



HARDEN PARK

ALDERLEY EDGE



Disclaimer: Typical internal specification. Furniture not included.

CONTENTS

02	WELCOME TO HARDEN PARK	20	FLOOR PLANS: HOUSE TYPE (IV)
04	ABOUT THE PROJECT		
08	FLOOR PLANS: HOUSE TYPE (I)		
	<ul style="list-style-type: none">• MAPLE HOUSE• HAZEL HOUSE		<ul style="list-style-type: none">• ROWAN HOUSE• OAK HOLM HOUSE• BUCKTHORN HOUSE• HORNBEAM HOUSE
12	FLOOR PLANS: HOUSE TYPE (II)	22	KITCHEN SPECIFICATION
	<ul style="list-style-type: none">• HAWBERRY HOUSE• LARCH HOUSE• PINE HOUSE• YEW HOUSE	24	BATHROOM SPECIFICATION
		26	BESPOKE SERVICE
		27	THE LOCATION
		28	THE BEST OF ALDERLEY EGDE
16	FLOOR PLANS: HOUSE TYPE (III)	29	SCHOOLS
	<ul style="list-style-type: none">• CHESTNUT HOUSE• HOLLY ILEX HOUSE	30	TRANSPORT
		31	THE DEVELOPER

WELCOME TO HARDEN PARK

‘Here lies an opportunity to live amongst a tranquil setting in an exemplary designed development with character that pushes the expectations of the marketplace’

Harden Park is situated amongst the beautiful North Cheshire Green Belt, in the highly sought after suburb of South Manchester, Alderley Edge. The development comprises of 8 detached and 4 semi-detached luxury two-bedroom and four-bedroom homes.

When complete, the exclusive community will be accessible via a private road, encompassing spacious grounds, woodlands and an on-site lake; accounting for approximately 4.5 acres of one of the most desirable areas of the North West.

An outstanding collection of twelve lateral living dwellings that complement and enhance the landscape with the ecology. The site demands high quality due to its ecological and arboricultural features; this is achieved by a contemporary design concept unique to the area.

‘Immersive parkland setting for a landscape-led development on this outstanding site’.

Regency Residential alongside MCR Property Group have been committed to design and construction quality, offering unprecedented attention to detail, with a focus on creating a sympathetic modern response to the ecological site.

The four differing stunning house types make for exquisite homes that have been carefully arranged to respect the surrounding landscape. The subtle variations in size and form on offer at Harden Park generate a variety of residences to suit a diverse range of lifestyles.

The exceptional living spaces boast bespoke kitchens and bathrooms of contemporary design, providing state-of-the-art interior finish throughout. The living areas are stylishly finished, impressive in feel with neutral decor throughout.

The living spaces are linearly arranged directly off the central hallway divide with the main living space situated directly onto the gardens spaces and lake. An internal transition space demonstrates split level staircase, cloakrooms and versatile, sociable dining. Much consideration has been given to the material palette proposed to ground the houses into the landscape.

The site sits adjacent to the A34 Bypass which offers good connections to the M60 and M56 motorways. The front entrance to Harden Park residential development is off Wilmslow Road, concealing the exclusive community from the main road.





HARDEN PARK

ALDERLEY EDGE

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ABOUT THE PROJECT

‘A unique residential project reflective of its woodland setting’

The project brings together a highly experienced team to provide a residential development of the highest quality. Since the inception of Harden Park, Regency Residential has always been mindful of the way people live their lives today; the layout of every Regency Residential home provides for every aspect of modern family living. All interiors and outdoor space are characterised by the highest quality and levels of specification.

Coda Studios was formed in 1994 and is recognised for designing intelligent, well-crafted Architecture bringing a flair, inspiration and expertise to the Harden Park project. Coda Bespoke an architectural division of Coda Studios, specialises in luxury residential developments both large and small, they have worked on bringing the Harden Park designs to life. The multi-disciplinary design practice work to create a range of design solutions from small outhouses to large urban projects.

‘Drawing on experience’

In creating Harden Park, Regency Residential has had the pleasure of working in partnership with CODA Bespoke, the award winning luxury homes division of CODA Studios Ltd. one of the most widely recognised and acclaimed architecture firms born out of The North. Abel Hinchliffe has led the CODA Bespoke team on many modern eco-friendly projects. Their passion for rediscovering and developing residential sites; bringing new life and community to an attractive destination is shown in their vision for Harden Park.

