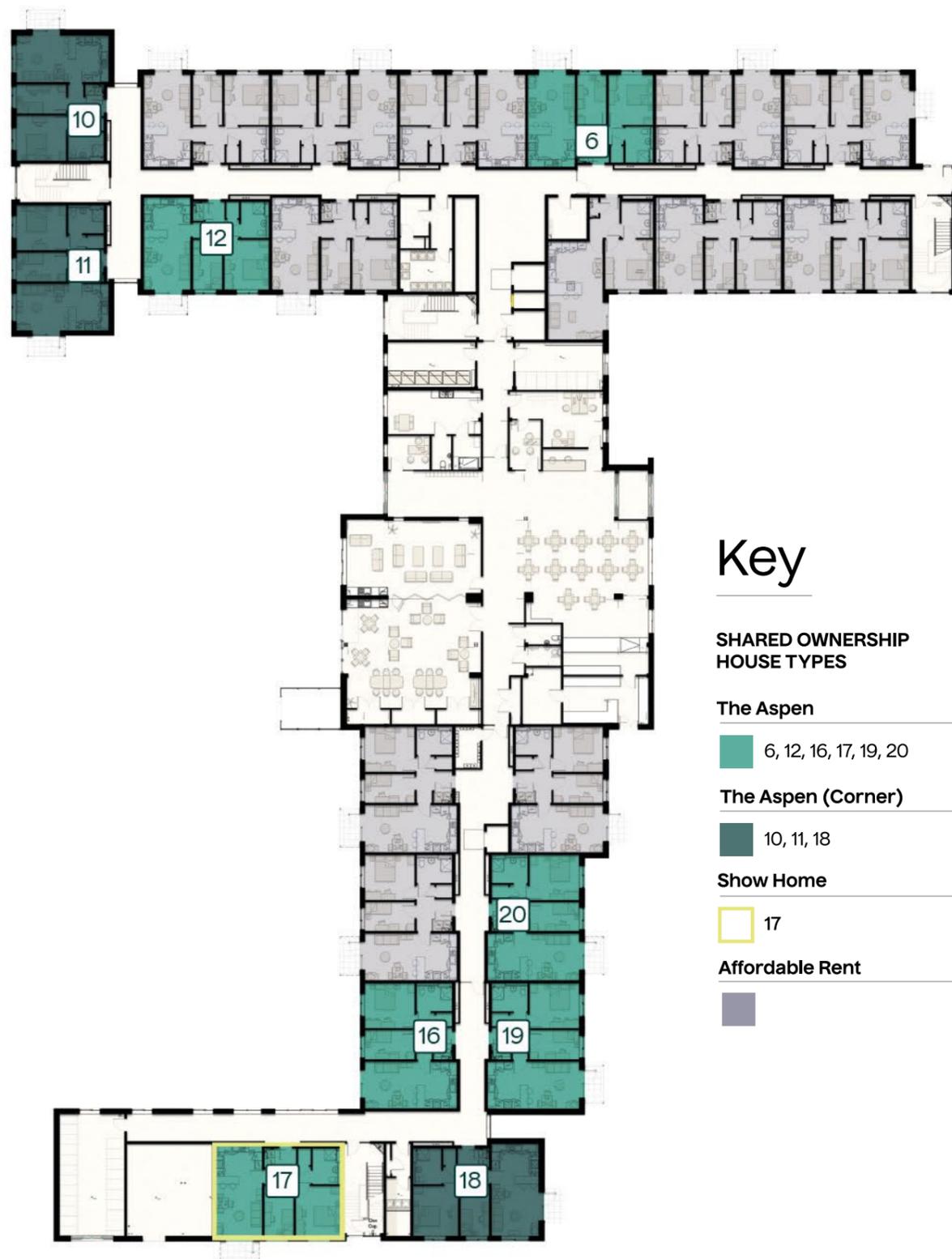
**Corner Apartment**



**Classic Apartment**



# Ground Floor



### Key

**SHARED OWNERSHIP HOUSE TYPES**

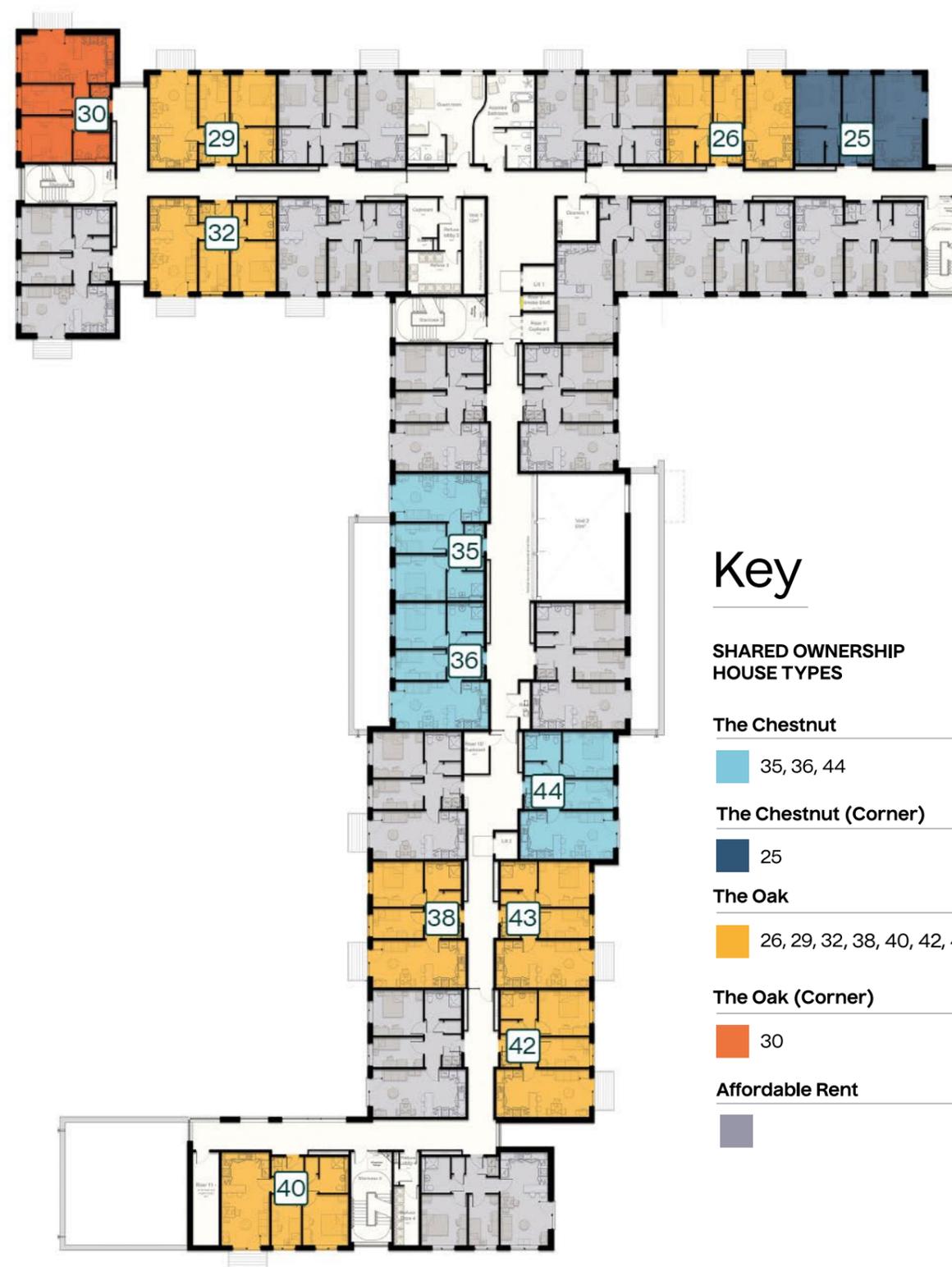
**The Aspen**  
6, 12, 16, 17, 19, 20

**The Aspen (Corner)**  
10, 11, 18

