



# Eagles Green

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ANWYL

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[anwyl.co.uk/eagles](http://anwyl.co.uk/eagles)



# When it comes to *new homes* we think of everything.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice really matters.



## At Anwyl Homes, we know what it's like.

We should do. After all we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features - not to mention personal touches and friendly smiles every step of the way - your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.





# Welcome to the *neighbourhood.*

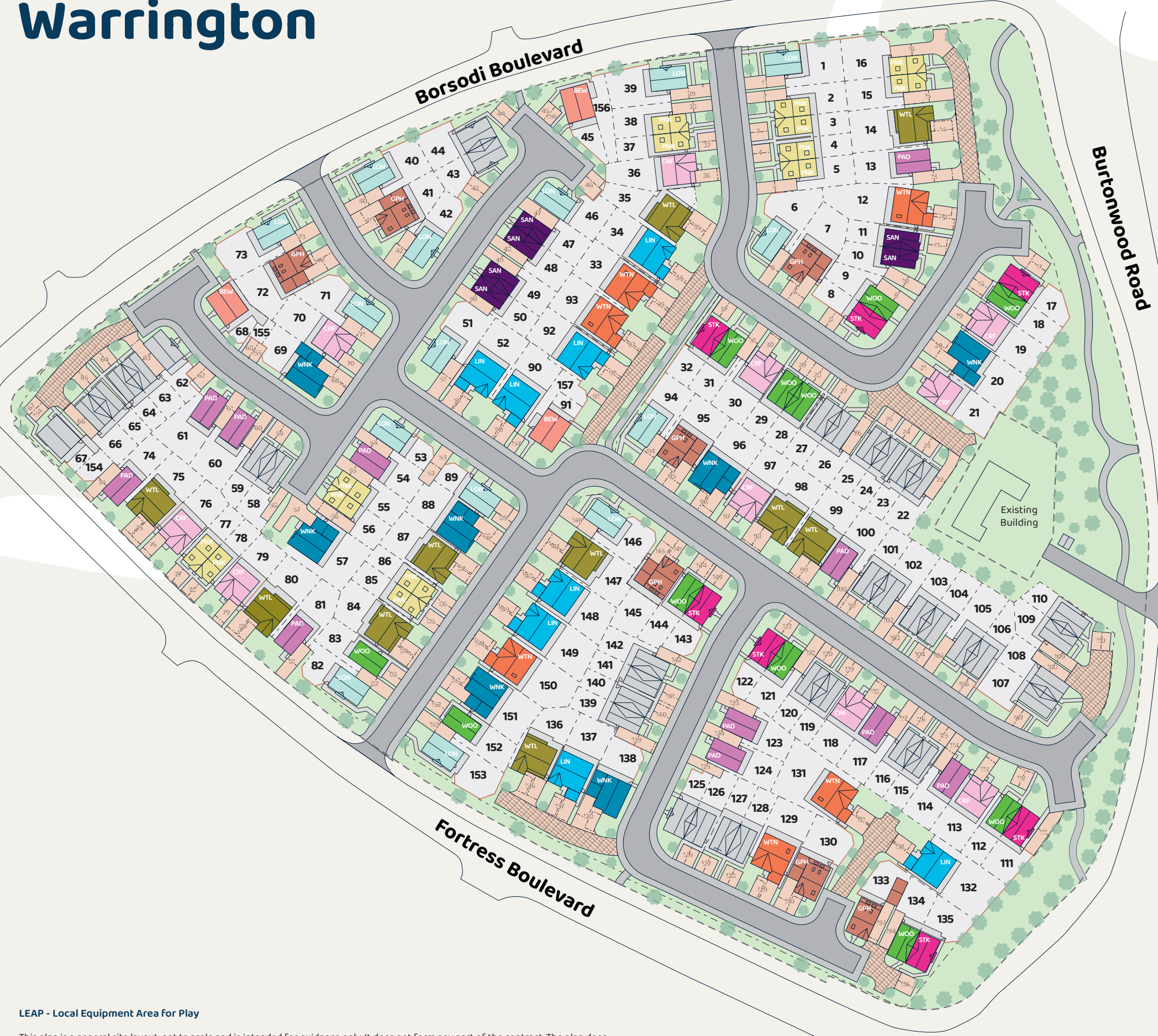
Welcome to Eagles Green, an exciting new collection of one, two, three, four and five-bedroom new build homes in Warrington.

Ideally situated between the vibrant cities of Liverpool and Manchester, this prime location offers excellent transport links alongside plenty of nearby green spaces to enjoy. With highly rated schools, gyms, shops, restaurants and theme parks all within easy reach there is something for everyone. Enjoy day trips to the beach, a countryside stroll, or seamless travel across the Northwest, life at Eagles Green is full of possibilities.

Designed for modern living, our energy-efficient homes effortlessly combine luxury and sustainability offering the perfect setting for the future, whether you're downsizing, upsizing or simply seeking a fresh start.



# Eagles Green, Warrington



- Key:**
- Sankey
  - Woolston
  - Bewsey
  - Padgate
  - Stockton
  - Longford
  - Croft
  - Penketh
  - Winwick
  - Whittle
  - Lingley
  - Grappenhall
  - Walton
  - Affordable

**LEAP - Local Equipment Area for Play**

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyll Homes reserves the right to alter or replan at any time. 11/04/25.





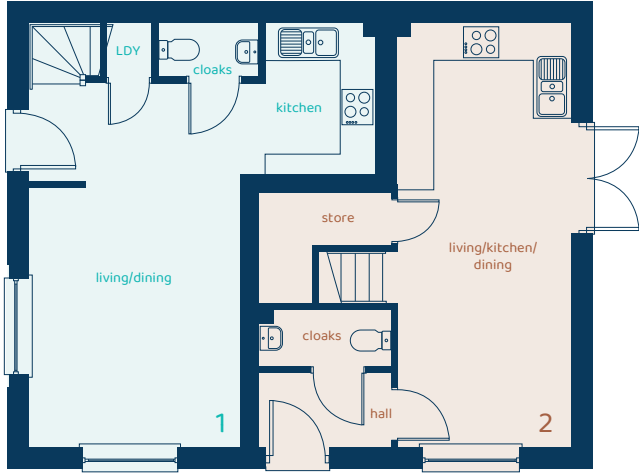
# The Bewsey

## 1 bed semi-detached

A traditionally styled semi-detached home with a modern interior and comfortable open-plan living space.