The residential site lies in the North Cheshire Green Belt and is located off a private road known as Harden Park. The site sits within the beautiful countryside area between Alderley Edge and Wilmslow; located only 300m north of the village envelope of Alderley Edge and around 500m south of Wilmslow. Despite its rural location, Harden Park is perfectly located in terms of connectivity and local amenities.

The single storey nature of the dwellings and the use of green roofs, living walls, a mix of natural stone and timber elements of the facades coupled with an organic approach to the landscaping throughout the site, blur the lines between building and landscape.

“It has been a pleasure to work with Regency Residential alongside MCR Property Group on this project. Their compelling commitment to achieving quality design and distinctive living spaces has made the creation of this development project a day-by-day pleasure. It is without a doubt that Harden Park is one of the best opportunities available for anyone looking to buy a home in the Cheshire area.”

Abel Hinchliffe
Associate Director

In the absence of stairs, corridors and hallways; the bespoke designed homes are set out to create open plan spaces that offer flexible living, eating and entertaining areas. The impressive spacious family homes are enriched with creative landscaping. To the rear of the of the Harden Park residential site, falls a stunning lake setting. The remainder of the site is made of a mixture of mature and self-seeded trees of significant size. The trees form a secluded boundary from Ryleys School playing fields, where an all weather pitch is currently being developed adjacent to the south of the grounds within which the Harden Park homes sit.



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MAPLE HOUSE

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FLOOR PLANS: HOUSE TYPE (I)

DIMENSIONS

All measurements in ft.

Master Bedroom	13	x	11
En-Suite	9	x	6
Bedroom 2	19	x	8
Bedroom 3	14	x	9
Bedroom 4	14	x	9
Bathroom	7	x	6
Lounge	15	x	15
Kitchen	24	x	13
Dining Room	14	x	8
Cloak / Utility	13	x	7
Snug	11	x	9



*All plans are based on concepts provided by the architect and developer, are indicative only and are subject to change.

*‘A magnificent four-bedroom
home designed to complement the
surrounding landscape.’*

House Type (I) is the largest of the four property types available at Harden Park. Positioned to the rear of the residential area, the property type provides the ultimate in luxury living with three bedrooms and a further luxurious master bedroom with its own dressing area and ensuite bathroom. Access to the house is via a large entrance door which opens directly into a spectacular hall, flooded with natural light from the roof light feature. A spacious living room with its own terrace doors, opening onto the stunning garden landscape. For day to day living there is an equally impressive snug area and kitchen dining area, set amongst ceiling height windows.





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YEW HOUSE

FLOOR PLANS: HOUSE TYPE (II)

DIMENSIONS

All measurements in ft.

Master Bedroom	13	x	11
En-Suite	9	x	6
Bedroom 2	19	x	8
Bedroom 3	14	x	9
Bedroom 4	14	x	8
Bathroom	8	x	6
Lounge	15	x	15
Kitchen	25	x	13
Dining Room	13	x	8
Cloak / Utility	10	x	6
Snug	11	x	9



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'An immaculate newly built Four-Bedroom home'

Type (II) has four bedrooms which are all accessed from a single corridor, fed off the transition space between the tremendous entertaining space, equally matched by the tranquility of beautiful bedroom suites. The master bedroom suite which also features an ensuite and wardrobe, is in most cases fronting onto the private amenity space of the dwelling. Long vertical windows fill the rooms with light and offer stunning views across the ecological landscape and lake. The bespoke kitchen features elegant units and top of the range appliances including wall mounted ovens, fridge/freezer and dishwasher.





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CHESTNUT HOUSE

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FLOOR PLANS: HOUSE TYPE (III)

DIMENSIONS

All measurements in ft.

Master Bedroom	11	x	15
En-Suite	9	x	5
Bedroom 2	11	x	11
Bedroom 3	12	x	10
Bedroom 4	11	x	10
Bathroom	8	x	7
Lounge	15	x	15
Kitchen	24	x	13
Dining Room	18	x	8
Cloak / Utility	7	x	6
Snug	12	x	11



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*‘Everything a family could want
completed to a luxury specification’*

Type (III): Spacious open lounge area with floor to ceiling windows, opening up the 4.5 acres surrounding landscape. The dining area, separated by the kitchen at the heart of the living space is flooded with natural lighting provided by the large roof lights, for added impact. The kitchen includes a breakfast bar with space for all of the family. As you come into the building there is a convenient cloakroom space and cosy snug area to the left whilst, to the right-hand side of the building and down the centre is the main corridor, which opens onto the sleeping area. The master bedroom comes with a luxurious ensuite and copious wardrobe space.

