

# COPPER WELLS

HEYWOOD

Argyle Street  
Heywood  
Lancashire  
For your Sat Nav: **OL10 3RS**

For further information  
**Tel: 01706 691 733**  
**www.copperwells.co.uk**

Countryside Properties  
(Northern) Limited  
Countryside House  
Lakeside Drive  
Centre Park  
Warrington WA1 1RW  
T: 01925 248900  
F: 01925 248901

Countryside Properties  
Head Office  
Countryside House  
The Drive  
Brentwood  
Essex CM13 3AT  
T: 01277 260000  
F: 01277 690690

*Leading sustainable developments*

Countryside  
Properties.com 

# COPPER WELLS

HEYWOOD

A  
Collection  
of stylish 2, 3 and 4 bedroom houses

  
Countryside  
Properties

Photography from previous Countryside Properties developments. Image on right designed by MDA.



# COPPER WELLS

*'desirable  
family homes'*

**is an impressive new development of desirable family homes located in the heart of Heywood. Situated between the towns of Bury and Rochdale, and surrounded by the Pennines and beautiful Lancashire countryside, Heywood offers a wide range of amenities and transport links, making it the perfect location for families and couples alike.**

The development offers a range of traditionally designed two, three and four bedroom detached and semi-detached homes in a peaceful setting, that are truly perfect for modern living. These beautiful homes provide all the comforts of stylish modern living combined with a welcoming community spirit.

At Copper Wells Countryside Properties is creating a new type of living environment. One of the key features of this will be the public open space and play area that are at its heart.



ACTUAL PHOTOGRAPHY OF THE PERMANENT PUBLIC OPEN SPACE AND PLAY AREA AT COPPER WELLS

**COPPER  
WELLS**  
HEYWOOD

[www.copperwells.co.uk](http://www.copperwells.co.uk)



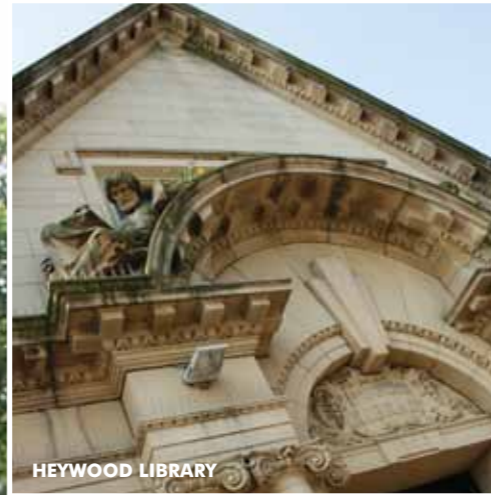
**The extensive collection of contemporary two, three and four bedroom homes on offer at Copper Wells are designed to superbly complement modern family living. The stylish living spaces are set off by the high quality specification that can be found in every home at Copper Wells.**

Each home has been carefully designed with you in mind, the light and spacious layouts enhancing the stunning modern finish. The open-plan kitchens and living areas create the perfect backdrop for family life, with French doors providing easy access to your garden – perfect for summer evenings. The stylish presentation carries right through to the bedrooms, some with en-suites, which are all of a comfortable size.

The fusion of practical living spaces with a desirable high specification finish, make Copper Wells the ideal choice for your new family home.

# YOUR DREAM HOME

*'designed with you in mind'*



HEYWOOD LIBRARY



ST. LUKES, HEYWOOD



HEYWOOD TOWN CENTRE



MEMORIAL GARDENS, HEYWOOD



### LEISURE AND AMENITIES

A thriving market town bordered by Bury and Rochdale, Heywood offers some of the North West's most spectacular countryside and undiscovered gems. The woodlands of the Ashworth and Naden Valleys are home to a wide range of diverse habitats and wildlife, and archaeological remnants that serve as a reminder of Heywood's heritage.

The Heywood section of the East Lancashire Railway recently reopened and provides the perfect opportunity to take a nostalgic journey by steam train on a picturesque 26 mile round trip along the Irwell Valley.

Queens Park is an impressive Victorian landscaped park right on your doorstep, offering something for the whole family. Relax in the gardens by the Serpentine Lake or catch a performance in the open-air theatre. For the little ones there is a state-of-the-art play area, and a popular BMX track for the more adventurous!

Heywood is home to a variety of eateries and even boasts its own brewery. There is an abundance of traditional rural pubs, which provide the ideal setting for a lazy afternoon. The town's Civic Centre is a large venue that plays host to many concerts, and has a full programme of events and classes ranging from amateur dramatics to yoga.

For the athletically minded, Heywood Sports Complex offers two swimming pools, a fitness studio, sports hall and an all-weather outdoor pitch. If you prefer spectating to participating, Heywood Cricket Club is the oldest sporting club in the town.

### SHOPPING

Copper Wells is conveniently located half a mile from Heywood town centre, which offers a variety of independent local retailers and a bustling market, along with major outlets including a Morrisons supermarket and the recently built Times Shopping Centre.

Heywood's excellent motorway links and efficient public transport make it easy to travel to the nearby towns of Bury or Rochdale for a wider variety of retail and leisure options. Alternatively, why not visit the cosmopolitan city of Manchester which is 12 miles\* away.