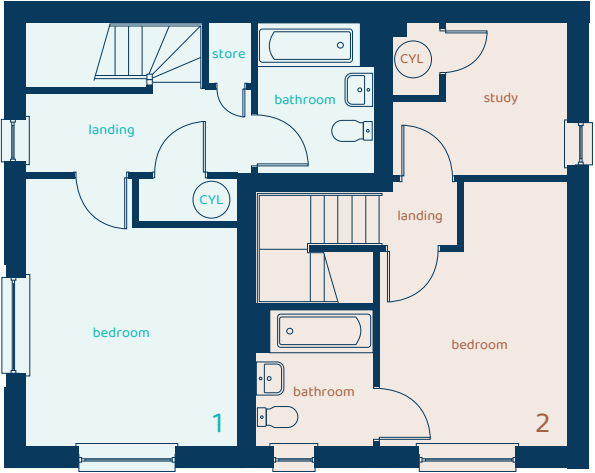


Ground Floor Plan



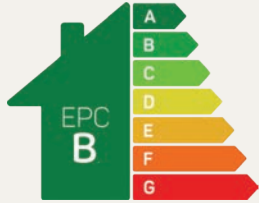
Room	Imperial	Metric
Living/Dining	11'1" x 15'1"	3.38m x 4.59m
Kitchen	8'0" x 6'3"	2.50m x 1.86m
Cloaks	2'10" x 5'5"	0.85m x 1.64m
Living/ Kitchen/Dining	22'10" x 9'4"	6.96m x 2.85m
Cloaks	3'1" x 7'1"	0.93m x 2.15m

First Floor Plan



Room	Imperial	Metric
Bedroom	14'6" x 11'4"	4.42m x 3.45m
Bathroom	8'0" x 6'3"	2.45m x 1.91m
Bedroom	14'4" x 10'2"	4.36m x 3.09m
Study	8'3" x 9'4"	2.51m x 2.85m
Bathroom	7'4" x 6'3"	2.24m x 1.91m

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Predicted EPC rating





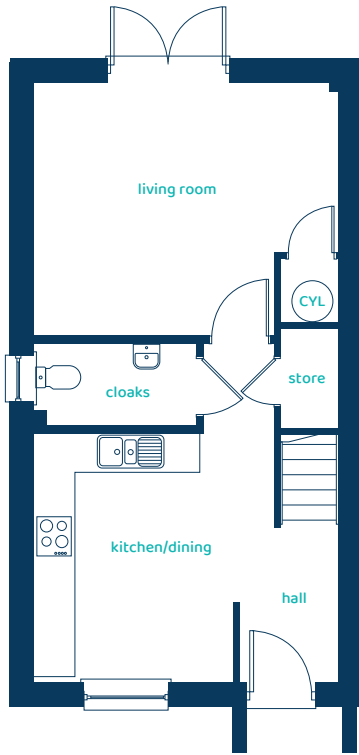
# The Sankey

2 bed semi-detached

Two bedrooms and a stunning design, the Sankey is a home with a real sense of contemporary style.

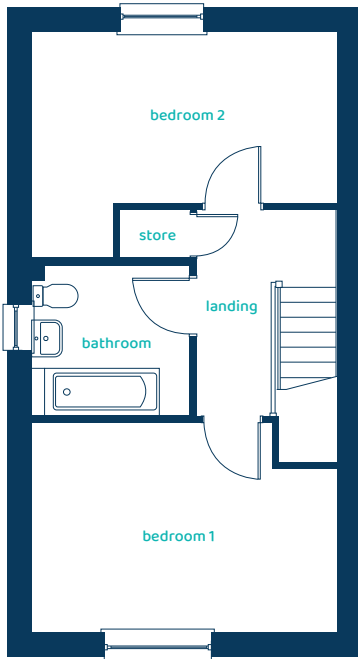


Ground Floor Plan



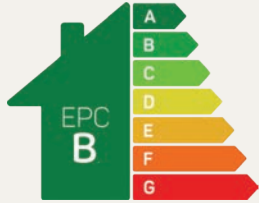
Room	Imperial	Metric
Living Room	14'10" x 12'4"	4.51m x 3.75m
Kitchen/Dining	11'8" x 12'2"	3.56m x 3.71m
Cloaks	7'10" x 3'11"	2.39m x 1.20m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	14'10" x 10'2"	4.51m x 3.09m
Bedroom 2	14'10" x 11'0"	4.51m x 3.35m
Bathroom	7'8" x 7'3"	2.33m x 2.21m

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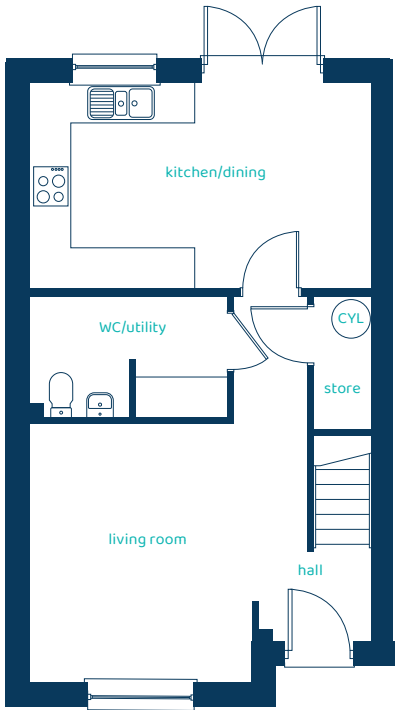


