



# Sandon Gates

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01942 366 356

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**ANWYL**



# Sandon Gates

ANWYI

# 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.*

Introducing Sandon Gates, a stunning new development of two, three and four-bedroom homes in Haydock.

Sandon Gates offers the perfect mix of convenience and community. From popular retail parks and family cafés to countryside walks and leisure spots, there's something for everyone to enjoy.

Families are well placed with excellent schools nearby, while sports fans and outdoor lovers can enjoy local parks, golf courses, and the famous Haydock Racecourse.











Perfectly positioned for commuters, Haydock provides great links across the North West, with easy access to the M6 and A580 connecting you to Liverpool, Manchester, and beyond.

Modern living comes naturally at Sandon Gates, where stylish, energy-efficient homes bring comfort and practicality together in one desirable location.



# Sandon Gates, Haydock

**Key:**

-  The Sankey (SAN)
-  The Woolston (WOL)
-  The Penketh (PEN)
-  The Stockton (STO)
-  The Padgate (PAD)
-  The Longford (LON)
-  The Winwick (WIN)
-  The Whittle (WHI)
-  The Grappenhall (GRA)
-  Affordable



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. Anwyl Homes reserve the right to alter or replan at any time. Any information provided in relation to Housing Association / Section 106 / Local Authority / Investors, tenure / location / volume is 'subject to change'. Please ask our homes adviser for specific plot details. Turf to rear gardens is not provided. 19/03/2026



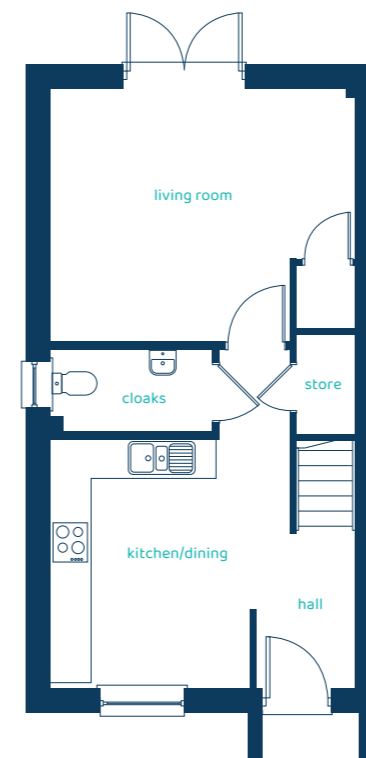
# The Sankey

## 2 bed semi-detached

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

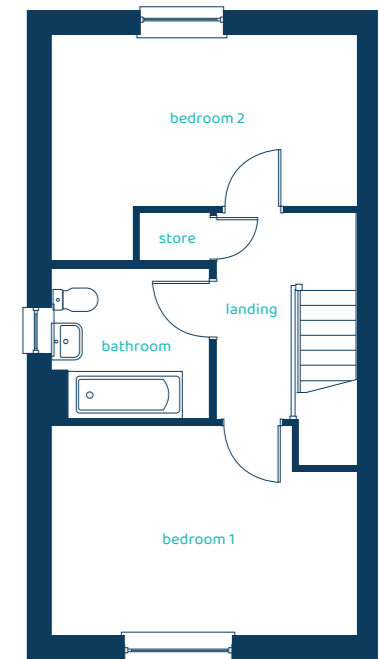


**Ground Floor Plan**



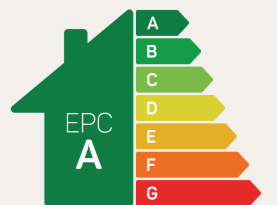
Room	Imperial	Metric
Living Room	14'10" x 12'5"	4.15m x 3.78m
Kitchen/Dining	11'8" x 12'2"	3.72m x 3.56m
Cloaks	7'11" x 3'11"	2.40m x 1.20m

