

Silverne Place

WHITBY, ELLESMERE PORT

The logo for Archway Homes features a stylized archway icon to the left of the company name. The word 'Archway' is written in a dark red serif font, and 'Homes' is written in a gold-colored sans-serif font. The entire logo is set against a white background within a thin white border.

Archway Homes



INTRODUCING

Silverne Place

WHITBY

Tucked away behind a small area of managed woodland, Silverne Place will soon become a delightful place to live. This exciting new scheme will contain just 17 new homes, combining convenience with the privacy only a small development can offer.

A selection of three and four bedroom homes have been designed to meet the needs of modern life combined with Archway Homes' renowned high levels of build quality and specification. In addition to the twelve open market homes there are five affordable properties which comprise four apartments and a two bedroom house. These will be available via our housing provider partner.

Formerly the site of a Masonic hall, the development will have many substantial trees which provide an immediate maturity to the surroundings and an open space which will be managed by the management company. The private road sweeps in and through the development providing access to all the properties. There will be a management charge to share the responsibility and costs of the open space and road, further details are available upon request.

All houses will be A-rated for energy efficiency and offer features like solar panels, EV charging and high levels of insulation making them very cost effective to run. A 10-year NHBC warranty is provided as standard.

Like all Archway Homes, Silverne Place will be a home that you will be proud to come home to.

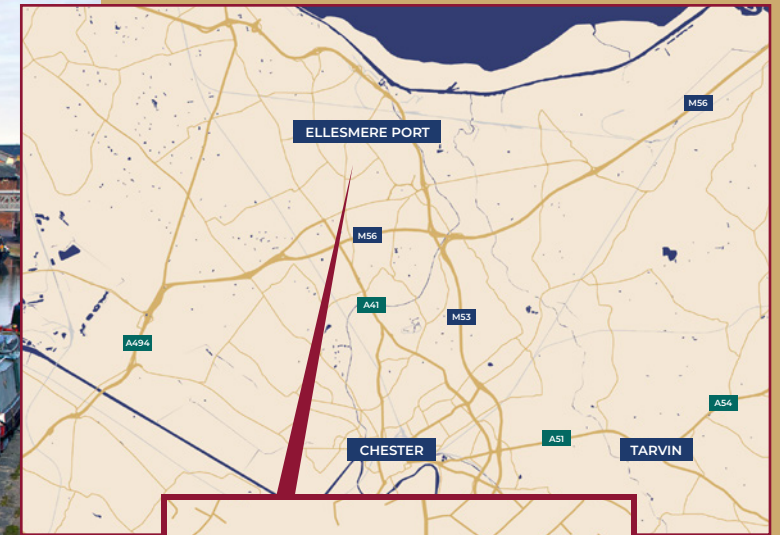




© Terry Kearney



© Terry Kearney



WELCOME TO Whitby

Whitby offers an ideal mix of amenities and lifestyle. While urban in nature, it has a village feel, with plenty of open spaces to walk and relax, right on the doorstep. Silverne Place, CH65 6SD, is situated on Chester Road, almost immediately opposite Ellesmere Port Hospital.

The properties will be within walking distance of a wide range of local amenities, including two primary schools, Whitby High School, Whitby Park and several shops. Slightly further afield, you will find a Morrisons supermarket and the Ellesmere Port shopping centre. Cheshire Oaks Outlet Village and the Coliseum Shopping Park are just 2 miles away.

Access to public transport, and the wider motorway network, is readily available, making Whitby the ideal commuter village.



Our Specification

At Silverne Place, you will find brand new homes like no other. The Archway philosophy means your new home should be ready to move into from day one, which is why we include everything as standard.

Built traditionally, and to exceptional standards, our houses are designed with ease of living at the forefront. Our houses provide plenty of storage and, being A-rated for energy, they are very economical to run. Solar panels on the roof and electric vehicle charging come as standard. High levels of insulation will keep your new home warm on the coldest of winter days.

Our internal specification includes high-quality kitchens with integrated appliances; beautiful bathrooms, with tiled walls and floors; oak veneered internal doors and fitted carpets throughout. Outside you will find block paved driveways, generous patios and turfed gardens.

* Images are indicative only

Specification at Silverne Place

All of our open market houses benefit from the following:

KITCHEN

Choice of kitchen cabinets and worktops *

Integrated appliances including oven, hob, hood, fridge/-freezer and dishwasher

Choice of ceramic floor tiles *

BATHROOMS

White sanitaryware throughout with chrome taps and fittings

Choice of ceramic wall and floor tiles *

Chrome thermostatic towel rails

Chrome shaver sockets

BEDROOMS

Choice of fitted wardrobes in the master bedroom *

DOORS AND WINDOWS

Composite Victorian style front door with multi-point locking system

Oak-veneer internal doors with chrome furniture

White uPVC double-glazed windows and secondary doors

HEATING

A gas-fired central heating system is installed with dual zones

High-efficiency gas boiler

ELECTRICAL

Chrome sockets and switches * where specified

Chrome media panel to living room or family room

SkyQ compatible satellite dish and digital TV aerial

USB socket in kitchen

Fibre broadband connection to the property

Downlights to kitchen and bathrooms

Mains-wired smoke alarms

Power and light to loft

External lighting to front and rear

FLOORING

Choice of carpets to any floors which are not tiled *

OUTSIDE

Turfed front and rear gardens

Timber fencing between plots

Outside water tap

Paved patios as per landscaping plan

Block paved driveways

GREEN FEATURES

Solar panels to all homes

Solar immersion heater to homes with a cylinder system

Energy efficient lighting throughout

Electric vehicle charging points

Bird boxes and hedgehog holes in fencing

* subject to stage of build at time of reservation



Silverne Place

WHITBY

All Archway houses are created in-house by a team with decades of experience. The layout of each housetype is designed with the home occupiers in mind. This is why you will find an Archway home a practical place to live, with the small details catered for.

Ample storage and plenty of sockets may seem like minor benefits, but they make a big difference once you move in. Generously sized rooms and large windows provide plenty of daylight, while fully fenced and turfed gardens and generous patios allow you to enjoy the outdoors from the very first day.

We believe that our house should become your home from the minute you set foot inside; that is the Archway difference.



The Damson

4 bedroom detached home with 2 en suites, integral garage and flexible living space.

1



The White Poplar

3 bedroom detached home. Master suite with dressing room, 2 further en suite bedrooms and integral garage.

2 6



The Spruce

4 bedroom detached home with master en suite and integral garage.

