

JONES
HOMES

jones-homes.co.uk/the-grange

The Grange

at Last Drop Village, Bolton



Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.





Live the
luxury lifestyle

Built with you in mind



Luxury living is about having it all

If you dream of living in a beautiful home, with a high quality interior in a sought-after Lancashire location, it could all be yours at The Grange at Last Drop Village.

Nestled on the edge of the West Pennine Moors, this exclusive collection of luxury 2, 3 & 4 bedroom homes has something for everyone, from first time buyers to growing families, alike.

Built to traditionally high standards and designed with modern living in mind, these homes provide light and airy interiors that offer plenty of space to work, play and relax in style.

Set in a picturesque village location and surrounded by breath-taking countryside, The Grange in Bromley Cross is ideally located off the A666, Blackburn Road, making it well connected to an extensive range of amenities in nearby Bolton and surrounding areas.

With excellent transport and motorway links easily accessible to a host of destinations including the major cities of Manchester, Preston and Leeds, you can enjoy the best of both worlds with luxury living in a rural location.





Built with you in mind

Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

At The Grange, you can expect a contemporary kitchen with Quartz worktops, integrated appliances, and modern bathrooms with showers, low profile shower trays and a choice of stunning tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around The Grange to help preserve and improve the natural environment.



The perfect location

A tranquil oasis, yet just a stone's throw from a host of modern amenities and attractions,
Bromley Cross really is the perfect place to call home.



Main entrance to The Last Drop Village Hotel & Spa



Middlebrook Retail & Leisure Park



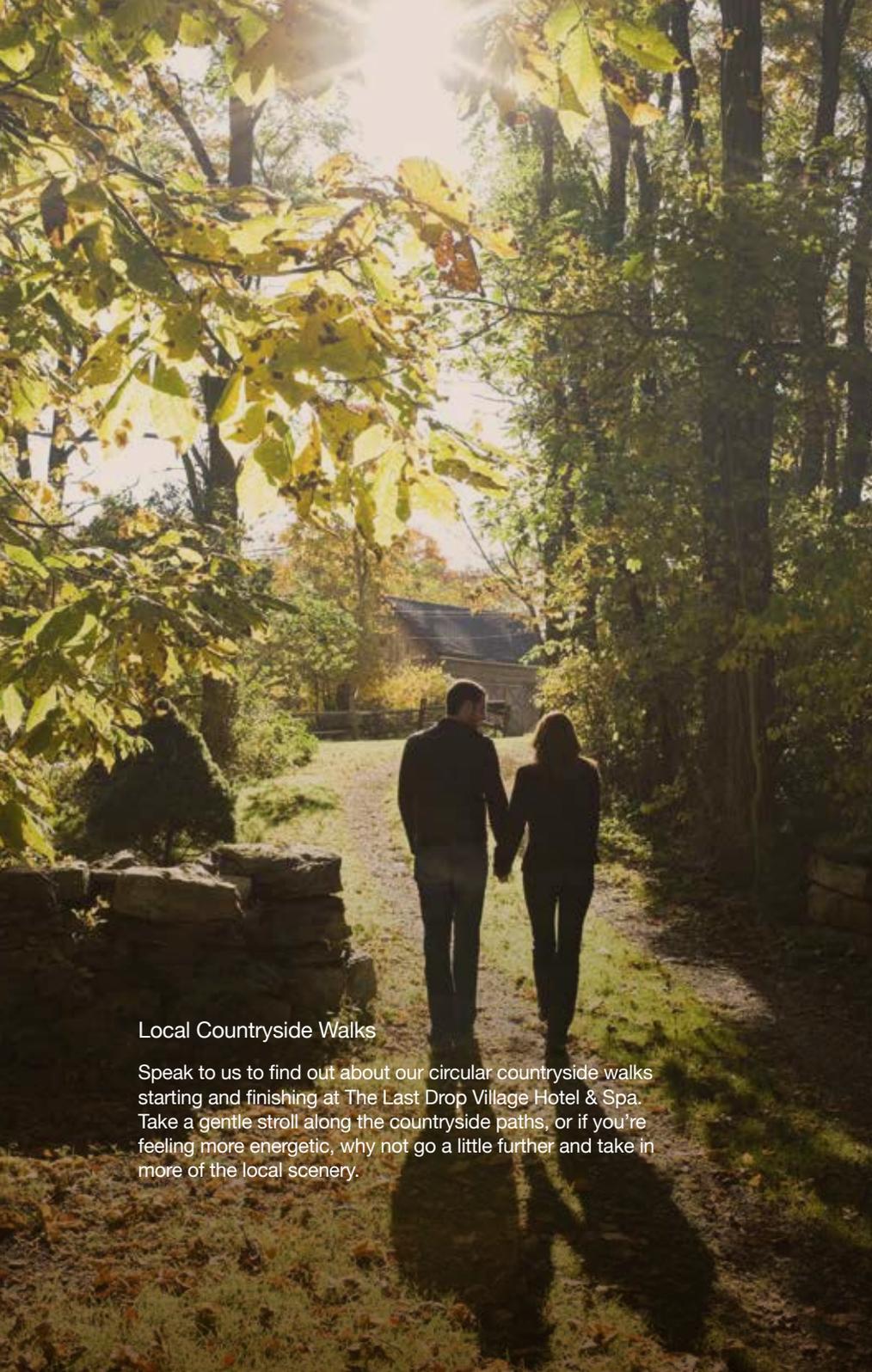
Spa pool at The Last Drop Village Hotel & Spa