Predicted EPC rating



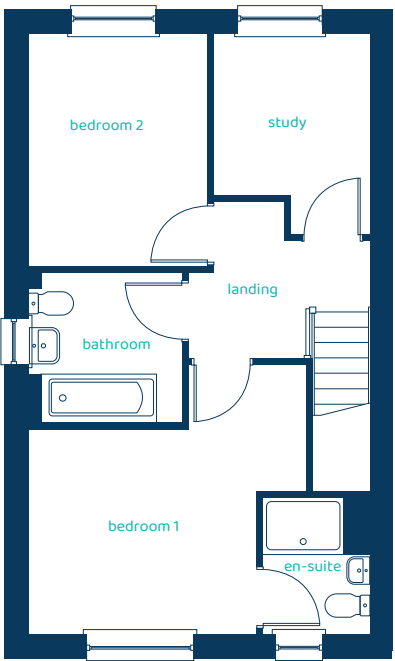


Ground Floor Plan



Room	Imperial	Metric
Living Room	13'6" x 12'7"	4.11m x 3.83m
Kitchen/Dining	16'8" x 10'0"	5.07m x 3.04m
WC/Utility	9'7" x 5'11"	2.91m x 1.80m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	13'6" x 13'1"	4.11m x 4.00m
Bedroom 2	8'8" x 11'4"	2.65m x 3.45m
Study	7'7" x 9'9"	2.32m x 2.97m
Bathroom	7'5" x 7'3"	2.26m x 2.21m
En-suite	5'2" x 6'7"	1.59m x 2.01m

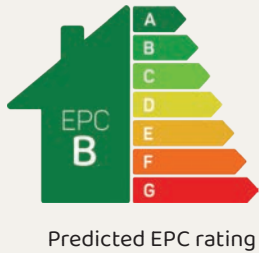
# The Woolston

2 bed semi-detached / detached

A beautiful, practical two-bedroom home featuring well-designed spaces for easy living.



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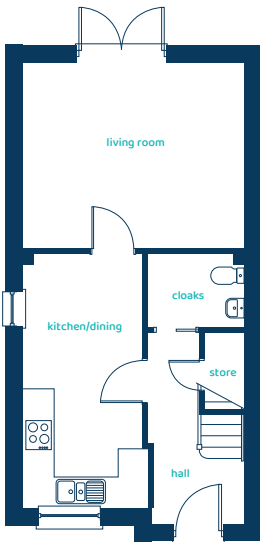
# The Penketh

3 bed semi-detached, 2.5 storey

A comfortable semi-detached home over two and half storeys with a top floor primary suite.

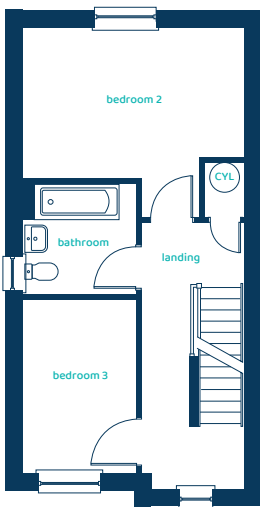


## Ground Floor Plan



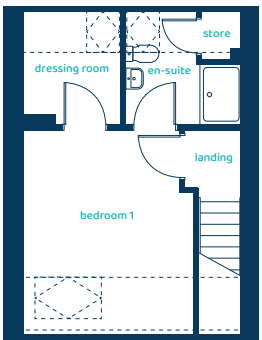
Room	Imperial	Metric
Living Room	14'5" x 12'2"	4.40m x 3.70m
Kitchen/Dining	8'2" x 16'8"	2.49m x 5.07m
Cloaks	6'3" x 4'9"	1.91m x 1.46m

## First Floor Plan



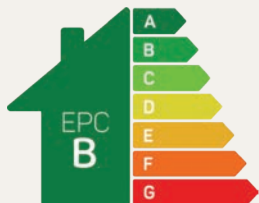
Room	Imperial	Metric
Bedroom 2	14'5" x 9'11"	4.40m x 3.01m
Bedroom 3	7'5" x 11'4"	2.27m x 3.45m
Bathroom	7'5" x 7'3"	2.25m x 2.21m

## Second Floor Plan



Room	Imperial	Metric
Bedroom 1	11'1" x 13'6"	3.38m x 4.12m
En-Suite	7'8" x 7'5"	2.33m x 2.27m
Dressing Room	6'4" x 7'5"	1.93m x 2.27m

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Predicted EPC rating





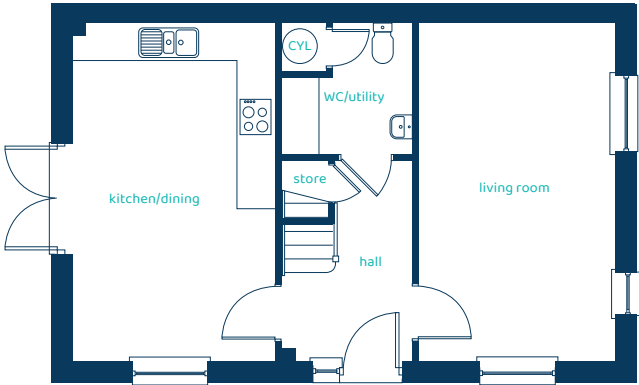
# The Stockton

## 3 bed semi-detached / detached

A spacious home with three bedrooms and plenty of space for family living.