3 4



The Poplar

4 bedroom detached home with 2 en suites and integral garage.

5



The Hawthorn

4 bedroom detached home on a corner plot with 2 en suites and detached double garage.

7 11



The Holly

4 bedroom detached home with 2 en suites, integral garage, and flexible living space.

8 10



The Elderberry

4 bedroom detached home with parking and en suite to master bedroom.

9
























The Acer

3 bedroom semi-detached home with a family bathroom and off-road parking.

12

Development Plan

KEY

	THE DAMSON	
	THE WHITE POPLAR	 
	THE SPRUCE	 
	THE POPLAR	
	THE HAWTHORN	 
	THE HOLLY	 
	THE ELDERBERRY	
	THE ACER	
	AFFORDABLE HOUSING	    



The site plan is indicative and intended for guidance only. It does not form part of any contract or agreement, nor does it show ownership boundaries or easements and is subject to change.

The Acer

 3 BEDROOMS  1 BATHROOM  800 FT²

The Acer is a 3-bedroom semi-detached home with driveway parking.

Downstairs offers a kitchen with dining space, a good sized living room and cloakroom.

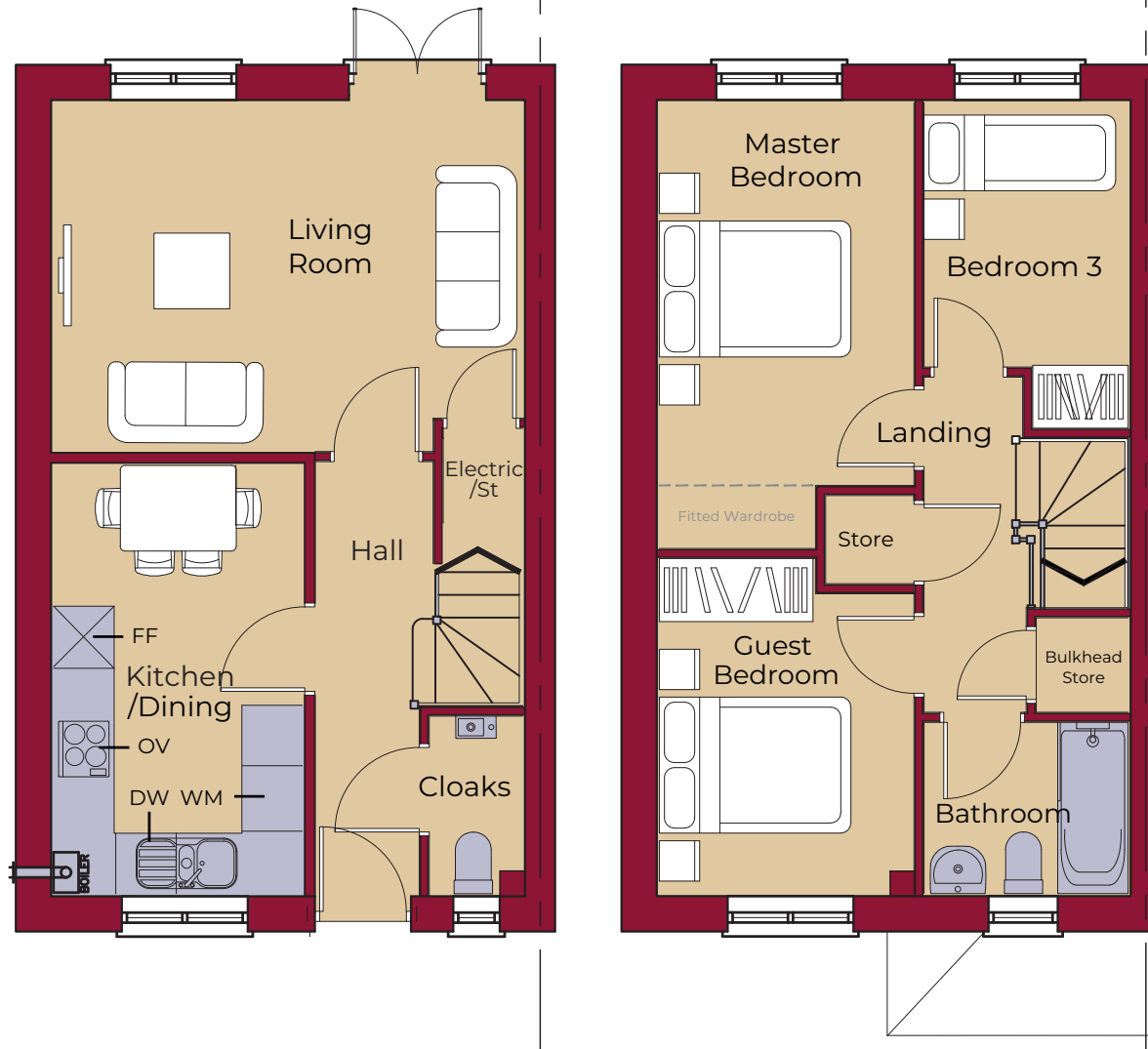
Upstairs the master bedroom is fitted with Hammonds wardrobes, there are two further bedrooms and a family bathroom.

Externally there is driveway parking and a garden shed.



The Acer

3 BEDROOMS 1 BATHROOM 800 FT²



DOWNSTAIRS

LIVING ROOM	4650mm x 3450mm 15' 3" x 11' 4"
KITCHEN / DINING	4250mm x 2465mm 13' 11" x 8' 1"

UPSTAIRS

MASTER BEDROOM	4425mm (inc. wardrobes) x 2525mm 14' 6" (inc. wardrobes) x 8' 3"
GUEST BEDROOM	3320mm x 2525mm 10' 11" x 8' 3"
BEDROOM 3	3230mm (max) x 2025mm 10' 7" (max) x 6' 8"
BATHROOM	2025mm x 1700mm 6' 8" x 5' 7"

KEY

Hob	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

The floorplans are indicative only and may vary due to the position on the development. All dimensions are approximate. Square footage excludes garage. Further all furniture shown is to provide a sense of scale, is indicative only and not included. For detailed plans and specifications please contact Archway Homes Ltd.

The Elderberry

 4 BEDROOMS  2 BATHROOMS  1,218 FT²

As a starter size 4 bedroom detached home, the Elderberry has it all.