Swimming pool at The Last Drop Village Hotel & Spa



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Local Countryside Walks

Speak to us to find out about our circular countryside walks starting and finishing at The Last Drop Village Hotel & Spa. Take a gentle stroll along the countryside paths, or if you're feeling more energetic, why not go a little further and take in more of the local scenery.

A place to suit every lifestyle

The perfect home,
in the perfect location

Encompassed by spectacular countryside, the pretty high street in the Last Drop Village offers a selection of independent shops as well as The Village Tea Shop and The Drop Inn. The award winning Last Drop Village Hotel & Spa is also on your doorstep, where you can relax and unwind in the luxurious spa & leisure facilities.

If it's retail therapy you're looking for, Middlebrook Retail & Leisure Park and Bolton town centre are within easy reach. And just 18 miles away, you'll find an abundance of amenities including high street and designer shops at The Trafford Centre and Manchester City Centre.

The Grange is also the perfect haven to experience the great outdoors. From walks at Winter Hill or the Entwistle Trail, to cycling at Rivington Pike and family days out at Jumbles Country Park, GoApe or just simply exploring the historic Turton Tower, whatever you choose, there is plenty on offer.

For the professional commuter, thanks to the close proximity of the M61 and M60 motorways and Manchester Airport 19 miles away, you are connected to a variety of major destinations. Bromley Cross train station and Bolton Interchange also offer excellent transport services. And with well-regarded schools also nearby, you really can have it all living at The Grange.



Built with you in mind

Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Bromley Cross, Bolton, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well considered layouts, every new development is the best it can possibly be.

It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families have chosen to stay and move up with us over the years.





Buying a Jones home
is easier than you think

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk

Built with you in mind

It's time to take a closer look at The Grange.

Just call 07483 350354 to book an appointment to view or visit jones-homes.co.uk/the-grange for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.

1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion.

Ask family and friends for a recommendation or speak to one of our Sales Advisors.