**Show Home**  
17

**Affordable Rent**

# First Floor



### Key

**SHARED OWNERSHIP HOUSE TYPES**

**The Chestnut**  
35, 36, 44

**The Chestnut (Corner)**  
25

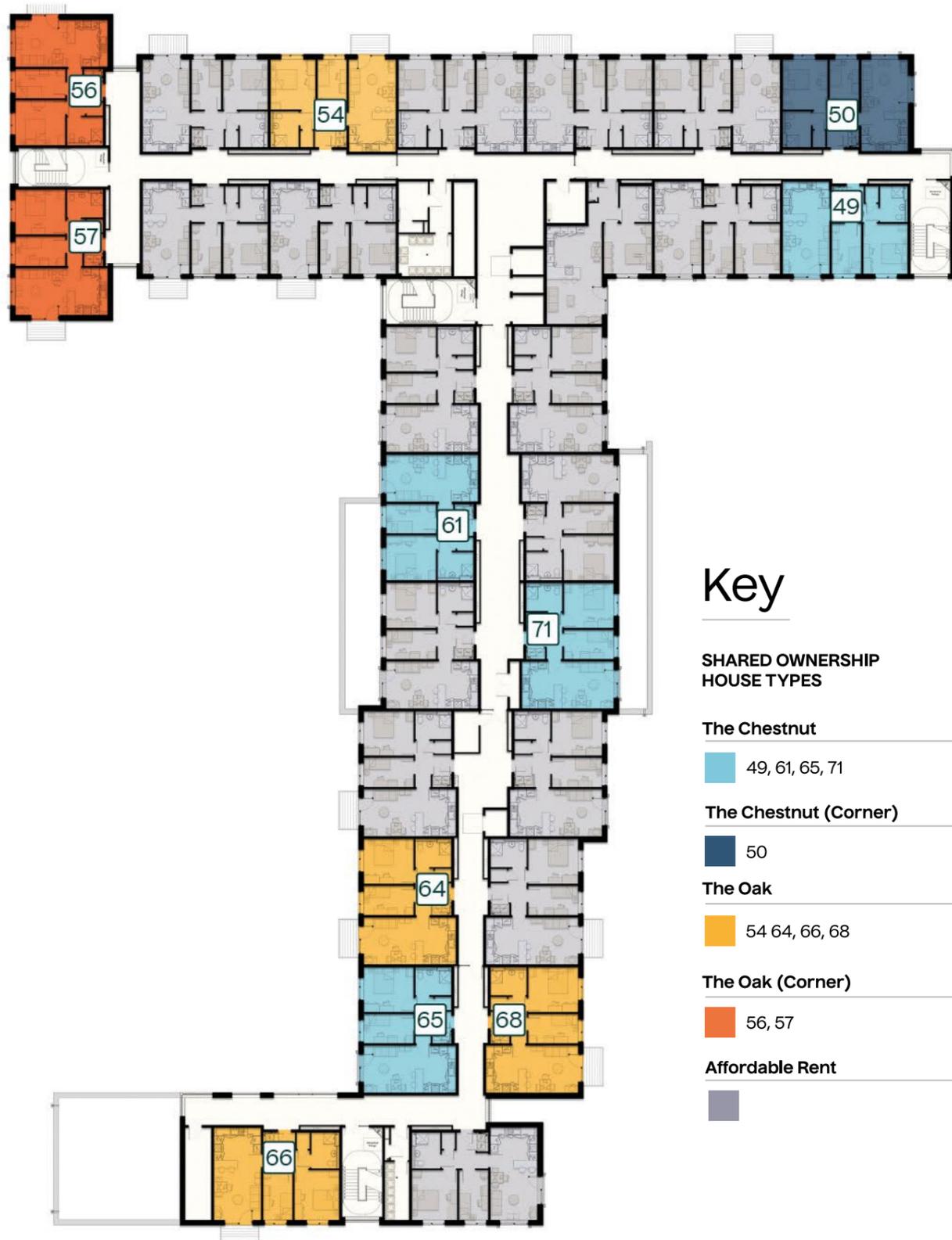
**The Oak**  
26, 29, 32, 38, 40, 42, 43

**The Oak (Corner)**  
30

**Affordable Rent**

Please note: floor plans are for illustrative purposes and are not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose, and they do not form part of any agreement. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspection(s).