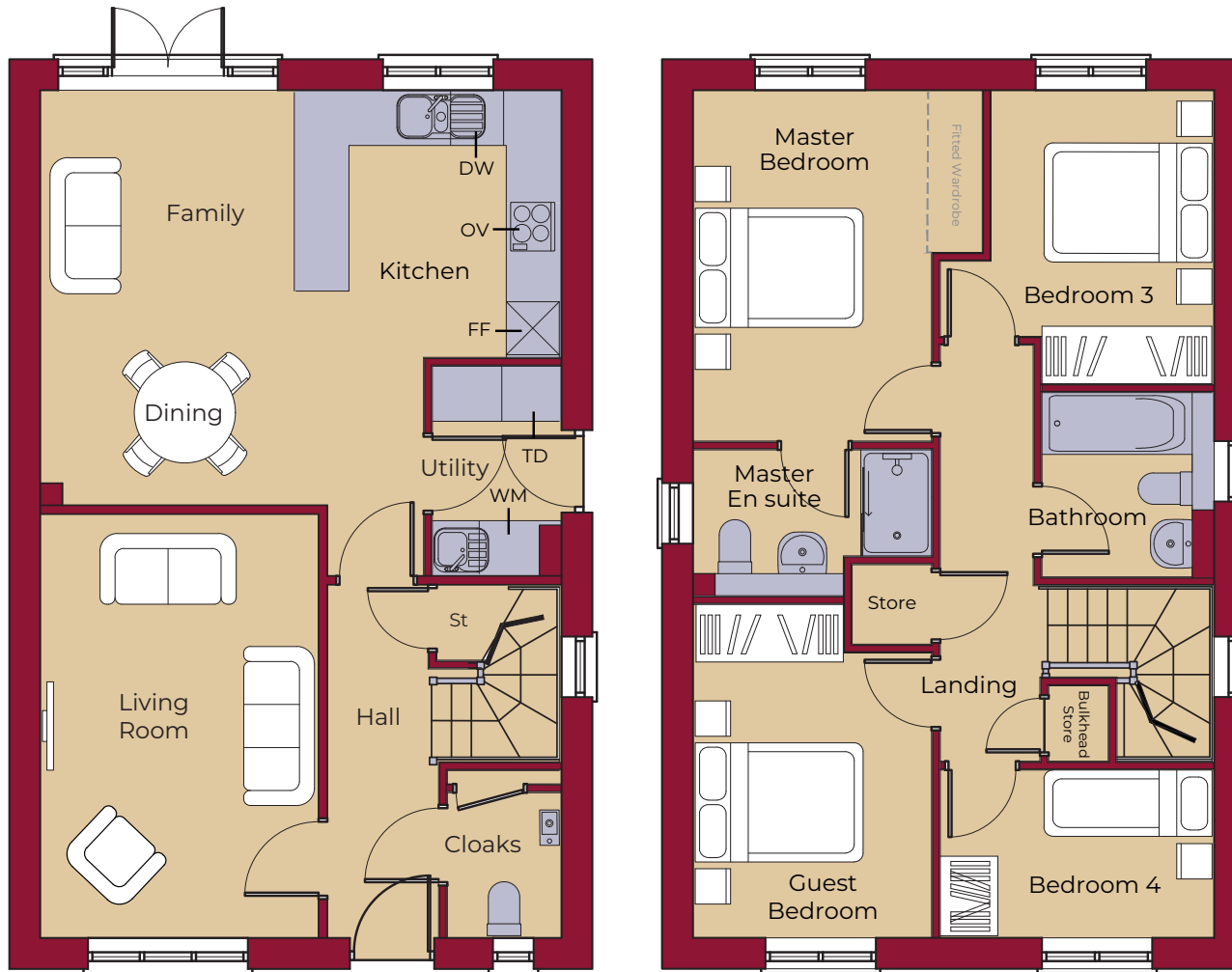
A wonderful kitchen family room with French doors onto the garden, a utility room with space for a washer and a dryer, a living room and cloakroom make up the ground floor. A turned staircase leads to the first floor bedrooms, where the master is en suite and has Hammonds fitted wardrobes.

Externally there is driveway parking and a garden shed.



The Elderberry

4 BEDROOMS 2 BATHROOMS 1,218 FT²



DOWNSTAIRS

LIVING ROOM	4750mm x 3100mm 15' 7" x 10' 2"
KITCHEN	2965mm x 3000mm 9' 9" x 9' 10"
FAMILY / DINING	4650mm x 4310mm (max) 15' 3" x 14' 2" (max)
UTILITY	2345mm x 1435mm 7' 8" x 4' 8"

UPSTAIRS

MASTER BEDROOM	3945mm x 3250mm (max)(inc. 'robes) 12' 11" x 10' 8" (max)(inc. 'robes)
MASTER EN SUITE	2675mm (max) x 1650mm (max) 8' 9" (max) x 5' 5" (max)
GUEST BEDROOM	3745mm (max) x 2675mm 12' 3" (max) x 8' 9"
BEDROOM 3	3295mm (max) x 2500mm 10' 10" (max) x 8' 2"
BEDROOM 4	3095mm x 1870mm 10' 2" x 6' 2"
BATHROOM	2085mm x 1925mm (max) 6' 10" x 6' 4" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

The Spruce

 4 BEDROOMS  2 BATHROOMS  1,338 FT²

The Spruce is a lovely 4 bedroom detached home with integral garage.

The ground floor accommodation offers a formal lounge to the front aspect, and a kitchen family dining room to the rear of the home. A utility room leads off the kitchen with space for both a washer and dryer, and a cloakroom completes the ground floor.