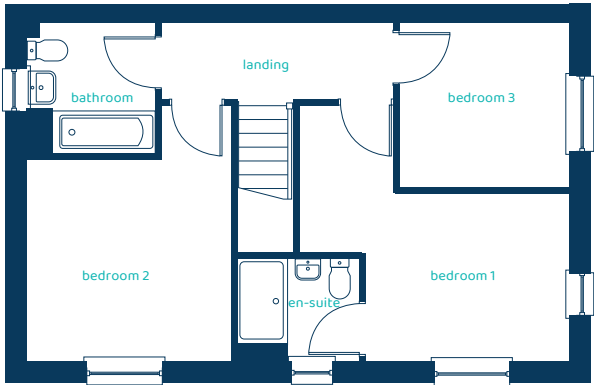


Ground Floor Plan



Room	Imperial	Metric
Living Room	18'2" x 10'6"	5.54m x 3.20m
Kitchen/Dining	18'2" x 10'10"	5.54m x 3.29m
WC/Utility	7'1" x 6'11"	2.16m x 2.12m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	13'9" x 14'6"	4.19m x 4.42m
Bedroom 2	13'9" x 11'0"	4.19m x 3.35m
Bedroom 3	8'10" x 9'2"	2.69m x 2.79m
Bathroom	7'1" x 6'11"	2.15m x 2.10m
En-Suite	5'6" x 6'8"	1.66m x 2.02m

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Predicted EPC rating





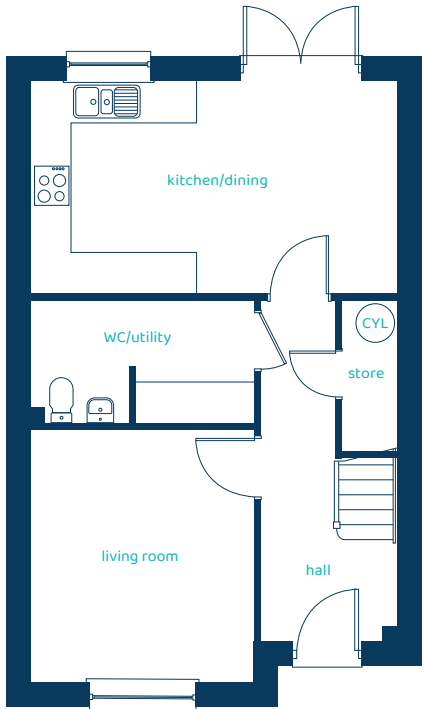
# The Padgate

3 bed detached

A stylish detached home featuring modern, open-plan spaces and three beautiful bedrooms.

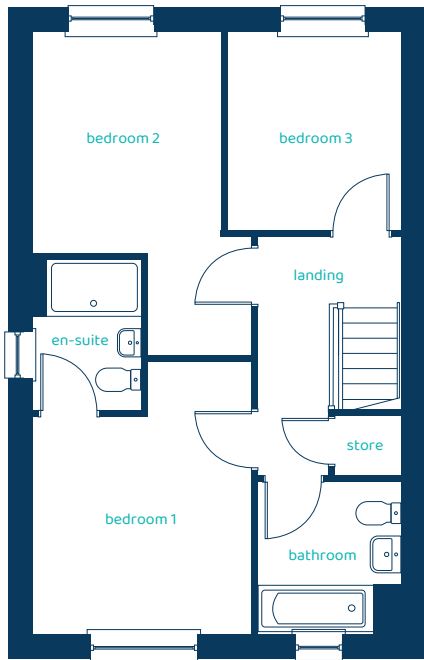


Ground Floor Plan



Room	Imperial	Metric
Living Room	13'6" x 12'7"	4.11m x 3.83m
Kitchen/Dining	16'8" x 10'0"	5.07m x 3.04m
WC/Utility	9'7" x 5'11"	2.91m x 1.80m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'7" x 13'3"	3.22m x 4.03m
Bedroom 2	10'7" x 15'9"	3.22m x 4.79m
Bedroom 3	8'5" x 9'8"	2.56m x 2.93m
Bathroom	6'10" x 7'4"	2.09m x 2.23m
En-Suite	5'2" x 7'4"	1.58m x 2.23m

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Predicted EPC rating





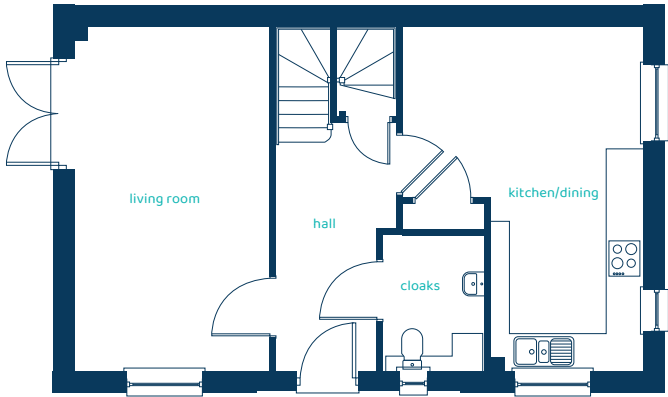
# The Longford

3 bed detached

The Longford is a sensational double-fronted home that is idyllic for downsizers and families.

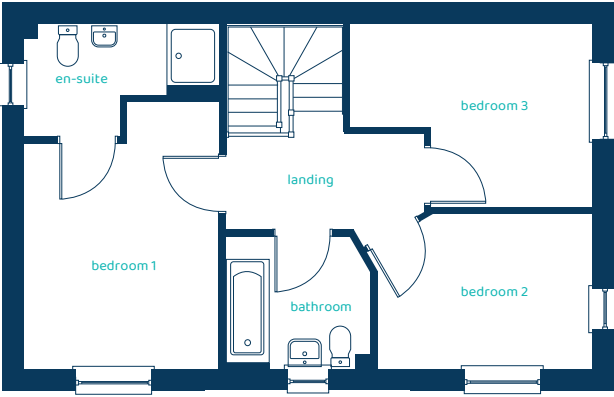


Ground Floor Plan



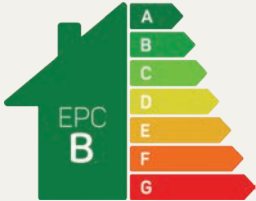
Room	Imperial	Metric
Living Room	18'6" x 10'5"	5.65m x 3.18m
Kitchen/Dining	18'6" x 12'11"	5.65m x 3.93m
Cloaks	7'3" x 5'5"	2.21m x 1.65m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	12'2" x 10'7"	3.72m x 3.22m
Bedroom 2	8'4" x 11'7"	2.54m x 3.54m
Bedroom 3	9'11" x 13'1"	3.01m x 3.98m
Bathroom	7'2" x 7'10"	2.19m x 2.38m
En-Suite	6'0" x 10'7"	1.83m x 3.22m