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HORNBEAM HOUSE

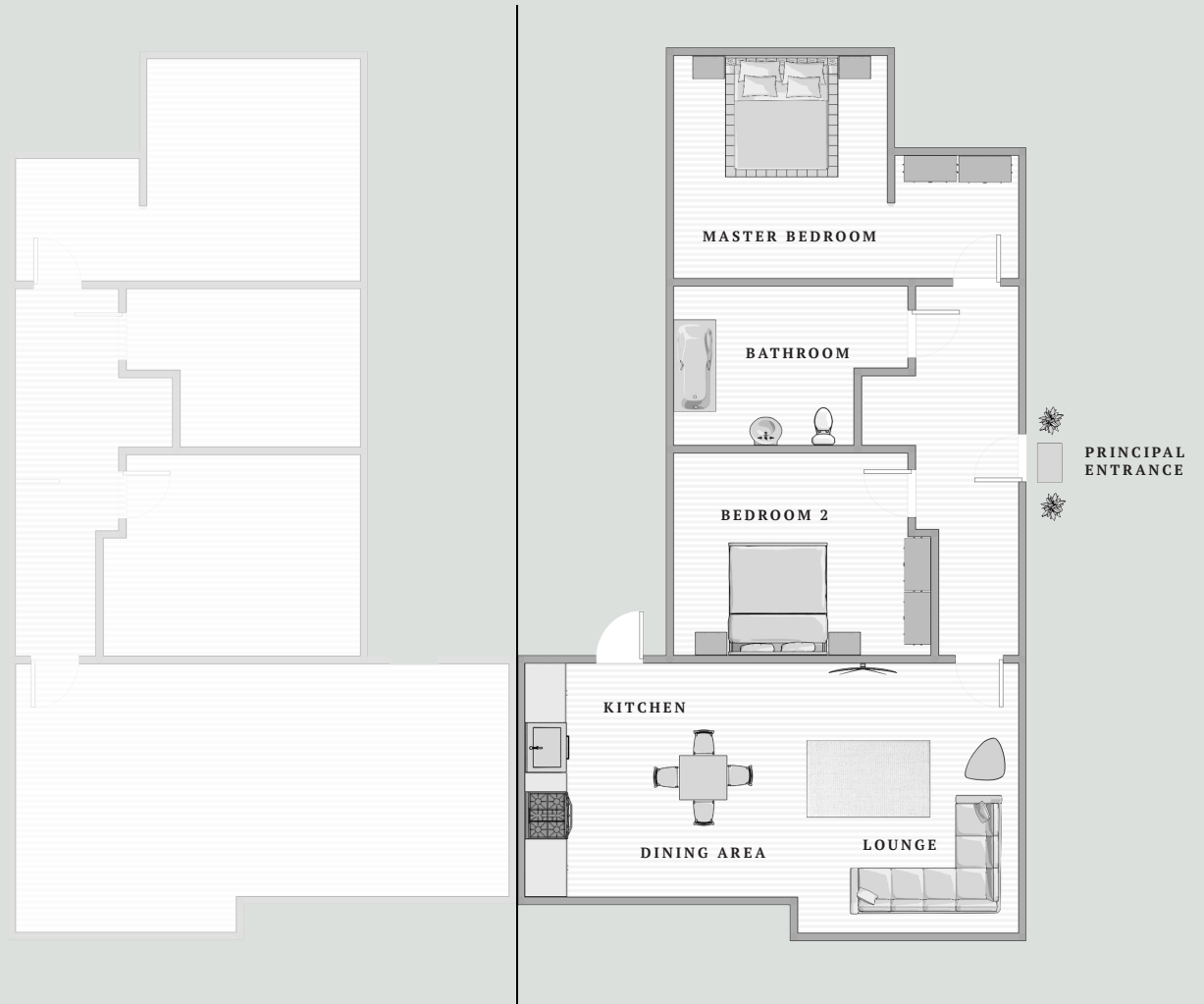
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FLOOR PLANS: HOUSE TYPE (IV)

DIMENSIONS

All measurements in ft.