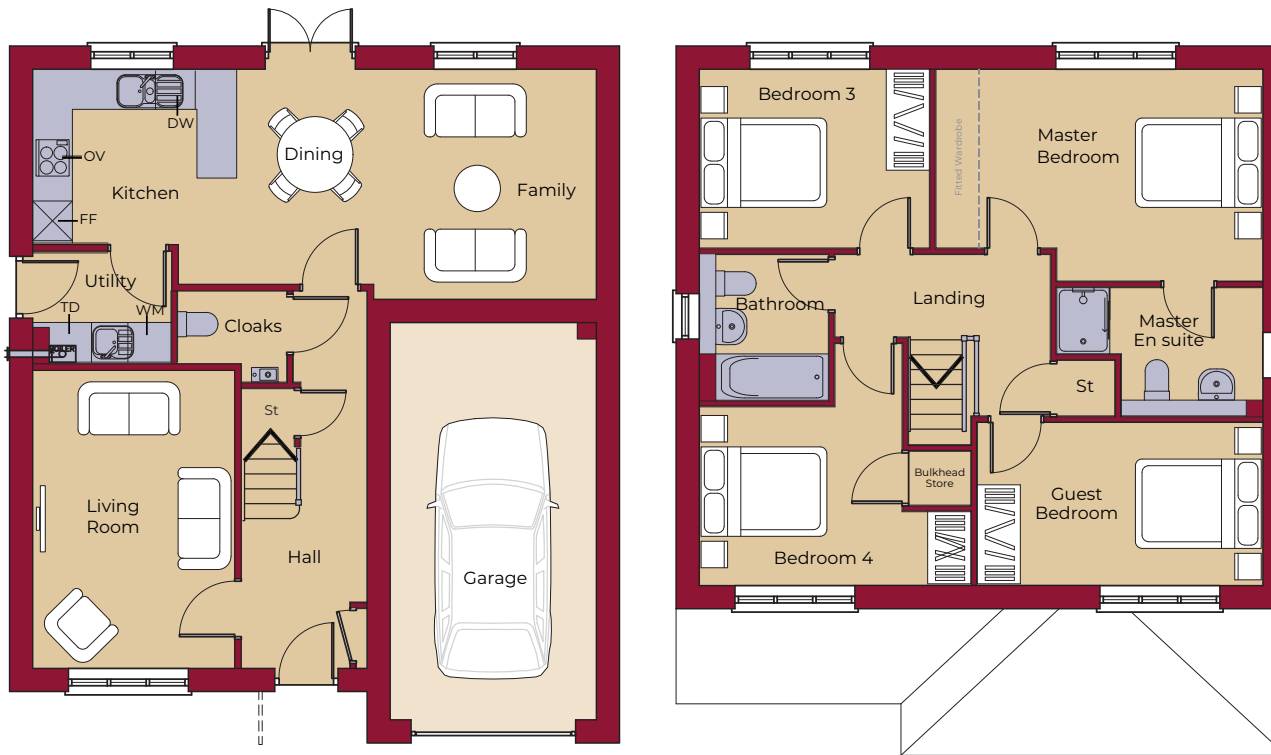
Upstairs there are four double bedrooms and a family bathroom. The master bedroom is en suite and is fitted with Hammonds wardrobes.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

The Spruce

4 BEDROOMS 2 BATHROOMS 1,338 FT²



DOWNSTAIRS

LIVING ROOM	4450mm x 3000mm 14' 7" x 9' 10"
KITCHEN	3065mm x 2600mm 10' 1" x 8' 6"
FAMILY / DINING	5370mm x 3425mm (max) 17' 7" x 11' 3" (max)
UTILITY	2050mm (max) x 1650mm 6' 9" (max) x 5' 5"
GARAGE	6000mm x 3110mm 19' 8" x 10' 2"

UPSTAIRS

MASTER BED	4910mm (max)(inc. 'robes) x 3170mm (max) 16' 1" (max)(inc. 'robes) x 10' 5" (max)
MASTER EN SUITE	3085mm (max) x 1935mm (max) 10' 1" (max) x 6' 4" (max)
GUEST BEDROOM	4285mm x 2435mm 14' 1" x 8' 0"
BEDROOM 3	3445mm x 2675mm 11' 4" x 8' 9"
BEDROOM 4	4075mm (max) x 3625mm (max) 13' 4" (max) x 11' 11" (max)
BATHROOM	2200mm x 1925mm 7' 3" x 6' 4"

KEY



OV Oven DW Dishwasher TD Tumble Dryer Space
FF Fridge / Freezer WM Washing Machine Space St Store

The White Poplar

 3 BEDROOMS  3 BATHROOMS  1,443 FT²

The White Poplar is a fabulous 3 en suite bedroom detached home with integral garage.

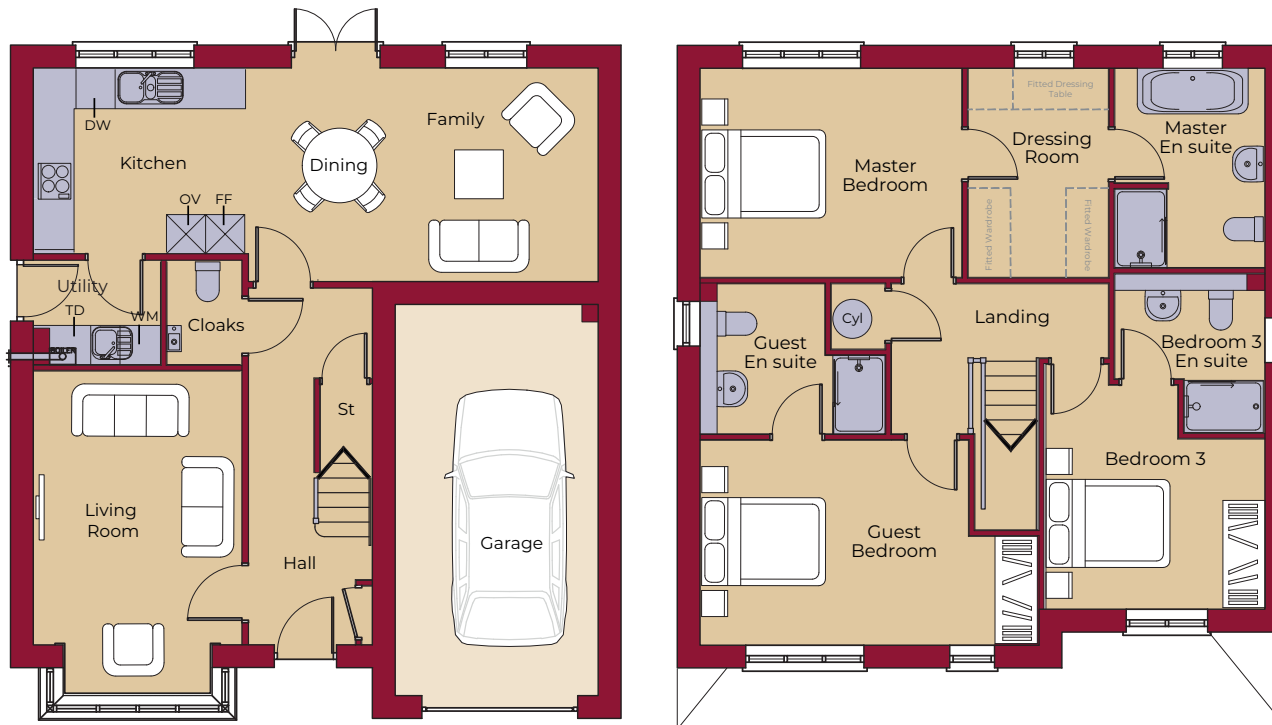
The ground floor accommodation comprises of a lounge with feature bay window, a kitchen / family room with French doors onto the garden, a utility room with space for a washer and dryer, and a cloakroom.