4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

5 Exchange and complete

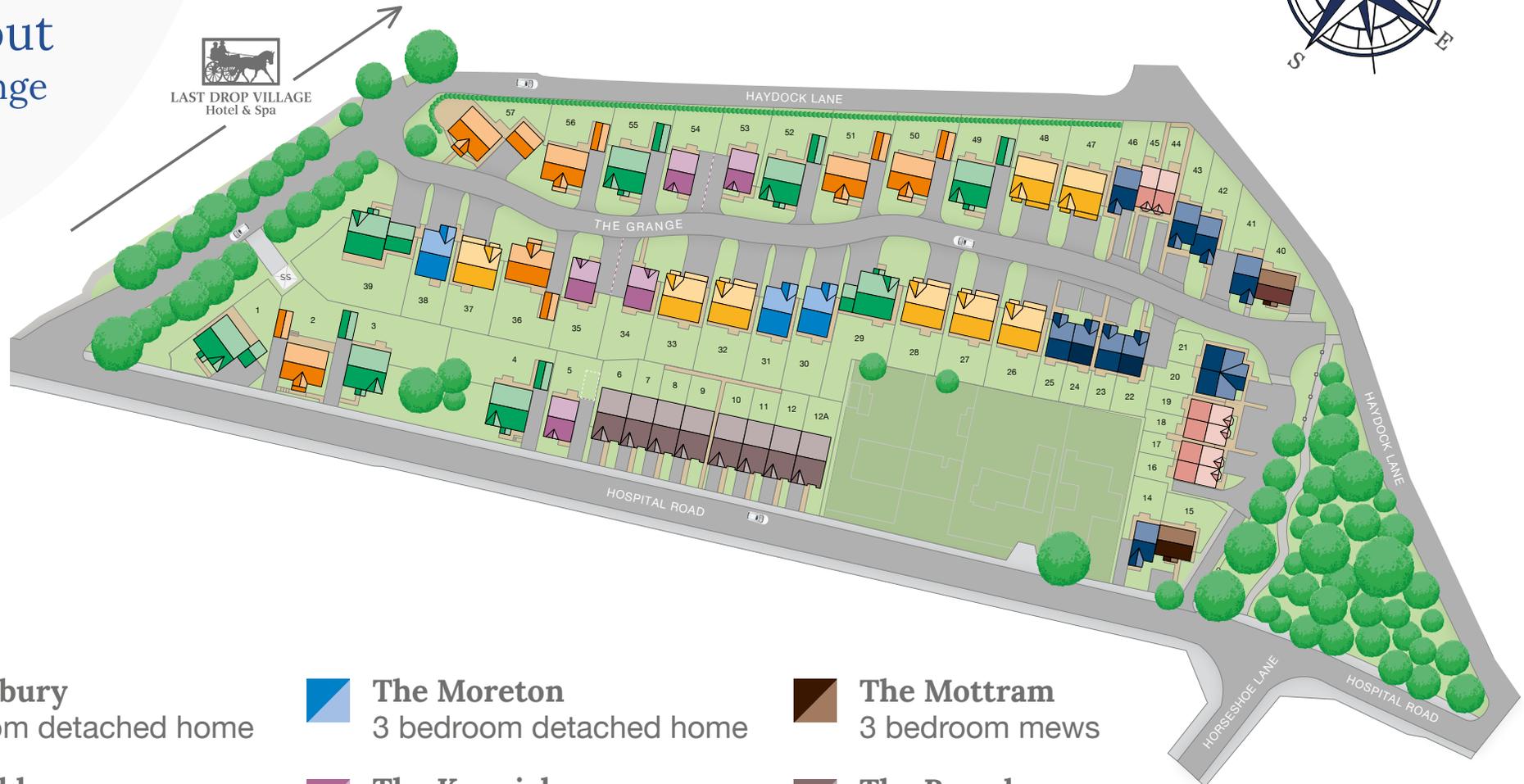
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.



Site layout at The Grange



- | | | |
|--|---|--|
|  The Banbury
4 bedroom detached home |  The Moreton
3 bedroom detached home |  The Mottram
3 bedroom mews |
|  The Buckley
4 bedroom detached home |  The Keswick
3 bedroom detached home |  The Bromley
2 bedroom bungalow |
|  The Hollin
4 bedroom detached home |  The Birch
3 bedroom mews |  The Handforth
2 bedroom mews |

SS Sub Station These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

Specification

General

	The Banbury	The Buckley	The Hollin	The Moreton	The Keswick
White satinwood architrave, skirting and smooth white plastered ceiling	•	•	•	•	•
Brilliant white paint	•	•	•	•	•
White satinwood painted 2 panel doors with chrome furniture	•	•	•	•	•
Oak handrail with newel posts and spindles painted in white satinwood to stairs	•	•	•	•	•
White power points and light switches to all rooms	•	•	•	•	•
TV and Virgin Media points to living room and all bedrooms and TV point to family/dining area and study+	•	•	•	•	•
Telephone point to kitchen, understairs cupboard, study+ and bedroom 1	•	•	•	•	•
Gas fired central heating with energy efficient boiler	•	•	•	•	•
Thermostatic controlled radiator valves+	•	•	•	•	•
Energy saving insulation to cavity walls and roof space	•	•	•	•	•
Mains powered smoke detectors with battery back up to both floors	•	•	•	•	•
Battery operated carbon monoxide detector+	•	•	•	•	•
White PVCu French doors*	•	•	•	•	•
Garage with colour coordinating door**, power and light	•	•	•	•	•
Cold water tap to integral garage	•	•	•	•	•
External tap where garage is detached+ or if there is no garage	•	•	•	•	•
Chrome wired door bell with internal white chime	•	•	•	•	•
Texecom wired burglar alarm system	•	•	•	•	•
NHBC Buildmark cover	•	•	•	•	•
Carpets included	•	•	•	•	•
Fitted wardrobes to bedroom 1	•	•	•	•	•

External

Turfed rear garden with paved area and landscaped front garden	•	•	•	•	•
Tarmac driveway	•	•	•	•	•
Light to front door	•	•	•	•	•
1800mm fencing to the rear garden with coordinating gate	•	•	•	•	•

+Where applicable, please refer to working drawings. **As per street scene. *Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. *Plot 57, sliding doors to living room only (not white PVCu French doors).