**First Floor Plan**



Room	Imperial	Metric
Bedroom 1	14'10" x 10'2"	4.51m x 3.09m
Bedroom 2	14'10" x 11'1"	4.51m x 3.38m
Bathroom	7'8" x 7'3"	2.33m x 2.21m

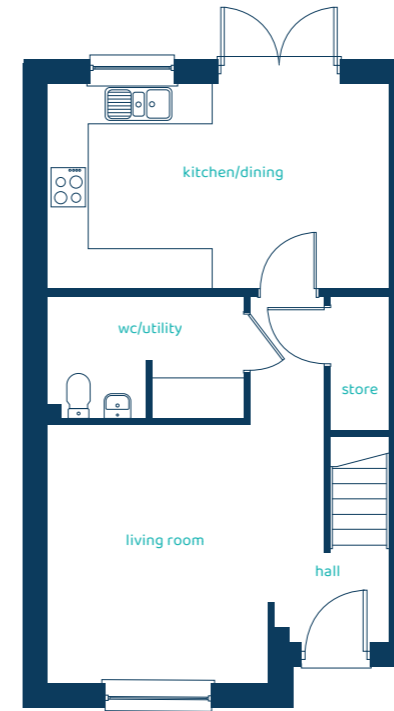
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Predicted EPC rating

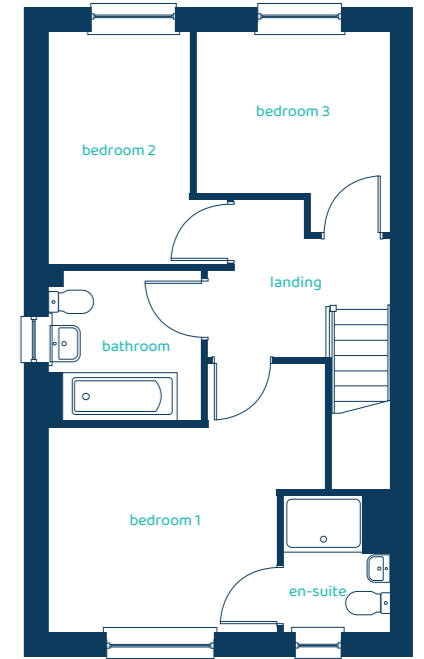


**Ground Floor Plan**



Room	Imperial	Metric
Kitchen/Dining	16'8" x 10"	5.07m x 3.04m
Living Room	13'6" x 12'7"	4.11m x 3.38m
WC/Utility	9'7" x 5'11"	2.91m x 1.8m

**First Floor Plan**



Room	Imperial	Metric
Bedroom 1	13'6" x 13'1"	4.11m x 4.00m
Bedroom 2	8'8" x 11'3"	2.65m x 3.44m
Bedroom 3	9'6" x 9'9"	2.89m 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