# Second Floor

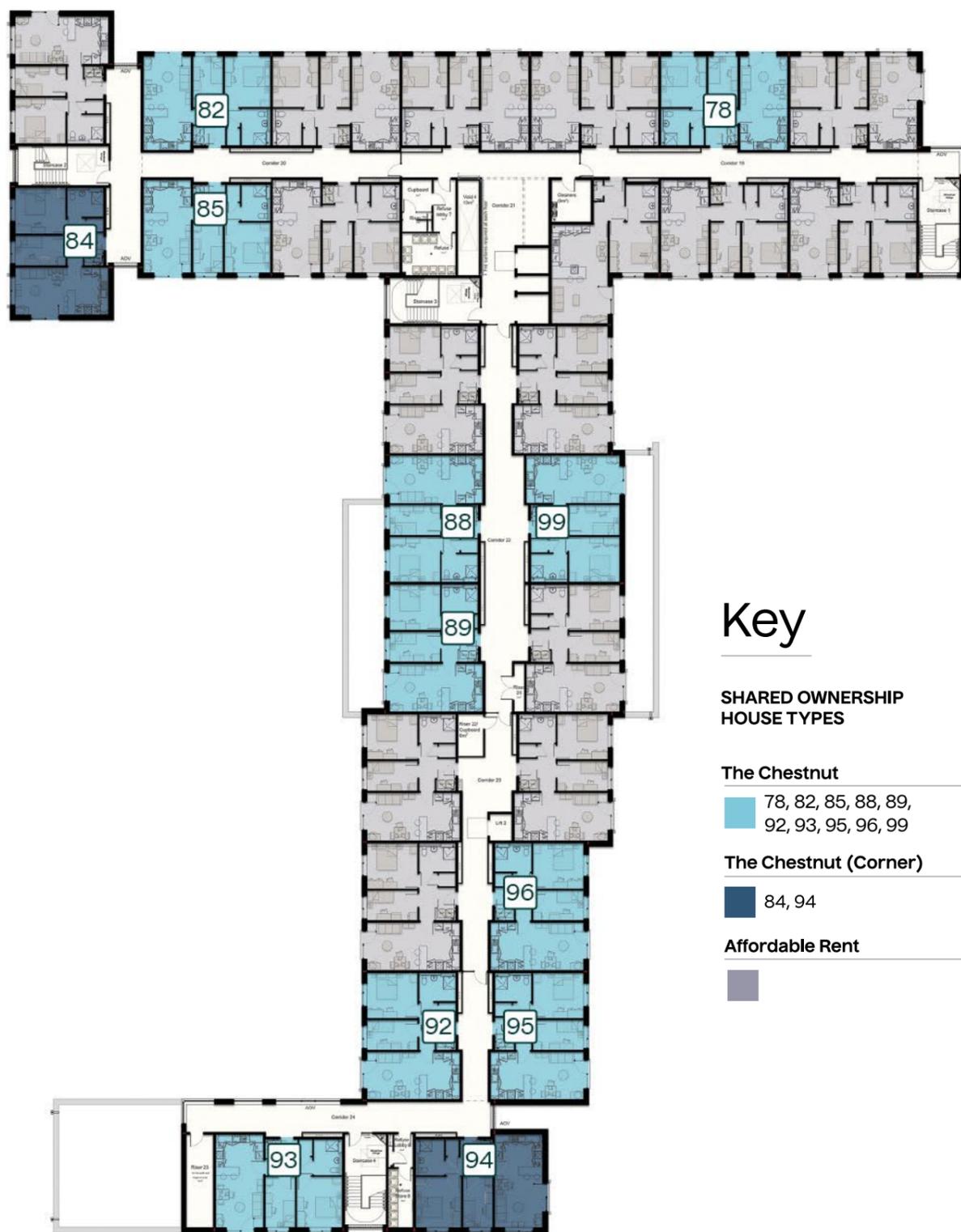


### Key

**SHARED OWNERSHIP HOUSE TYPES**

- The Chestnut**  
49, 61, 65, 71
- The Chestnut (Corner)**  
50
- The Oak**  
54, 64, 66, 68
- The Oak (Corner)**  
56, 57
- Affordable Rent**

# Third Floor



### Key

**SHARED OWNERSHIP HOUSE TYPES**

- The Chestnut**  
78, 82, 85, 88, 89, 92, 93, 95, 96, 99
- The Chestnut (Corner)**  
84, 94
- Affordable Rent**

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# About Independent Living

Hazlehurst offers a secure environment with bespoke care and support packages. The over 55s development is an alternative to those who may feel that their existing accommodation is no longer meeting their needs or are feeling isolated or lonely.

Residents will be able to access help and support to promote independence, whilst enjoying peace of mind and security.



## Can I make it my own home?

Yes, you can. When you buy a property at Hazlehurst, it is yours to decorate as you wish, making it your home, to your taste.

## People will think I/we live in a care home.

Yet you don't. In fact, living in an independent living development is very forward thinking, but we appreciate that it could be a daunting move and a big change in lifestyle for you.

Our team will be on hand to answer any questions you may have throughout the process.

## What are the additional benefits?

24-hour emergency alarm system, private parking, CCTV, level access bathroom, assisted bathroom, care provision and on-site housing support staff (at a weekly charge).

## Can I bring my beloved pet?

Yes, you can. We understand how important pets are so if they are loving natured, trained and owners adhere to our pet policy, furry friends are welcome!



## I'm not ready to lose my independence

You won't. It is your life and your home. The main difference is that there is a like-minded community, all aged over 55, and a little extra support when needed.



# About Shared Ownership

**Shared Ownership is a way to buy your own home if you can't afford to buy outright.**

**You're able to buy a Shared Ownership home if:**

- Your household earns £80,000 a year or less.
- Either you're a first-time buyer, you don't own your own home, or you already own a Shared Ownership home and would like to move.
- You are unable to purchase a property within the area that meets your needs.
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges.
- Your chosen Shared Ownership home is affordable and sustainable for you.

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**open door**

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### How to find our Show Apartment:

Take Exit off the roundabout (Daresbury Express A558) signposted for Sandymoor onto Pitts Heath Lane.

Continue along Pitts Heath Lane for 1 mile and at the next roundabout, take the 2nd exit onto Walsingham Drive.

Continue along Walsingham Drive for 1 mile until you arrive at Hazlehurst.

Open Door is a trading name of Halton Housing and Open Solutions (OSUK) Ltd. Halton Housing is a charitable housing association registered under the Co-operative and Community Benefit Societies Act 2014. (community benefit society number: 7744). Open Solutions (OSUK) Ltd is a company incorporated in England and Wales (company number: 082777320).