†Brand will vary from semi-detached to detached housetypes.

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Kitchen

	The Banbury	The Buckley	The Hollin	The Moreton	The Keswick
Choice of Symphony kitchen* with coordinating quartz worktop and upstand	•	•	•	•	•
Reginox undermount stainless steel sink with Hansgrohe taps	•	•	•	•	•
Integrated fridge freezer, stainless steel hob and splash back and single oven and microwave†	•	•	•	•	•
Plumbing and power provided for dishwasher and washing machine	•	•	•	•	•
LED lighting to kitchen wall units+	•	•	•	•	•
LED ceiling downlighters to kitchen	•	•	•	•	•

Bathroom/En Suite

Modern bathroom suite in white with Vitra sanitaryware with chrome fittings and Hansgrohe taps	•	•	•	•	•
Aqualisa Mian shower and cubicle to bathroom and en suite	•	•	•		
Aqualisa shower over bath with shower screen to bathroom and Aqualisa Mian shower and cubicle to en suite				•	•
Vanity unit to wash hand basin recess with choice of worktop*	•	•			
Chrome heated ladder towel rail to bathroom and en suite	•	•	•	•	•
Chrome toilet roll holder and towel ring/rail+ to bathroom and en suite+	•	•	•	•	•
Half tiled walls in a choice of tiles, with feature wall tile+ from Porcelanosa*	•	•	•	•	•
LED ceiling downlighters	•	•	•	•	•



at The Grange

The Banbury

4 bedroom
detached home

With integral single garage, open plan kitchen with family/dining space, French doors to rear garden, utility area, spacious living room, modern bathroom and en suite to bedrooms 1 and 2.

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Ground Floor

Dining/Kitchen/Family	8.20m x 2.94m	26'11" x 9'8"
Utility	1.62m x 1.51m	5'4" x 5'0"
Living Room	6.15m x 3.34m	20'2" x 10'11"



First Floor

Bedroom 1	4.36m x 3.41m	14'4" x 11'2"
Bedroom 2	4.04m x 2.96m	13'3" x 9'9"
Bedroom 3	3.92m x 2.79m	12'10" x 9'2"
Bedroom 4	4.03m x 2.60m	13'3" x 8'7"
Bathroom	2.45m x 1.70m	8'1" x 5'7"
En suite 1	2.16m x 1.82m	7'1" x 6'0"
En suite 2	2.45m x 1.62m	8'1" x 5'4"

Floor plans, CGI and image are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at The Grange

The Keswick

3 bedroom
detached home

Open plan kitchen/dining area
and french doors leading to the rear
garden, modern bathroom and
en suite to bedroom 1.

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Ground Floor

Kitchen/Dining	5.31m x 3.34m	17'5" x 10'11"
Living Room	4.84m x 3.22m	15'11" x 10'7"



First Floor

Bedroom 1	3.79m x 3.31m	12'5" x 10'10"
Bedroom 2	4.46m x 2.64m	14'8" x 8'8"
Bedroom 3	3.41m x 2.58m	11'2" x 8'5"
Bathroom	2.58m x 2.10m	8'6" x 6'11"
En suite 1	2.04m x 1.60m	6'8" x 5'3"

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at The Grange

The Hollin

4 bedroom
detached home

With detached single garage, open plan kitchen with family/dining space, French doors to rear garden, spacious living room, modern bathroom and en suite to bedrooms 1 and 2.