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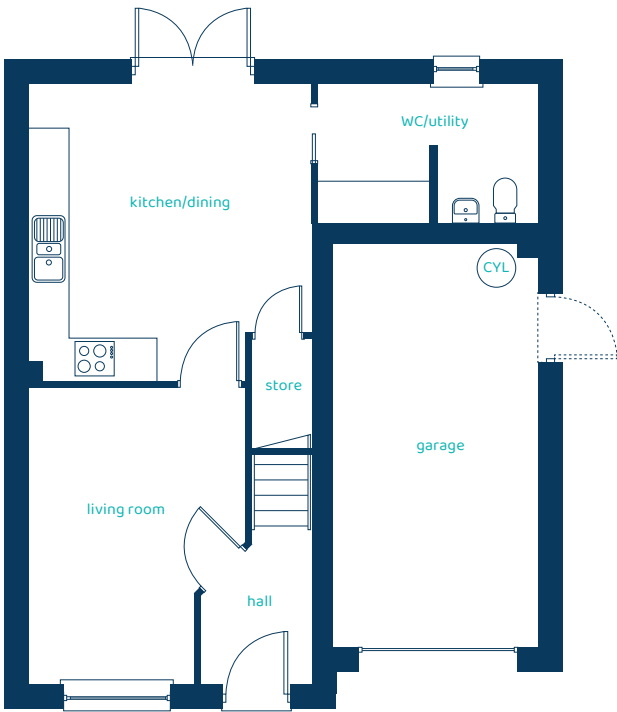


Predicted EPC rating



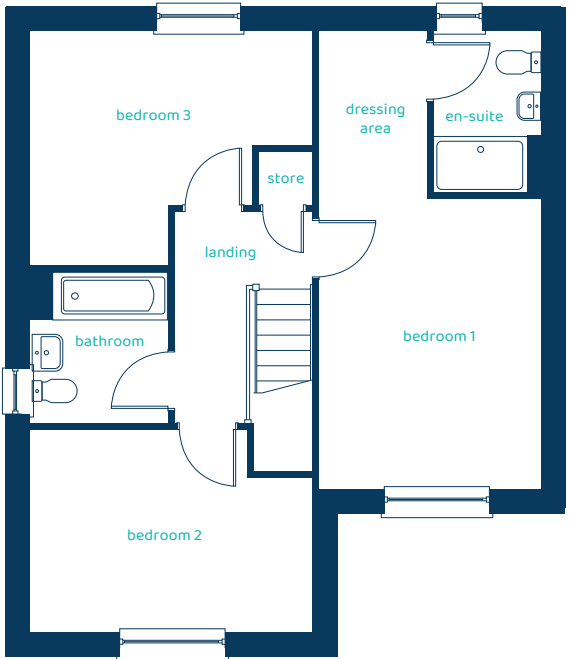


Ground Floor Plan



Room	Imperial	Metric
Living Room	10'5" x 14'5"	3.16m x 4.38m
Kitchen/Dining	13'8" x 14'4"	4.17m x 4.37m
WC/Utility	10'8" x 6'8"	3.26m x 2.03m
Garage	10'1" x 19'8"	3.08m x 6.00m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'9" x 14'1"	3.28m x 4.29m
Bedroom 2	13'8" x 9'10"	4.17m x 2.99m
Bedroom 3	13'8" x 11'5"	4.17m x 3.47m
Bathroom	6'7" x 7'3"	2.01m x 2.21m
En-Suite	5'2" x 7'10"	1.58m x 2.39m
Dressing Area	5'3" x 8'2"	1.61m x 2.49m

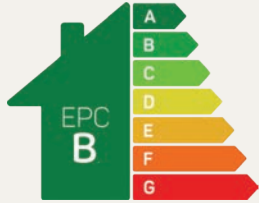
# The Croft

## 3 bed detached

A luxurious three-bedroom detached home with three bathrooms and an integral garage.



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Predicted EPC rating



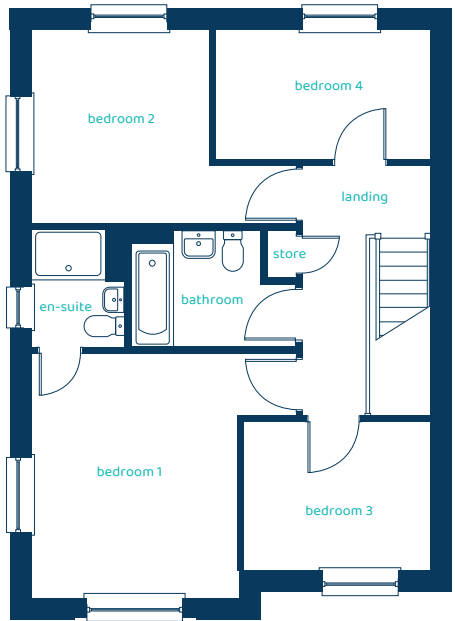


Ground Floor Plan



Room	Imperial	Metric
Living Room	14'6" x 13'7"	4.41m x 4.14m
Kitchen/Dining	21'6" x 11'11"	6.55m x 3.63m
WC/Utility	12'3" x 6'2"	3.74m x 1.88m
Garage	10'9" x 23'3"	3.27m x 7.09m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	14'4" x 13'2"	4.35m x 4.02m
Bedroom 2	14'4" x 10'6"	4.35m x 3.19m
Bedroom 3	10'1" x 8'0"	3.07m x 2.44m
Bedroom 4	11'7" x 7'0"	3.53m x 2.13m
Bathroom	8'11" x 6'3"	2.72m x 1.91m
En-Suite	6'5" x 4'11"	1.51m x 1.95m

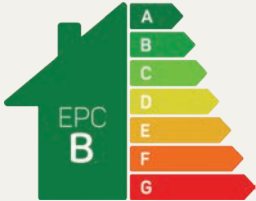
# The Winwick

## 4 bed detached

A spacious and attractive four-bedroom detached home featuring en-suite facilities and a large garage.