Upstairs the property offers a superb master suite with walk through dressing room fitted with Hammonds wardrobes and en suite fitted with both a bath and shower. There are two further en suite bedrooms to complete the home.



The White Poplar

3 BEDROOMS 3 BATHROOMS 1,443 FT²



DOWNSTAIRS

LIVING ROOM	4950mm (max) x 3150mm 16' 3" (max) x 10' 4"
KITCHEN	3235mm x 2800mm 10' 7" x 9' 2"
FAMILY / DINING	5325mm x 3225mm 17' 6" x 10' 7"
UTILITY	1925mm (max) x 1570mm 6' 4" (max) x 5' 2"
GARAGE	5950mm x 3060mm 19' 6" x 10' 0"

UPSTAIRS

MASTER BEDROOM	3985mm x 3180mm 13' 1" x 10' 5"
MASTER DRESSING ROOM	3180mm (inc. 'robes) x 2150mm (inc. 'robes) / 9' 11" x 7' 5"
MASTER EN SUITE	3030mm x 2270mm 9' 11" x 7' 5"
GUEST BEDROOM	5160mm (max) x 3515mm 16' 11" (max) x 11' 6"
GUEST EN SUITE	2810mm (max) x 2285mm 9' 3" (max) x 7' 6"
BEDROOM 3	3730mm (max) x 3350mm 12' 3" (max) x 11' 0"
BEDROOM 3 EN SUITE	2270mm x 2430mm (max) 7' 5" x 8' 0" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store

The Poplar

 4 BEDROOMS  3 BATHROOMS  1,443 FT²

The Poplar is an attractive 4-bedroom detached home with a thoughtfully designed layout which will appeal to families.

You can enjoy a kitchen, family dining room with French doors opening onto the garden, a separate living room with front-aspect bay window, as well as a practical cloakroom, utility room with space for a washer and a dryer and an integral garage.

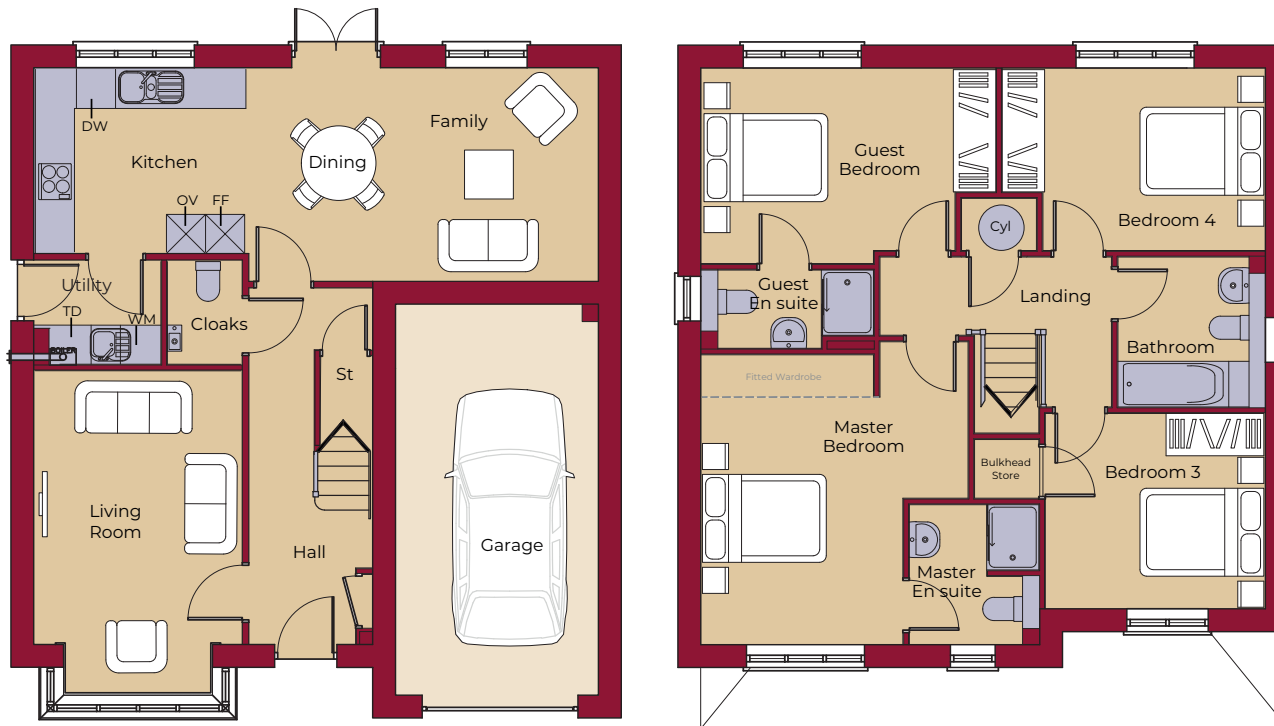
Upstairs features four spacious bedrooms, two of which are en suite. A family bathroom completes the floor. The master bedroom has Hammonds fitted wardrobes.



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The Poplar

4 BEDROOMS 3 BATHROOMS 1,443 FT²



KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

DOWNSTAIRS

LIVING ROOM	4950mm (max) x 3150mm 16' 3" (max) x 10' 4"
KITCHEN	3070mm x 2800mm 10' 1" x 9' 2"
FAMILY / DINING	5490mm x 3225mm 18' 0" x 10' 7"
UTILITY	1925mm (max) x 1570mm 6' 4" (max) x 5' 2"
GARAGE	5950mm x 3060mm 19' 6" x 10' 0"

UPSTAIRS

MASTER BED	4420mm (max)(inc. 'robes) x 4075mm (max) 14' 6" (max)(inc. 'robes) x 13' 4" (max)
MASTER EN SUITE	2125mm x 1985mm (max) 7' 0" x 6' 6" (max)
GUEST BEDROOM	4500mm (max) x 2975mm (max) 14' 9" (max) x 9' 9" (max)
GUEST EN SUITE	2625mm (max) x 1200mm 8' 7" (max) x 3' 11"
BEDROOM 3	3350mm x 2970mm 11' 0" x 9' 9"
BEDROOM 4	4010mm (max) x 2775mm 13' 2" (max) x 9' 1"
BATHROOM	2300mm x 2235mm (max) 7' 7" x 7' 4" (max)

The Hawthorn

 4 BEDROOMS  3 BATHROOMS  1,563 FT²

Situated on a corner plot, the Hawthorn is a fabulous house with 4 bedrooms, a detached double garage, and gardens to two sides.