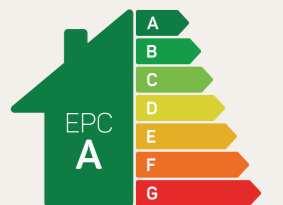
# The Woolston

## 3-bed semi-detached

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



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Predicted EPC rating



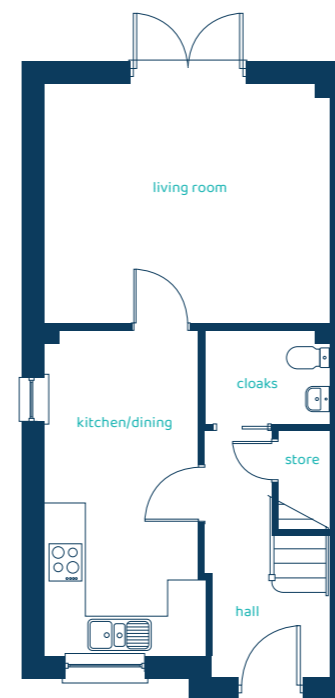
# The Penketh

## 3 bed semi-detached

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

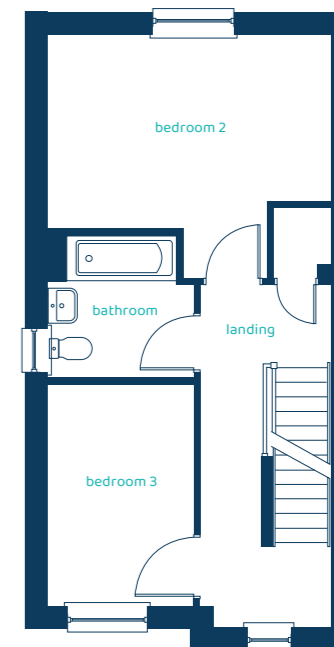


### Ground Floor Plan



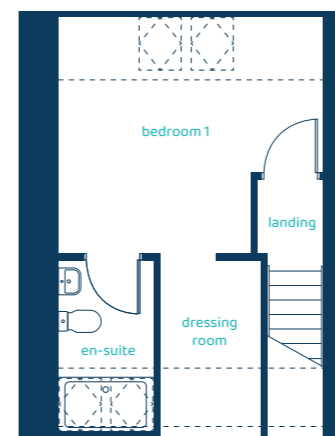
Room	Imperial	Metric
Living Room	14'5" x 12'3"	4.40m x 3.72m
Kitchen/Dining	8'2" x 16'8"	2.49m x 5.07m
Cloaks	6'4" x 4'9"	1.92m x 1.46m

### First Floor Plan



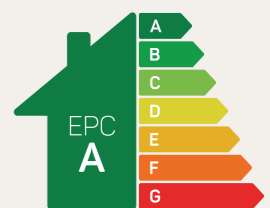
Room	Imperial	Metric
Bedroom 2	14'5" x 9'11"	4.40m x 3.02m
Bedroom 3	7'5" x 11'4"	2.27m x 3.45m
Bathroom	7'5" x 7'3"	2.26m x 2.21m

### Second Floor Plan



Room	Imperial	Metric
Bedroom 1	13'8" x 12'2"	4.16m x 3.70m
En-suite	4'11" x 8'10"	1.49m x 2.68m
Dressing Room	5'2" x 9'1"	1.58m x 2.77m

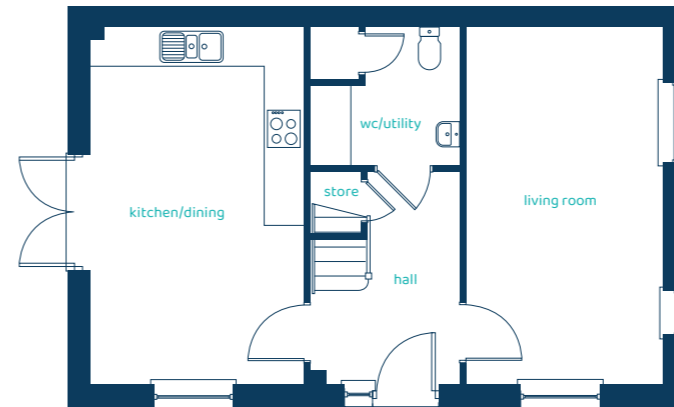
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Predicted EPC rating

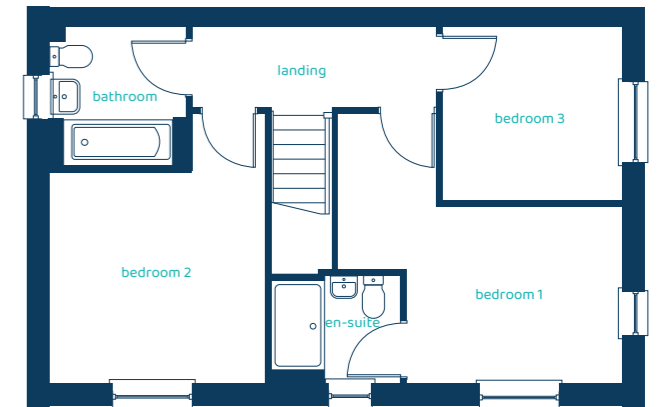


**Ground Floor Plan**



Room	Imperial	Metric
Kitchen/Dining	10'10" x 18'2"	3.29m x 5.54m
Lounge	10'6" x 18'2"	3.20m x 5.54m
WC/Utility	6'11" x 7'3"	2.12m x 2.20m