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Ground Floor

Kitchen/Family	8.71m x 3.58m	28'7" x 11'9"
Dining Room	3.46m x 2.73m	11'4" x 8'11"
Living Room	4.46m x 3.77m	14'8" x 12'4"



First Floor

Bedroom 1	3.83m x 3.36m	12'7" x 11'0"
Bedroom 2	3.59m x 2.69m	11'9" x 8'10"
Bedroom 3	3.80m x 3.36m	12'5" x 11'0"
Bedroom 4	3.59m x 2.48m	11'9" x 8'2"
Bathroom	2.55m x 1.70m	8'5" x 5'7"
En suite 1	2.28m x 2.09m	7'6" x 6'10"
En suite 2	2.55m x 1.40m	8'5" x 4'7"

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at The Grange

The Buckley

4 bedroom
detached home

With single garage, open plan kitchen with family/dining space, French doors to rear garden, utility area, study, spacious living room, modern bathroom and en suite to bedrooms 1 and 2.

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†

Ground Floor

Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Living Room	5.39m x 3.34m	17'8" x 10'11"
Study	3.68m x 2.51m	12'1" x 8'3"
Utility	2.38m x 1.62m	7'10" x 5'4"

† Garage with this house type vary by plot so please clarify this with the Sales Advisor upon making your enquiry.

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First Floor

Bedroom 1	4.15m x 3.41m	13'7" x 11'2"
Bedroom 2	4.24m x 2.84m	13'11" x 9'4"
Bedroom 3	4.15m x 2.64m	13'7" x 8'8"
Bedroom 4	4.24m x 2.60m	13'11" x 8'6"
Bathroom	2.45m x 1.70m	8'0" x 5'7"
En suite 1	2.37m x 1.80m	7'9" x 5'11"
En suite 2	2.45m x 1.40m	8'1" x 4'7"



at The Grange

The Moreton

3 bedroom
detached home

With integral single garage, open plan kitchen, living room with dining area and french doors to rear garden, utility area, modern bathroom and en suite to bedroom 1.

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Ground Floor

Kitchen	3.37m x 2.51m	11'1" x 8'3"
Living Room	3.92m x 3.50m	12'10" x 11'6"
Dining Area	4.27m x 2.95m	14'0" x 9'8"



First Floor

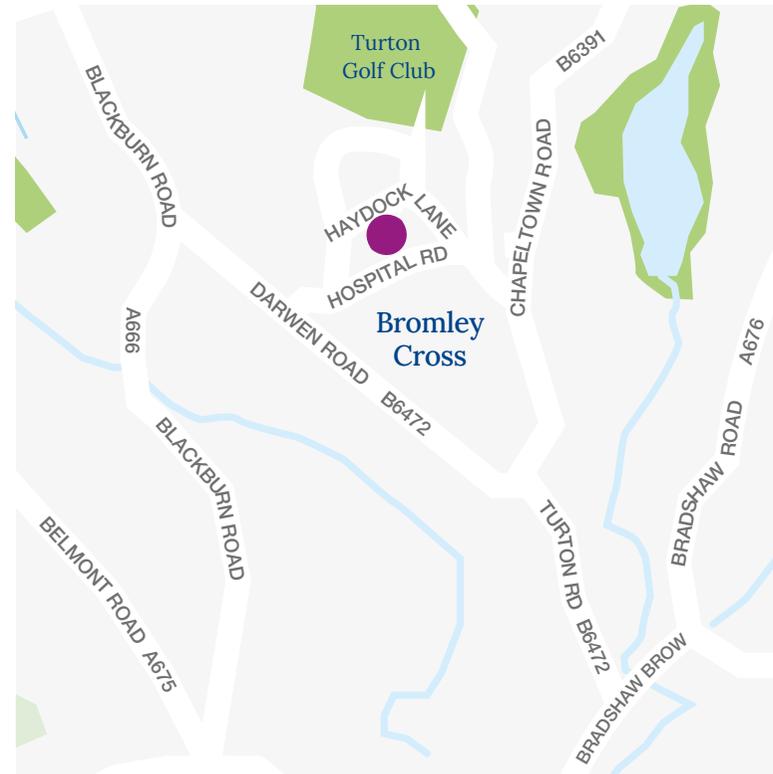
Bedroom 1	5.07m x 3.69m	16'8" x 12'1"
Bedroom 2	3.76m x 3.26m	12'4" x 10'8"
Bedroom 3	4.96m x 2.65m	16'3" x 8'8"
Bathroom	2.99m x 1.79m	9'10" x 5'10"
En suite 1	2.61m x 1.88m	8'7" x 6'2"

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How to find us...

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Details correct at time of going to print. Images representative only.

Internal photography may show upgraded specification, ask the Sales Advisor for details.

JHNW7593/June 2022.