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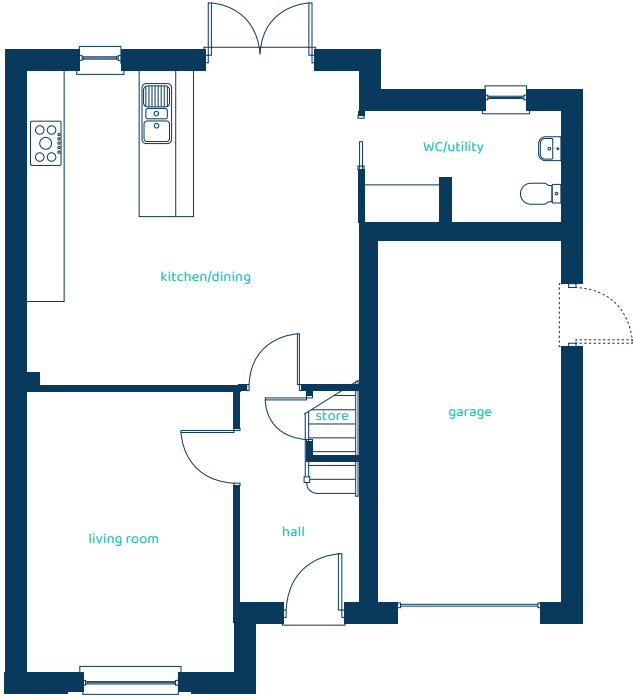


Predicted EPC rating



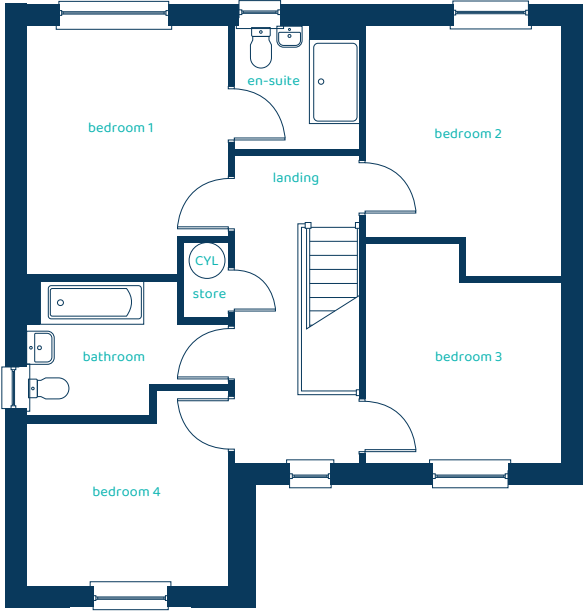


Ground Floor Plan



Room	Imperial	Metric
Living Room	11'1" x 15'1"	3.38m x 4.59m
Kitchen/Dining	18'0" x 17'0"	5.47m x 5.18m
WC/Utility	10'7" x 5'11"	3.22m x 1.80m
Garage	9'11" x 19'8"	3.01m x 6.00m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'10" x 13'5"	3.31m x 4.09m
Bedroom 2	10'7" x 13'7"	3.22m x 4.14m
Bedroom 3	10'7" x 11'10"	3.22m x 3.62m
Bedroom 4	10'10" x 10'7"	3.31m x 3.22m
Bathroom	10'10" x 7'3"	3.31m x 2.22m
En-Suite	6'10" x 6'8"	2.07m x 2.04m

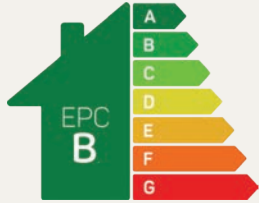
# The Whittle

## 4 bed detached

A large four-bedroom detached home with spacious kitchen/dining space and an integrated garage.



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Predicted EPC rating





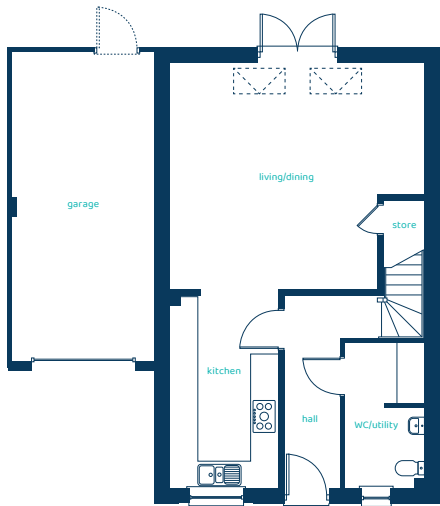
# The Grappenhall

4 bed detached, 3 storey

A luxurious four-bedroom, three-storey home with large open-plan living areas and three bathrooms

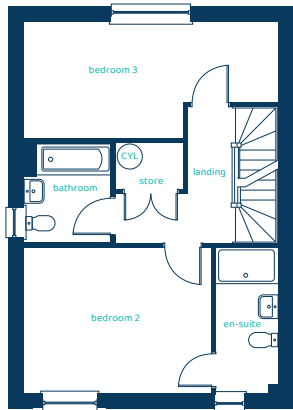


Ground Floor Plan



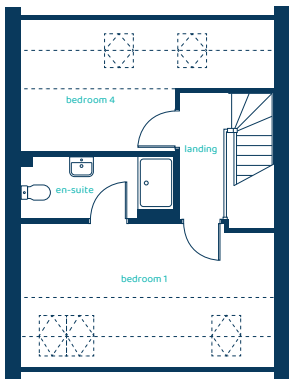
Room	Imperial	Metric
Living/Dining	18'11" x 16'10"	5.76m x 5.14m
Kitchen	7'11" x 14'4"	2.40m x 4.37m
WC/Utility	5'11" x 10'10"	1.80m x 3.31m
Garage	10'9" x 23'3"	3.27m x 7.08m