**First Floor Plan**



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

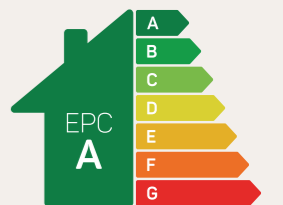
# The Stockton

## 3 bed detached

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



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Predicted EPC rating



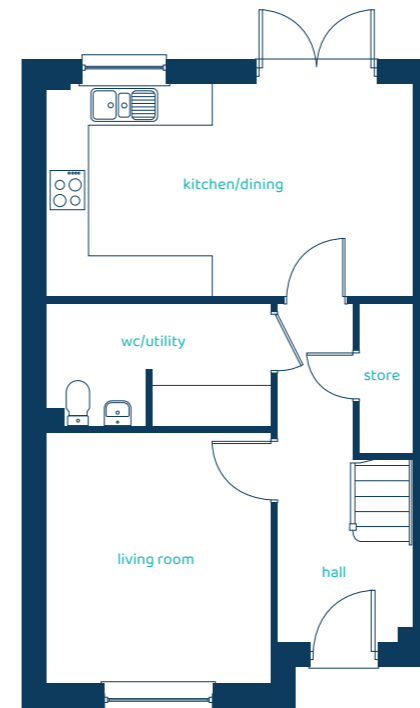
# The Padgate

## 3 bed detached

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

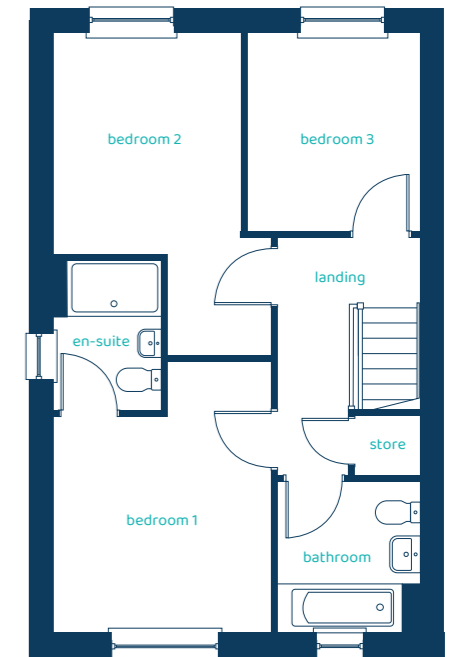


**Ground Floor Plan**



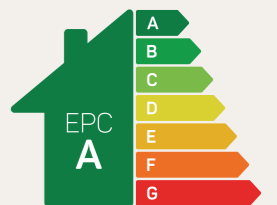
Room	Imperial	Metric
Kitchen/Dining	17'10" x 10'3"	5.42m x 3.13m
Living Room	10'10" x 12'3"	3.30m x 3.74m
WC/Utility	10'10" x 5'10"	3.30m x 1.78m

**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

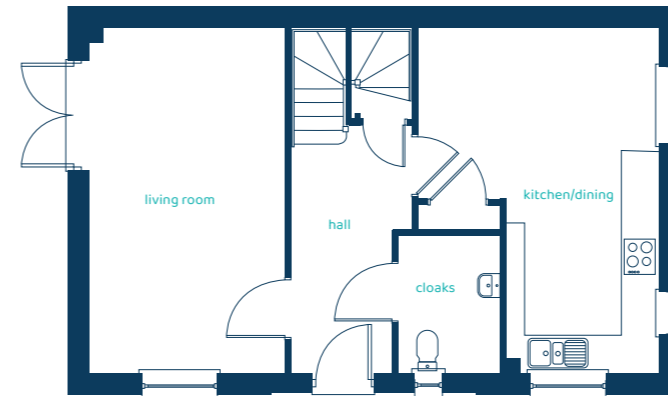
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Predicted EPC rating