The ground floor offers a lounge with windows to the front and rear elevations. The kitchen / family room has French doors opening onto the garden. There is a formal dining room with pocket doors onto the kitchen. A utility room with space for a washer and a dryer, and cloakroom complete the ground floor.

Upstairs a wonderful galleried landing leads to four double bedrooms, two of which are en suite, and a family bathroom. The master bedroom is fitted with Hammonds wardrobes.



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The Hawthorn

4 BEDROOMS 3 BATHROOMS 1,563 FT²



KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

DOWNSTAIRS

LIVING ROOM	4150mm x 3950mm 13' 7" x 13' 0"
DINING	2970mm x 2850mm 9' 9" x 9' 4"
KITCHEN	3260mm x 3235mm 10' 8" x 10' 7"
FAMILY / DINING	5260mm x 3235mm 17' 3" x 10' 7"
UTILITY	1900mm x 1825mm 6' 3" x 6' 0"
GARAGE	6000mm (max) x 5900mm (max) 19' 8" (max) x 19' 4" (max)

UPSTAIRS

MASTER BEDROOM	4320mm (inc. wardrobes) x 3260mm 14' 2" (inc. wardrobes) x 10' 8"
MASTER EN SUITE	2220mm (max) x 1550mm (max) 7' 3" (max) x 5' 1" (max)
GUEST BEDROOM	4275mm (max) x 3950mm 14' 0" (max) x 13' 0"
GUEST EN SUITE	2500mm x 1210mm 8' 2" x 4' 0"
BEDROOM 3	3460mm x 3020mm (max) 11' 4" x 9' 11" (max)
BEDROOM 4	3020mm (max) x 2765mm (max) 9' 11" (max) x 9' 1" (max)
BATHROOM	3100mm (max) x 1935mm (max) 10' 2" (max) x 6' 4" (max)

The Holly

 4 BEDROOMS  3 BATHROOMS  1,569 FT²

The Holly is a spacious 4-bedroom home with integral garage and flexible living accommodation.

The ground floor accommodation comprises of a lounge and a study for home working. The kitchen / family room at the rear of the property has French doors opening onto the garden. A practical utility room with space for a washer and a dryer, and cloakroom complete the ground floor.

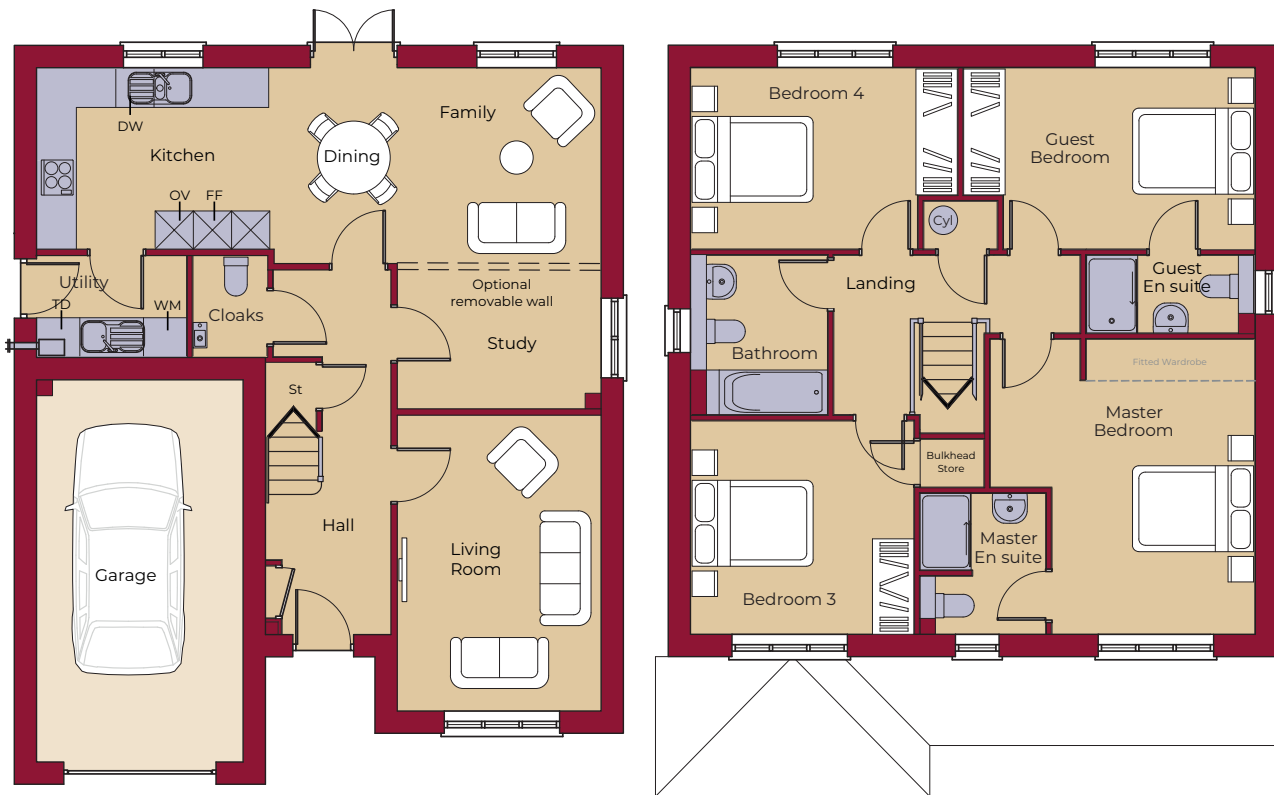
Upstairs, there are four double bedrooms, two of which are en suite, and a family bathroom. The master bedroom has Hammonds fitted wardrobes.