### TRANSPORT

Ideal for the commuter, the M62, M66 and M60 motorways are all a short distance from Heywood. Castleton, the nearest train station, is approximately three miles\* away, and frequent bus services run to Manchester via Middleton. There are extensive proposals to connect Rochdale with the Metrolink tram system and improve rail links in the area. Manchester International Airport is twenty five miles\* away.

\*Distances are taken from www.theaaa.com

### EDUCATION

For families, Copper Wells is well located for a choice of educational institutes spanning the key stages. There is a wide choice of pre-schools, around ten primary schools, and three secondary schools; St Joseph's RC High School, Heywood Community High School and Siddal Moor Sports College are all within two miles\*. Manchester, Salford and Bolton Universities are all within easy reach.

*'a thriving market town'*

# WELCOME TO HEYWOOD



SILVER STREET, BURY



ROCHDALE TOWN HALL



URBIS, MANCHESTER



EXCHANGE SQUARE, MANCHESTER

# FURTHER AFIELD

**Copper Wells offers you the best of both worlds; surrounded by beautiful countryside it is easily commutable from the surrounding towns of Bury and Rochdale, and Manchester's thriving city centre.**

## BURY

Situated just over three miles\* from the development, Bury offers a wide range of popular high street shops and amenities along with its famous market and eclectic nightlife. Bury Art Gallery and Museum is home to an impressive collection of Victorian paintings, contemporary art exhibitions, and provides a fascinating insight into local history. The nearby Irwell Sculpture Trail is the largest public art project in the North West and comprises 50 environmental arts projects.

distinctive Royal Exchange, and music fans will be similarly spoilt for choice with the variety of venues on offer, including the MEN arena and the Bridgewater Hall.

Manchester's cultural diversity has established the city's reputation as a food lover's paradise; take a trip to Rusholme's famous Curry Mile, or sample a taste of the Orient in Chinatown. There are tempting award-winning restaurants to cater for all tastes, and a wide range of cosmopolitan cafes where you can sit and soak up the atmosphere. The city's world-famous nightlife ranges from the ever-popular clubs and traditional pubs to stylish bars and cutting-edge music venues.

## ROCHDALE

Four miles\* away, the town of Rochdale is nestled at the foothills of the Pennines, with spectacular views across the surrounding countryside, making it a great area to explore. Hollingworth Lake is a picturesque day out with many activities on offer for the whole family, and keen walkers will enjoy investigating the Rochdale Way: a new footpath that takes in some of the area's stunning scenery. The spacious modern town has two shopping centres, an indoor market and a wide variety of shops, restaurants and pubs.

For those in need of some retail therapy, Manchester really does offer something for everyone. Visit the recently refurbished Arndale Centre or wander down King Street to find all your high street and designer favourites. Pass the hours in the famous department stores of Selfridges and Harvey Nichols, or spend an afternoon exploring the unique shops of the Northern Quarter.

## MANCHESTER

The city is home to some of the country's most renowned museums, including the Imperial War Museum North, the Museum of Science and Industry, and Urbis, which offer fascinating days out for the whole family. Theatre-lovers can take the opportunity to catch a performance at one of Manchester's many theatres, such as the

A truly international sporting city, Manchester is home to two major football clubs and Old Trafford Cricket Ground. Following the success of the Commonwealth Games, there is a huge range of world-class sporting facilities on offer.

With so much going on in the region and the excellent transport links, Copper Wells is the perfect base for making the most of your location and exploring all that is on offer right on your doorstep and further afield in the North West.

*'best of both worlds'*

\*Distances are taken from [www.theaa.com](http://www.theaa.com)



# CUSTOMER CARE

**Countryside Properties Customer Care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.**

Every Countryside Properties home carries our commitment to quality and improvement.

You have the added assurance of every Countryside Properties home carrying the National House Building Council Warranty (Buildmark Cover) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner. Each new owner will be invited to meet the Countryside Properties team prior to occupation to view a practical demonstration of their new home.

Countryside Properties offer a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.



**We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve our customer's quality of life.**

# ENVIRONMENT

In choosing a new home from Countryside Properties you are reducing your environmental footprint and saving money which at this time of ever increasing utility costs is important.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside Properties is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy. We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces, and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe and adaptable, and wherever possible they are constructed from materials that have a reduced impact on the environment.

In recognition of this we have received more than 60 awards for sustainability since 2001.

We are reducing our environmental impacts by measuring our schemes against the Government's Code for Sustainable Homes (The Code). The Code for Sustainable Homes provides a comprehensive measure of the sustainability of individual new homes and developments. The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water use. Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

**Copper Wells has a selection of homes that have been rated as Code Level 3.**

The Code covers nine categories including: energy and CO<sub>2</sub> emissions; water; materials; surface water run-off; waste; pollution; health and well being; management and ecology. The Code ensures that new homes are designed and built in advance of current building regulations.

The Code offers our customers the benefits of reduced costs through superior energy and water efficiency, and reduced maintenance, as well as comfortable, healthy, and flexible internal living space. It therefore helps to reduce carbon dioxide emissions, which in turn safeguards the environment.