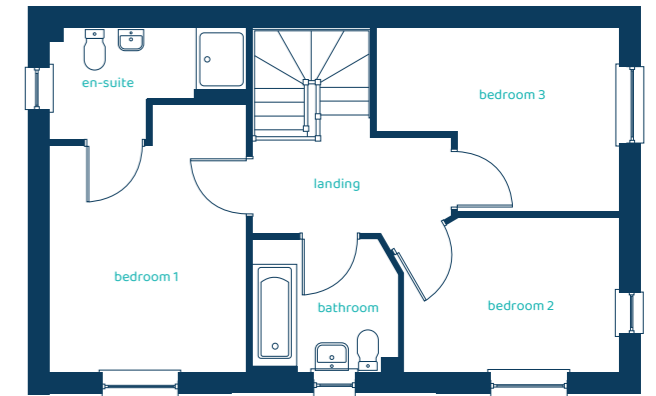


**Ground Floor Plan**



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

**First Floor Plan**



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

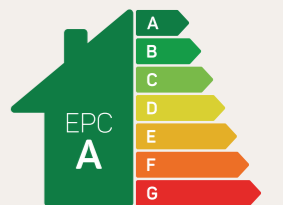
# The Longford

## 3 bed detached

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



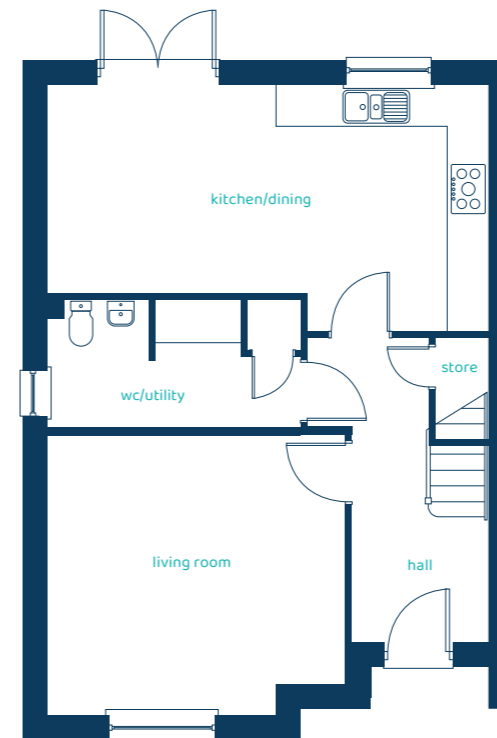
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Predicted EPC rating

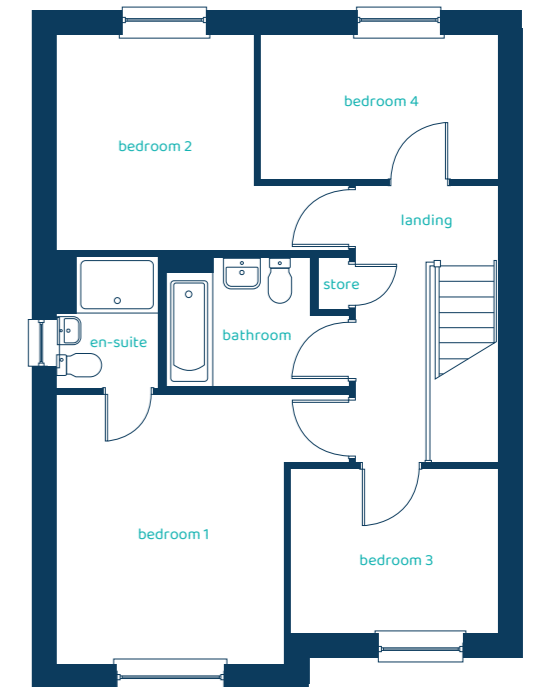


**Ground Floor Plan**



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

**First Floor Plan**



Room	Imperial	Metric
Bedroom 1	11'1" x 13'2"	3.38m 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	9'0" x 6'4"	2.74m x 1.92m
En-suite	5'0" x 6'5"	1.51m x 1.95m