First Floor Plan



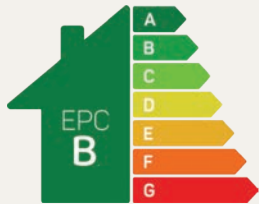
Room	Imperial	Metric
Bedroom 2	14'0" x 10'11"	4.72m x 3.32m
Bedroom 3	18'11" x 8'8"	5.76m x 2.65m
Bathroom	6'4" x 7'5"	1.92m x 2.26m
En-Suite	4'7" x 10'11"	1.40m x 3.32m

Second Floor Plan



Room	Imperial	Metric
Bedroom 1	18'9" x 10'10"	5.72m x 3.29m
Bedroom 4	18'9" x 10'0"	5.72m x 3.04m
En-Suite	11'4" x 4'8"	3.45m x 1.41m

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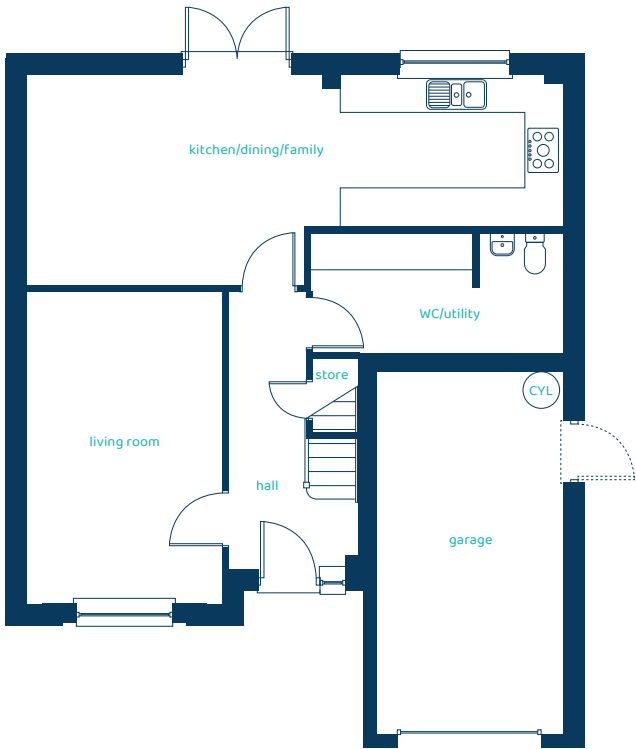


Predicted EPC rating



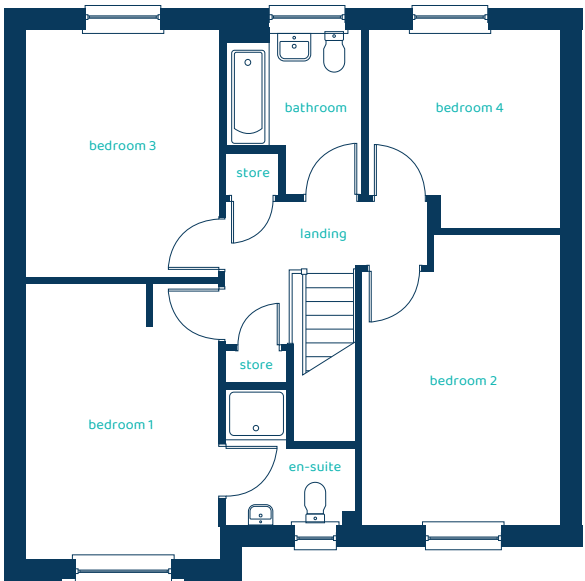


Ground Floor Plan



Room	Imperial	Metric
Living Room	10'5" x 16'9"	3.17m x 5.11m
Kitchen/ Dining/Family	28'11" x 11'3"	8.80m x 3.43m
WC/Utility	13'6" x 6'5"	4.12m x 1.95m
Garage	10'1" x 19'8"	3.07m x 6.00m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'5" x 14'10"	3.17m x 4.52m
Bedroom 2	10'9" x 15'8"	3.28m x 4.77m
Bedroom 3	10'5" x 13'4"	3.17m x 4.07m
Bedroom 4	10'4" x 10'8"	3.15m x 3.26m
Bathroom	7'4" x 8'10"	2.24m x 2.69m
En-Suite	7'0" x 7'4"	2.12m x 2.23m

# The Lingley

4 bed detached

Traditional styling combined with contemporary open-plan living make this a beautiful four-bedroom home.



Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Lingley 11/04/25.



Predicted EPC rating





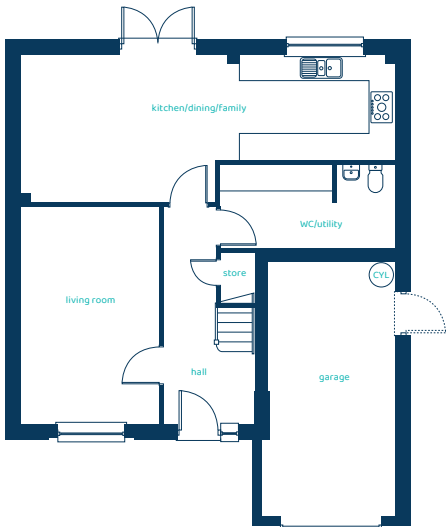
# The Walton

5 bed detached, 3 storey

A luxurious, beautifully styled five-bedroom home with three storeys and a large master suite on the top floor.