ACTUAL PHOTOGRAPHY OF THE PERMANENT PUBLIC OPEN SPACE AND PLAY AREA AT COPPER WELLS

*'a higher quality of life'*

[www.copperwells.co.uk](http://www.copperwells.co.uk)



CAXTON PLACE, CRONTON



THE COTTONS, CHADDERTON



A TYPICAL INTERIOR



WINWICK PARK, WARRINGTON

**Countryside Properties is a leader in property development, the creation of sustainable communities and urban regeneration. Our vision is to create outstanding new homes in excellent locations for people to enjoy, now and in the future.**

We can deliver every aspect of development, including both private and affordable housing, commercial property and recreational and community facilities. Our principal areas of operation are in London and the Thames Gateway, the South East, East and North West of England.

We have a proven track record in creating high quality homes and places that our customers enjoy and which stand the test of time. In recognition, we hold more CABE Building for Life Standards than any other privately owned developer. Indeed, we were the first housing developer to receive the most highly prized architectural award of the RIBA Stirling Prize 2008.

Our individual design solutions integrate with and enhance the surrounding natural and built environment to create places of distinctive character. We deliver imaginative design solutions for every new home and development we build. Such good design helps to create a community, improves safety and security, and enhances our customer's quality of life.

The Countryside Properties name is a byword for design excellence, much sought after by discerning homebuyers seeking a higher quality of life.

### CONSUMER CODE

Countryside Properties is committed to providing you, our customers, with quality homes. The whole Countryside team is working to achieve one common goal; to ensure that you are satisfied and happy with your new Countryside home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website, a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

*'outstanding new homes'*

# COMMITMENT TO QUALITY

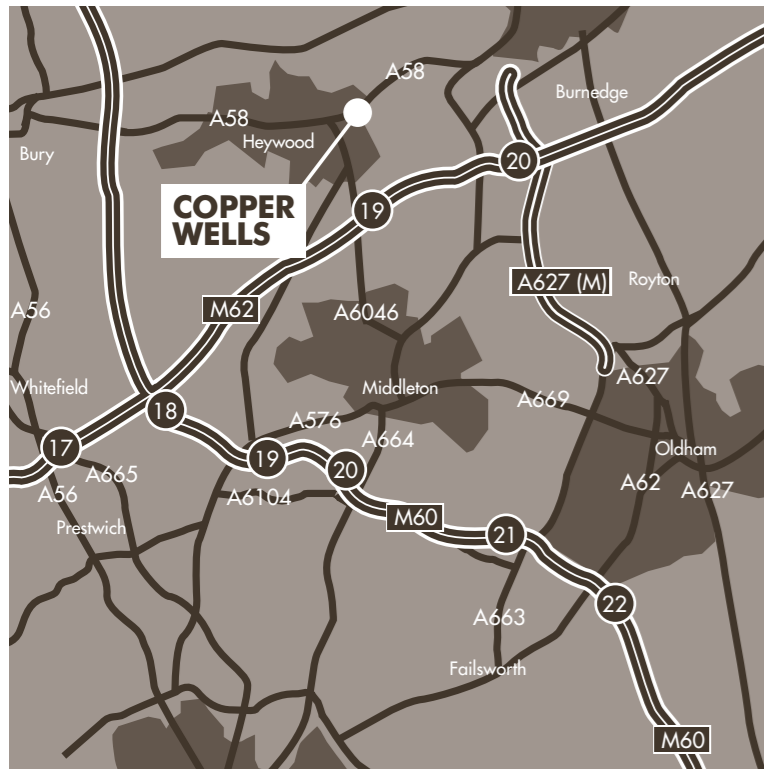
# DIRECTIONS

## FROM THE NORTH:

Follow the M62 motorway signposted Manchester. Leave the M62 at junction 20, then at the roundabout take the third exit onto the A627. At junction 4 traffic signals turn left onto the A664 signposted Rochdale A58. At the traffic signals turn left onto the A58 signposted Bury, Manchester. At the roundabout take the third exit onto the A58. At the traffic signals turn right onto the A6046. Continue forward onto the A58, then turn left onto Pilsworth Road and right onto Argyle Street where Copper Wells is located.

## FROM THE SOUTH:

Following the M6 northbound, leave at junction 21A to join the M62 motorway. Leave the M62 at junction 12 and join the M60 motorway. Leave the M60 at junction 18 joining the M66 motorway. Leave the M66 at junction 2, then at the roundabout take the fifth exit onto the A58 Bury New Road heading to Heywood. Turn right at Heap Brow, then take the first left onto Bury Old Road. Turn right at Sutherland Road and then the first left onto Argyle Street where Copper Wells is located.



For your Sat Nav: **OL10 3RS**  
[www.copperwells.co.uk](http://www.copperwells.co.uk)

**COPPER  
WELLS**  
HEYWOOD

Sales and Marketing Suite:  
**Argyle Street, Heywood, Lancashire**  
**Tel: 01706 691 733**

Directions are approximate and supplied by multimap. Countryside Properties 2010.

**COPPER  
WELLS**  
HEYWOOD