Master Bedroom	15	x	9
Bedroom 2	10	x	8
Bathroom	9	x	7
Lounge / Kitchen Dining Room	22	x	11



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*‘A stylish and wonderfully light
Two-Bedroom lateral home’*

House Type (IV): Situated at the front of this beautiful residential development. With a thoughtfully considered layout and sleek modern interior designed by award winning architect Coda Bespoke, the ground level home exudes sophistication with full length windows with full views over Harden Park. The semi-detached home has an abundance of luxury specifications including fully fitted lighting and ultra-modern kitchen appliances.

KITCHEN SPECIFICATION

‘Designed for modern living’

HOUSE TYPES (I, II, III)

Bespoke Options Available:

- Italian kitchen units with gloss lacquer and wood melamine
- Wood grain melamine kitchen island
- Fenix Nano tech worktop
- Siemens fully integrated dishwasher
- Siemens integrated fridge
- Siemens integrated freezer
- Siemens black stainless steel single oven with extractor fan
- Siemens black built-in compact microwave oven
- Siemens black warming drawer
- Siemens venting hob
- Quooker® combination boiling-water mixer tap
- Silgranit® granite composite stainless steel frame sink



HOUSE TYPE (IV)

- Fenix Nano tech Worktop in black
- Bosch built-in dishwasher
- Bosch built-in full height fridge
- Bosch built-in brushed steel single oven
- Bosch compact brushed steel combination microwave oven
- Bosch built-in upright freezer
- Bosch ceramic induction black glass hob
- Quooker® combination boiling-water mixer tap
- Brushed steel square rectilinear sink
- Italian kitchen units in melamine dark grey, white and light blue shelving

Disclaimer: The specification above is accurate at time of print. The developer reserves the right to alter the outlined specification for any reason. Changes could be due to, but are not limited to; supplier availability, work flow efficiency and layout alterations. Replacements will be made with that of similar.





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BATHROOM SPECIFICATION

'Passion, vision and your very own sanctuary'

ACROSS ALL HOUSE TYPES

- Single lever chrome finish basin mixer tap
- Thermostatic home finish shower mixer tap
- Axor overhead chrome finish shower with shower arm
- Lusso stone finish countertop shelf in white matt finish
- Built in tiles shelving unit above the sink in white matt finish
- Hansgrohe toilet roll holder in chrome finish
- Luxury Slim flush plate
- Luxury wall hung toilet basin in white
- Luxury acrylic rectangular bath
- Fine Persian white Classico polished tile with bedroom and bathroom different colour



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25

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A BESPOKE SERVICE

‘Whatever your requirement’

All purchasers will be given the opportunity to personalise their property by choosing from a wide range of options to create the perfect new build luxury home.

Combined with logistics and design experience that has been perfected over the years, we can offer a truly individual service, built around your specific requirements. We excel in creating bespoke homes with our specialist knowledge and years of experience, our team can offer anything from a simple light fitting change to a completely bespoke luxury kitchen. We will work closely with you to bring your vision to life and to create a home that is truly special and unique to you.

To provide what you need, our team will take the extra steps necessary and our guiding purpose along the way, are to ensure you have absolutely everything you desire from your new build home. We are confident that we can help with any of your personal bespoke enquiries. To view our full range of provisions and other bespoke luxury living services, request a bespoke services brochure.

Technological & Media
Smart Upgrades

Flooring Finish

Finish and Specification
Upgrade to Wet Rooms

External Landscaping Features

Upgrades to Joinery and
Ironmongery Finish

Lighting Packages

Fitted Bedroom Furniture

Kitchen Finish & Functionality

THE LOCAL LOCATION

‘An outstanding place to relax’

Surroundings

The immediate site surroundings are predominantly private residences with a small amount of houses situated off Harden Park. To the south of the site there is the Ryleys Girls and Boys Preparatory games field.

Alderley Edge

Alderley Edge is already one of the most desirable areas of Cheshire, characterised by an affluent population, established parks and gardens, traditional housing and a strong rental and leisure offering.

Centuries of development have created the very distinctive feel in Alderley Edge. Farmland has given way to houses nestling within the village area; infilled with modern developments and ingenious houses which have been created in the most surprising of places. However, with few exceptions they all share a design flair rarely seen on most new developments.