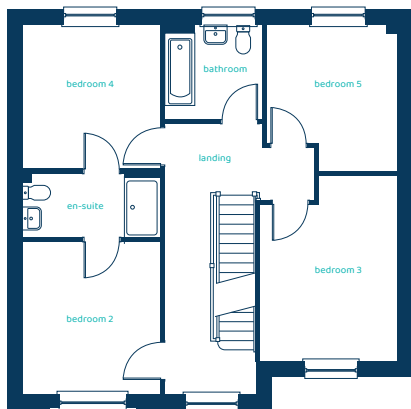


Ground Floor Plan



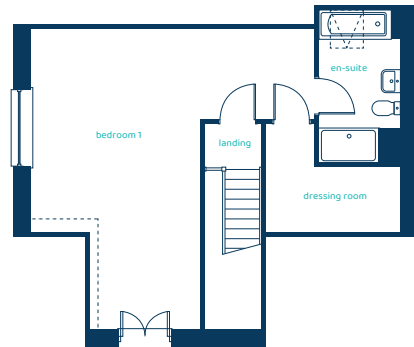
Room	Imperial	Metric
Living Room	10'7" x 16'8"	3.22m x 5.08m
Kitchen/ Dining/Family	28'11" x 11'4"	8.80m x 3.45m
WC/Utility	13'6" x 6'5"	4.11m x 1.95m
Garage	10'4" x 19'8"	3.16m x 6.00m

First Floor Plan



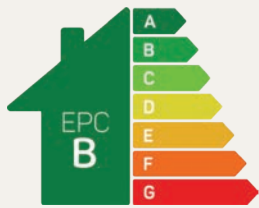
Room	Imperial	Metric
Bedroom 2	10'7" x 11'9"	3.22m x 3.57m
Bedroom 3	10'7" x 14'3"	3.23m x 4.34m
Bedroom 4	10'7" x 11'2"	3.22m x 3.39m
Bedroom 5	10'0" x 11'4"	3.06m x 3.46m
Bathroom	7'6" x 7'4"	2.27m x 2.23m
En-Suite	10'7" x 4'11"	3.22m x 1.50m

Second Floor Plan



Room	Imperial	Metric
Bedroom 1	22'0" x 23'4"	6.71m x 7.11m
Dressing Room	10'6" x 8'5"	3.19m x 2.57m
En-Suite	6'4" x 11'10"	1.92m x 3.62m

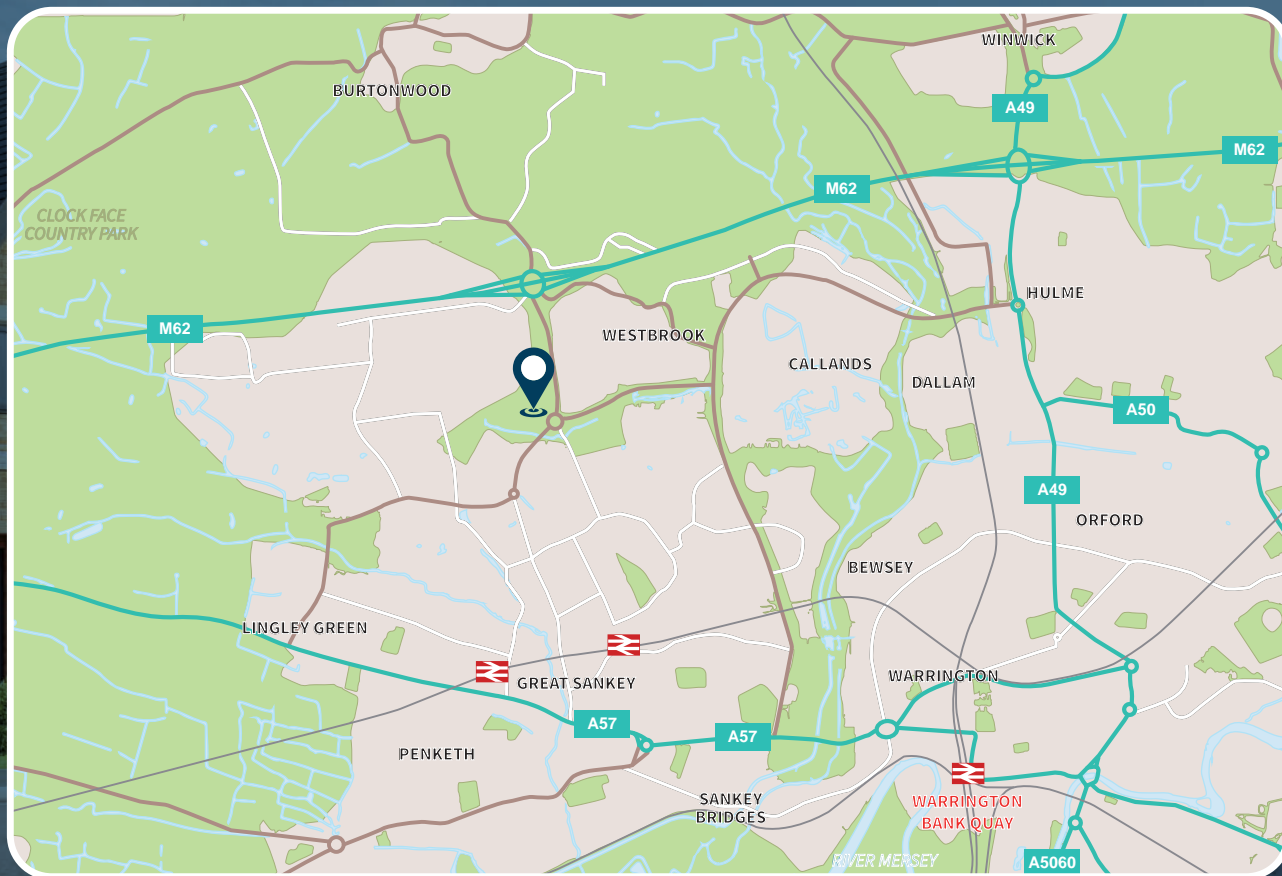
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Predicted EPC rating



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# ANWYL

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