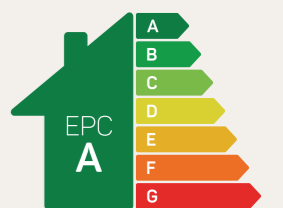
# The Winwick

## 4 bed detached

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



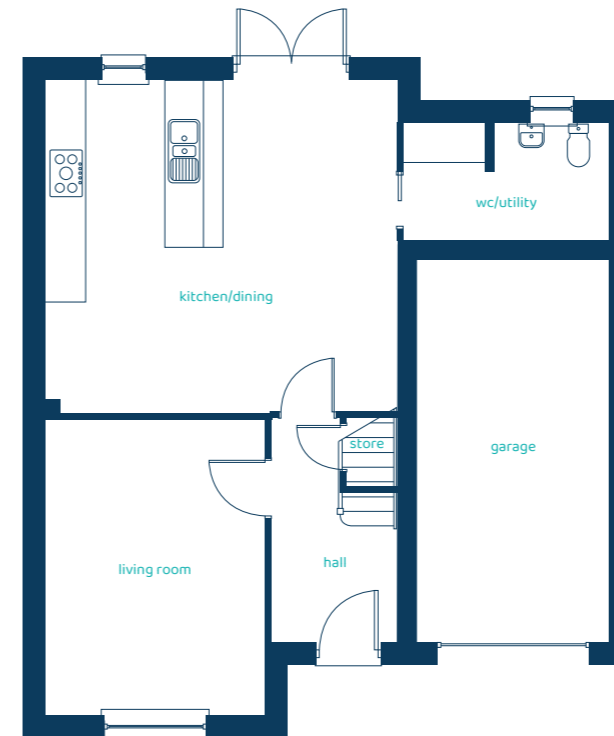
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Predicted EPC rating