Alderley Edge is one of the most sought after places to live in the UK, and there's little wonder why. With an abundance of designer boutiques, upmarket interior designers and stylish bars and restaurants, the Harden Park new build homes in Alderley Edge offer an exclusive way of life.

Along with its esteemed neighbours Wilmslow and Prestbury, this highly desirable location forms part of the 'Golden Triangle', an area of affluent, leafy towns and villages.

From Harden Park, it is easy to access the quaint towns, country pubs and rural villages peppered throughout the beautiful Cheshire landscape, which includes the Cheshire Peak District, nearly 100 square miles of breathtaking scenery as well as the world renowned Peak District National Park.

The vibrancy of Alderley Edge is contrasted perfectly by the peacefulness of the surrounding green open spaces. You can enjoy leisurely strolls to the lovely nature reserves on the edge of Harden Park via the footpath at the rear of the community.

THE BEST OF ALDERLEY EDGE

‘A lifestyle famed for leisure’

The village of Alderley Edge, home to numerous bars, restaurants, boutiques and independent shops, is just a short two minute drive or ten minute stroll away.

There is an endless supply of local amenities situated on London Road which falls in the heart of the town centre. For your everyday shopping essentials you can visit Waitrose, the Co-op and Alderley Village Butchers. If you're looking to enjoy a quiet coffee in the town centre, you can head to the Village Cafe or Costa Coffee.

If you'd prefer to enjoy a bite to eat or a casual drink, there are a number of popular local favorites to try. Gusto Alderley Edge is at the heart of the high street and has a great atmosphere during the day or the evening. Piccolino, the popular Italian restaurant chain, was voted Cheshire Life magazine's Bar of the Year 2016, and is popular spot for locals. The Botanist, The Bubble Room, The Alderley Edge Bar & Grill and a number of others are all located on London Road, meaning you'll never have to go far for entertainment or relaxation.

‘From a casual bite to fine dining’

Harden Park community offers more than just a charming home with a prestigious address, it offers a complete aspirational lifestyle. Ideally situated amongst award-winning gastro pubs as well as fashionable fine dining restaurants and lively wine bars, together with remarkable appointed spa hotels and gyms.

‘Country living with a Cheshire difference’

Two signifiers for wealth hit you the instant you arrive in Alderley Edge. The picturesque town forms part of Cheshire's 'Golden Triangle', which is noted for its desirable mixture of aspirational properties and pleasant countryside.

The area is rich in history however, today Alderley's high street is bursting with chic restaurants, designers shops and speciality food destinations. The town also provides an excellent selection of both state and private schools and easy access to motorway networks.

‘A place occupied with originality’

Around the village, winding lanes embrace buildings varied in style with examples of Tudor, Italian, Neo-Georgian and Art's and Crafts Movement Designs. The high street bristles with chic restaurants, designer shops and speciality food shops, including a florist, traditional butchers, delicatessens and quaint local farm shops.

Every type of after-hours entertainment is available from music and food, to clubs and exclusive bars. Drawing the attraction of many celebrities such as footballers, pop stars and well known business personalities.