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The Holly

4 BEDROOMS 3 BATHROOMS 1,569 FT²



KEY			
	OV Oven	DW Dishwasher	TD Tumble Dryer Space
	FF Fridge / Freezer	WM Washing Machine Space	St Store

DOWNSTAIRS

LIVING ROOM	4590mm x 3150mm 15' 1" x 10' 4"
KITCHEN	3690mm x 2800mm 12' 1" x 9' 2"
FAMILY / DINING	5095mm x 3025mm (max) 16' 9" x 9' 11" (max)
STUDY	3150mm x 2165mm 10' 4" x 7' 1"
UTILITY	2330mm x 1550mm 7' 8" x 5' 1"
GARAGE	6000mm x 3240mm 19' 8" x 10' 8"

UPSTAIRS

MASTER BED	4605mm (max)(inc. 'robes) x 4130mm (max) 15' 1" (max)(inc. 'robes) x 13' 7" (max)
MASTER EN SUITE	2185mm x 1970mm (max) 7' 2" x 6' 6" (max)
GUEST BEDROOM	4550mm (max) x 2825mm 14' 11" (max) x 9' 3"
GUEST EN SUITE	2625mm (max) x 1215mm 8' 7" (max) x 4' 0"
BEDROOM 3	3480mm x 3325mm 11' 5" x 10' 11"
BEDROOM 4	4160mm (max) x 2825mm 13' 8" (max) x 9' 3"
BATHROOM	2500mm x 2125mm (max) 8' 2" x 7' 0" (max)

The Damson

 4 BEDROOMS  3 BATHROOMS  1,698 FT²

The Damson is a 4-bedroom detached home offering excellent use of space with flexible living accommodation and an integral garage.

The ground floor comprises of a lounge and substantial kitchen / dining / family room at the rear of the property, which offers French doors opening onto the garden.

A practical utility room with space for both a washer and dryer, and a cloakroom complete the ground floor.

Upstairs, there are four double bedrooms, two of which are en suite, and a family bathroom. The spacious master bedroom is fitted with Hammonds wardrobes.



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The Damson

4 BEDROOMS 3 BATHROOMS 1,698 FT²



DOWNSTAIRS

LIVING ROOM	4500mm x 3250mm 14' 9" x 10' 8"
KITCHEN	3575mm x 3725mm 11' 9" x 12' 3"
FAMILY / DINING	5710mm (max) x 5245mm (max) 18' 9" (max) x 17' 2" (max)
UTILITY	3110mm x 1675mm 10' 2" x 5' 6"
GARAGE	6000mm x 3110mm 19' 8" x 10' 2"

UPSTAIRS

MASTER BED	4600mm (max)(inc. robes) x 4460mm (max) 15' 1" (max)(inc. robes) x 14' 8" (max)
MASTER EN SUITE	2150mm x 2150mm 7' 1" x 7' 1"
GUEST BEDROOM	4555mm (max) x 3125mm 14' 11" (max) x 10' 3"
GUEST EN SUITE	2725mm (max) x 1225mm 8' 11" (max) x 4' 0"
BEDROOM 3	4355mm (max) x 3125mm 14' 3" (max) x 10' 3"
BEDROOM 4	3335mm x 3120mm 10' 11" x 10' 3"
BATHROOM	2700mm x 2235mm (max) 8' 10" x 7' 4" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

ST Store



Our Green Agenda

A-RATED ENERGY EFFICIENCY

All homes on our developments now include:

- Solar Panels - converting the free energy of the sun into electricity for you to use around your home therefore reducing your electricity bills
- Solar iBoost - maximising the free energy produced by your solar panels. If you have a hot water cylinder, the iBoost diverts any excess solar energy to your immersion heater, heating your water for free thereby reducing your gas bills
- A-rated Energy Performance Certificates - the higher the rating the lower the energy bills for you. All our houses will be A-rated to keep your costs down, and we're working to improve them further.

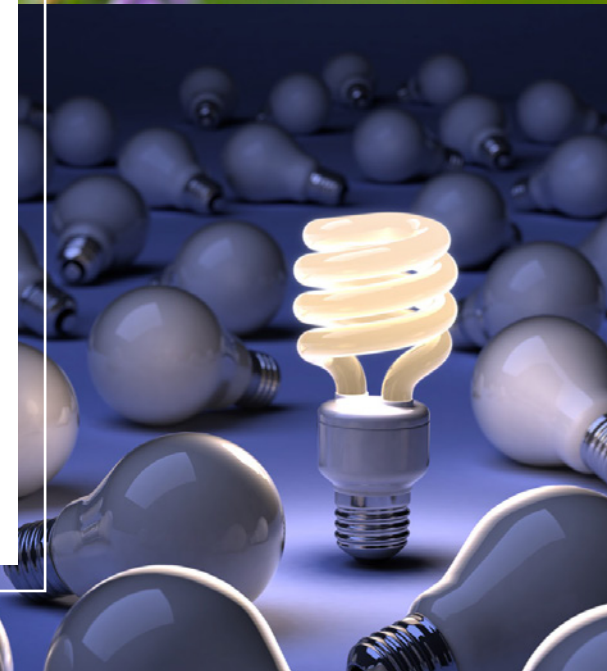
WORKING FOR WILDLIFE

- In addition to the bird and bat boxes we install on our developments, every new home-owner pack will contain a bird box and bug hotel for you to put in your garden to encourage wildlife
- All gardens have hedgehog holes in the fencing and we use stock proof fencing, where appropriate, to encourage hedgehogs and other wildlife
- The plants and trees in your gardens and open spaces have been specifically selected to promote biodiversity and encourage bees

REDUCING YOUR CARBON FOOTPRINT

We all like it when things run smoothly... and cost less:

- Electric Vehicle Charging Points – either now or in the future running an electric vehicle will not only save you money but reduce carbon emissions.
- Your central heating system has dual zone controls and timing features so you can ensure it suits your lifestyle and doesn't waste energy
- 100% of the bulbs in your home are energy efficient and we use LED spotlights in kitchens and bathrooms, which last longer and use less energy
- Hi-therm lintels are used over the windows and external doors and we install extra loft insulation to minimise areas where heat can escape.



Customer Journey

Buying an Archway home is unlike dealing with a large corporate company, when you buy from us you are buying from a small, dedicated team of individuals who have been brought together to build you the new home of your dreams and that journey starts the minute you first contact us.

VIEWINGS AND RESERVATION

All of our viewings are by appointment, this ensures we have enough time to understand your needs and help you make the right choice. Our sales advisor will explain everything about the houses including any financial liabilities and potential running costs. Not all our sites have show homes, so we have video tours of most of our house types and we will usually be able to point you in the direction of previous developments, so you can get a feel for what an Archway home might look like. We understand that buying off-plan is sometimes a leap of faith, so we will take the time with you to make sure we answer all of your questions before you make the decision to buy.