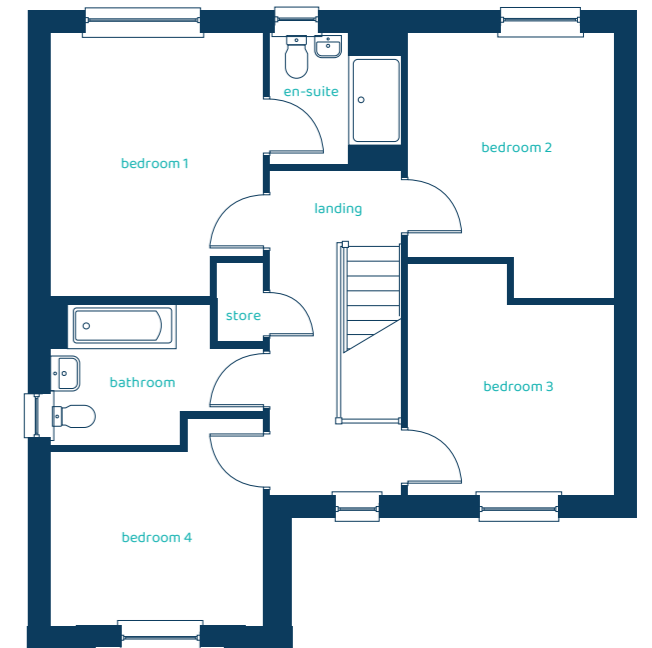


**Ground Floor Plan**



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

**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

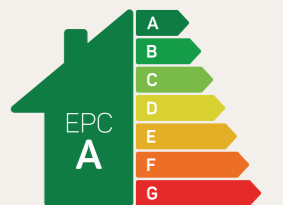
# The Whittle

## 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



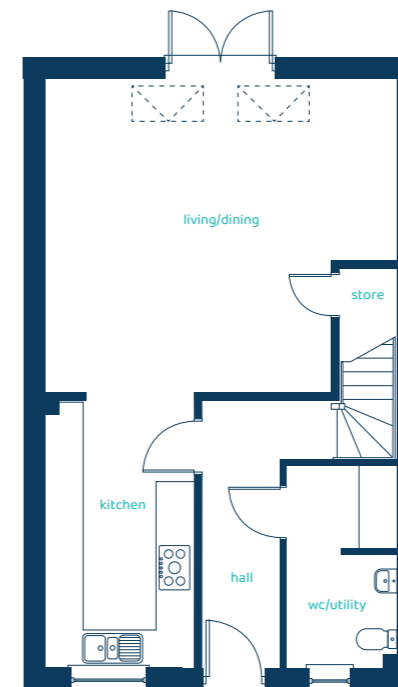
# The Grappenhall

## 4 bed detached

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

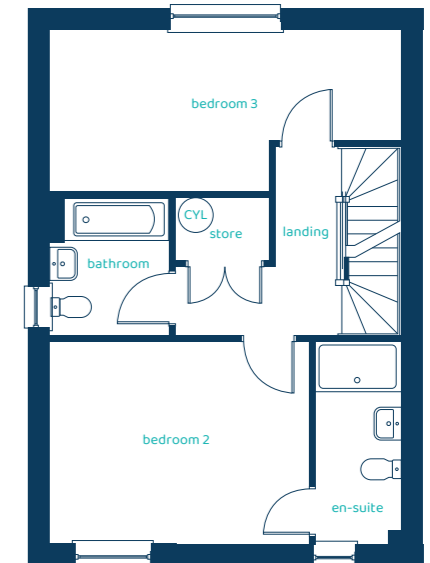


### Ground Floor Plan



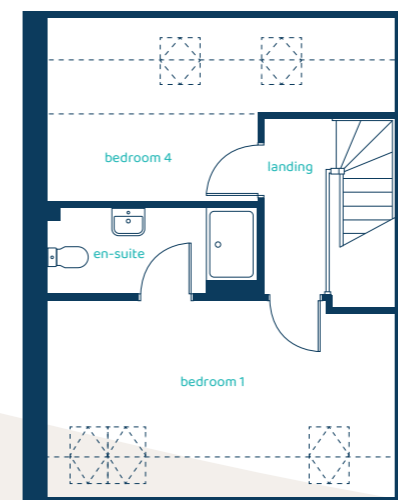
Room	Imperial	Metric
Living/Dining	18'11" x 16'10"	5.76m x 5.14m
Kitchen	7'11" x 14'4"	2.40m x 4.37m
WC/Utility	5'11" x 10'10"	1.80m x 3.31m

### First Floor Plan



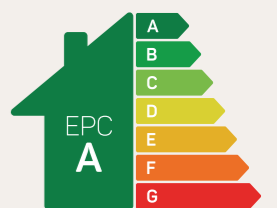
Room	Imperial	Metric
Bedroom 2	14'0" x 10'11"	4.72m x 3.32m
Bedroom 3	18'11" x 8'9"	5.76m x 2.66m
Bathroom	6'5" x 7'5"	1.94m x 2.27m
En-suite	10'11" x 4'7"	3.32m x 1.40m