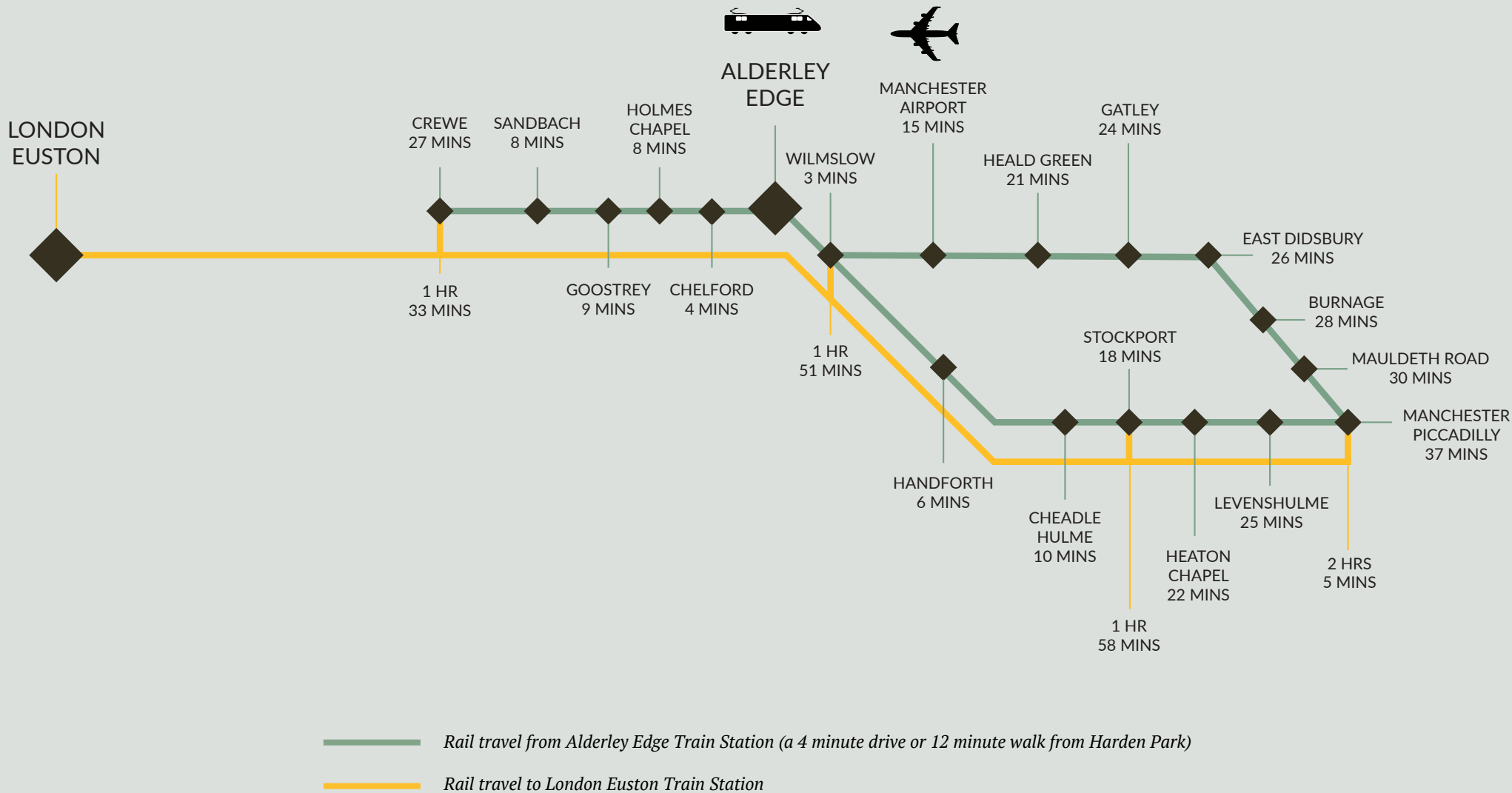
SCHOOLS

'Home to some of the best state and independent schools in the region'

Cheshire has its pick of top performing independent prep and senior schools, including Terra Nova School, The Grange School – listed in the top 10 schools in the North West in The Sunday Times Parent Power league table, Wilmslow Prep, Stockport Grammar School, Cheadle Hulme School, The Ryleys and Alderley Edge School for Girls.



TRAVEL



THE DEVELOPER

‘Delivering excellent value and achieving high quality projects through innovation in projects’

Regency Residential alongside MCR Property Group construction team deliver seamless projects to the highest standards through innovation in modern methods of construction, programme and cost.

MCR Property Group has been recognised and awarded with the industry’s highest awards for building excellence. Almost uniquely amongst leading developers, our clients benefit from highly skilled and diverse in-house team which includes architects, designers, quantity surveyors and procurement professionals. This enables Regency Residential, part of MCR Property Group to deliver every stage of the project to our high standards, consistently exceeding client expectations.

MCR Property Group is a privately owned investment and development company focused on residential and commercial real estate. Established in 1989, the company model has recently moved from retaining property in the long-term, to trading assets centred specifically on securing value add opportunities across the UK.

Working in partnership with Cheshire East council, MCR Property Group has built schemes that respond to the requirements of local residents, workers and visitors and cements Harden Park’s position as a thriving area and a magnet development for homeseekers.





Disclaimer:

We have done our very best to provide information to you that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any contractual purchase commitment.

Given the nature of an off plan development, the images have been computer generated and are for indicative and illustrative purposes only. The specification included may change during the course of the construction period and could be subject to market conditions, such as availability of materials. If there is anything you are uncertain about, please raise a query in writing with your solicitor.





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