At the point of reservation, we will go through a very detailed process of full disclosure of all the important information about the plot, the site, the specification of your preferred home, and what extras are available to purchase. We believe that transparency is key to ensuring you make the right decision.

COMMUNICATION

Archway Homes have signed up with Spaciable, which is a 'pre-sales to aftercare' portal, allowing us to communicate with you via the portal as we progress together along the journey. Spaciable allows us to send you regular updates and photos of your build and also upload documents and certificates as they become available. We will also keep you regularly informed of likely moving dates, so you can start to pack and get ready for moving day.

DEMONSTRATION

Once the property has been signed off by the NHBC and building control is complete, we will invite you to a home demonstration where our sales advisor will take you through the house room by room and explain where everything is and how everything works. This is an ideal time to ask those important technical questions and get a feel for your new home.

EXCHANGE OF CONTRACTS AND HANDOVER

Six weeks after reservation, we hope that we will have exchanged contracts. This means that the house is legally secured and you are fully committed to buy as we are equally committed to sell. Your solicitor will advise of your legal liabilities at this stage, but this is the real milestone in buying any home.

We have arrived at the big day! Once our solicitor confirms that all the monies are paid, we will arrange to meet you and hand over the keys, we will do final meter readings, and provide various certificates. The good news is most of the certificates will be uploaded onto the Spaciable portal for you to access at any time.

CUSTOMER CARE

We understand that moving day will be a busy day followed by days of unpacking and arranging your new home, so we will leave you in peace. At the end of the second week of occupation, we will ask for your initial 14 day snagging list for you to identify any issues you have come across. Our dedicated customer care team will look after any identified snags or defects for the first two years following completion, with most communication being done via the Spaciable Portal, which allows us to make appointments for the aftercare operatives or subcontractors to visit. After the first two years, you can be reassured that your home is insured against structural defects by the NHBC for a further eight years.

FAQs

DO WE NEED AN APPOINTMENT TO VISIT THE DEVELOPMENT OR SHOW HOME?

Yes you do. Our sales centres are unmanned, so we request that you make an appointment via our office on 0800 612 3404.

HOW MUCH IS THE RESERVATION FEE?

The reservation fee is £1000, this reserves the property for you for the duration of the reservation period.

IS THE RESERVATION FEE REFUNDABLE?

Once we have taken your reservation, you have a 14-day cooling off period, in which your reservation fee is fully refundable. After the 14 days you will be entitled to a partial refund as per the terms of the reservation agreement.

HOW LONG IS THE RESERVATION PERIOD?

Our standard reservation period is 6 weeks which is why we need to make sure that you are in a position to proceed before you reserve.

CAN I PERSONALISE MY HOME?

Whilst we do not offer a bespoke service, purchasers have the option to choose their kitchen, flooring, wall tiling and master bedroom wardrobes depending on the stage of build. There are also a small number of customer upgrades available, consult with the sales advisor for further information.

HOW LONG WILL IT TAKE TO BUILD MY HOME?

The time it takes to build a home will vary slightly dependant on size and any adverse weather or issues, however an average build time would be approximately 6 months.

CAN I VISIT MY HOME DURING CONSTRUCTION?

Whilst we understand that you will be excited with your new home purchase and keen to see inside, due to health and safety considerations we cannot allow visits until we invite you to a home demonstration before you move in. We will however send you regular updates and photos during construction.

I HAVE A HOUSE TO SELL, WHEN CAN I BUY A NEW ONE?

You can reserve an Archway home when you are either, not dependant on the sale of your home to finance your new one, or if your existing home has a sale progressing on it.

WILL I NEED TO MOVE INTO RENTED ACCOMMODATION?

Depending on your personal circumstances and the timing of when you reserve your new home, you may need to find alternative accommodation in between the sale of your existing home and the completion of your new home.

DOES MY HOME COME WITH A WARRANTY?

Yes. All Archway homes come with a ten year NHBC warranty, which includes two years customer care provided by Archway Homes.

WHAT IS NOT COVERED BY THE NHBC WARRANTY?

General home maintenance such as changing lightbulbs, painting and decorating, and shrinkage relating to the natural drying out process. Damage caused by the homeowner. Damage caused by severe weather.

ARE YOUR HOMES FREEHOLD OR LEASEHOLD?

All Archway homes are freehold.

IS THERE A MANAGEMENT CHARGE?

On Silverne Place there will be an estate charge. This is to cover maintaining the private estate road, biodiversity landscaped area and other areas requiring maintenance. Speak to the sales advisor for more details.

ARE ARCHWAY HOMES REGISTERED WITH THE NHQB?

Yes. The New Homes Quality Code replaces the consumer code. This gives you as a purchaser additional piece of mind and protection. The code helps homebuyers understand the level of service and information you should receive from us, and gives you a point of redress in the event that something goes wrong. More information can be found at nhqb.org.uk

ABOUT

Archway Homes

Based near Chester and established in 2010, Archway Homes is a family run business founded on a passion for building high quality homes. The Archway team are a hand-picked group of professionals brought together to continue the established philosophy of building beautiful houses in desirable locations. The team focus on all elements of design and construction and take enormous pride in providing homes that delight modern day home buyers but that will equally withstand the fickle trends of time to sit seamlessly within their local vernacular.

We believe there are certain keys to success: -

- Our development locations, whether rural or urban, are chosen with great care using the criteria 'Would we like to live here?'
- We only build smaller niche developments so creating exclusive environments where our customers can enjoy a sense of community.
- Our design team is constantly working to improve and enhance the layouts of our homes, incorporating an increasing number of features that make them energy efficient, in line with our A-rating promise.
- Our specification is regularly adjusted so that we offer a high-quality product with many 'extras' included as standard. Our goal is that our customers have a home ready to move into and enjoy from day one.
- Our ethos is quality, not quantity, and we aim to only hand over one home per development each month, allowing our site staff and subcontractors to focus, throughout the build programme, on the standard of each individual home.
- This also enables our sales manager the time for a more individual relationship with our customers, to enhance their customer journey.

Attention to detail, high specification and quality are intrinsic in all that we do and by concentrating on these the Archway brand has become well respected and sought after.

CONTACT US

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 [@archway.homes](https://www.instagram.com/archway.homes)



Archway Homes is a member of the House Builders Federation (HBF). We follow the New Homes Quality Code (NHQC) which was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers. All of our homes are covered by a 10 year National House Building Council (NHBC) warranty.