### Second Floor Plan



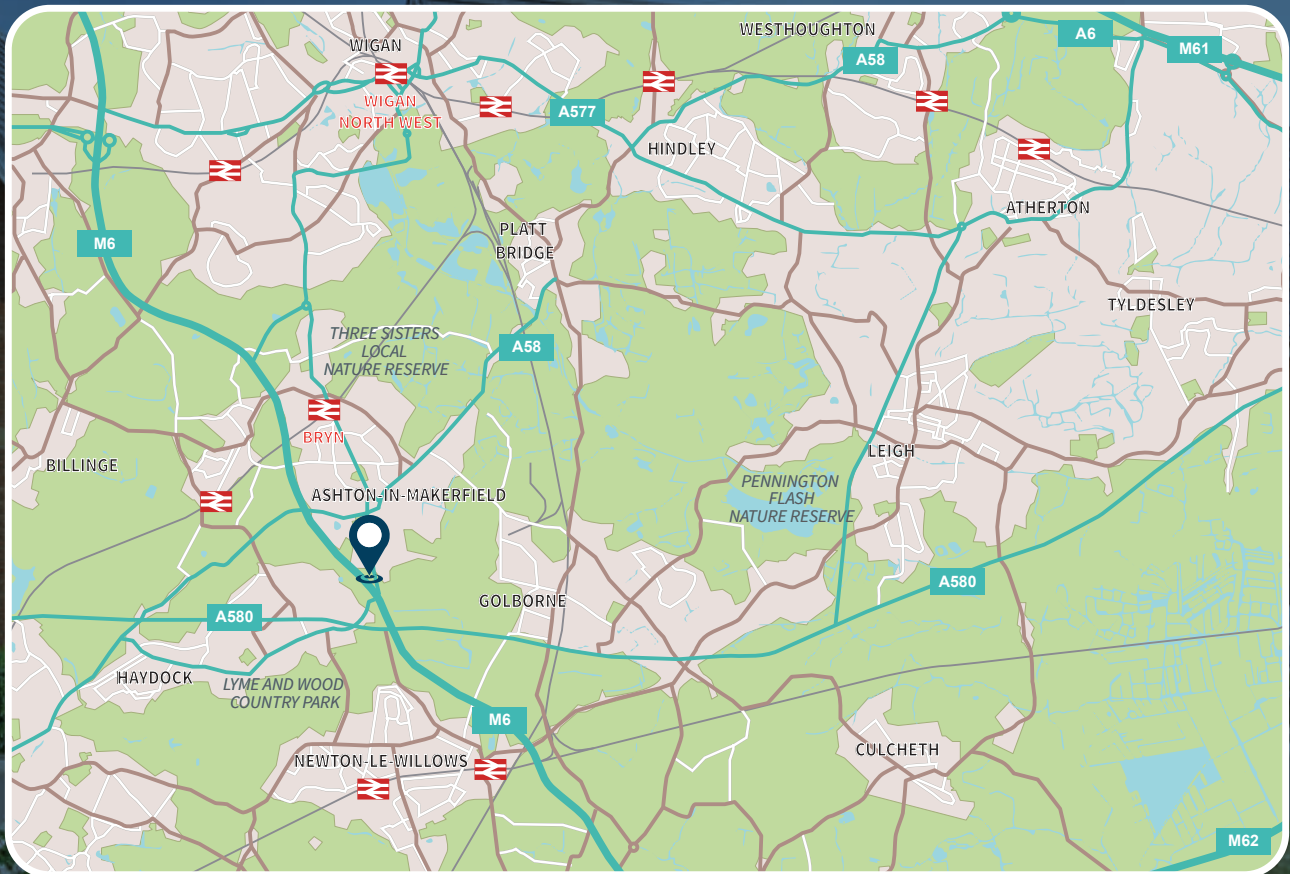
Room	Imperial	Metric
Bedroom 1	18'9" x 10'10"	5.72m x 3.29m
Bedroom 4	18'9" x 10'0"	5.72m x 3.04m
En-suite	11'4" x 4'8"	3.45m x 1.41m


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Predicted EPC rating

# How to find us



 Lodge Lane, Haydock Park  
WA12 0JQ

 01942 366 356

 sandongates@anwyl.co.uk

 canny.bolt.looked



# ANWYL

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