



Walkers Glade

Discount to open market

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anwyl.co.uk/walkers

ANWYL



Walkers Glade

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 Walkers Glade, a beautiful new collection of three, four and five-bedroom homes in Ingol.

With the vibrant city of Preston just minutes away, you'll find everything you need close to home at Walkers Glade. From bustling shopping centres and cosy cafés to scenic parks and leisure facilities, there's something for everyone to enjoy.

Families are well placed with highly regarded schools nearby, while golfers and outdoor enthusiasts can enjoy local courses and green spaces on the doorstep.

Perfectly positioned for commuters, Ingol offers excellent links across the North West via the M55, M6 and direct rail connections to Manchester, Liverpool and Blackpool.

Modern living comes naturally at Walkers Glade, where eco-friendly, energy-efficient homes combine comfort, style and convenience in one desirable location.



Built for the future

The **eco features** of your new Anwyl Home combine to give you complete **peace of mind** and ensure an efficient, comfortable living space for all.



HEATING YOUR HOME

Our homes use a combination of modern heating and hot water systems to ensure a comfortable living space. The systems are designed to provide the most effective use of energy all year round.



INSULATION

Modern full build insulation ensures a more efficient home. From slab to roof insulation every Anwyl home is designed with the best insulation in mind to ensure a more efficient home.



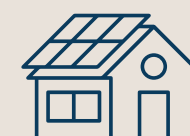
WATER EFFICIENCY

Our sanitary fittings use less water without compromising on the function within your home.



AIR TIGHT DESIGN

Every Anwyl Home is built to conserve heat through airtight design. This is crucial to reducing unwanted heat loss and maintaining a suitable level of natural ventilation.



PV PANELS

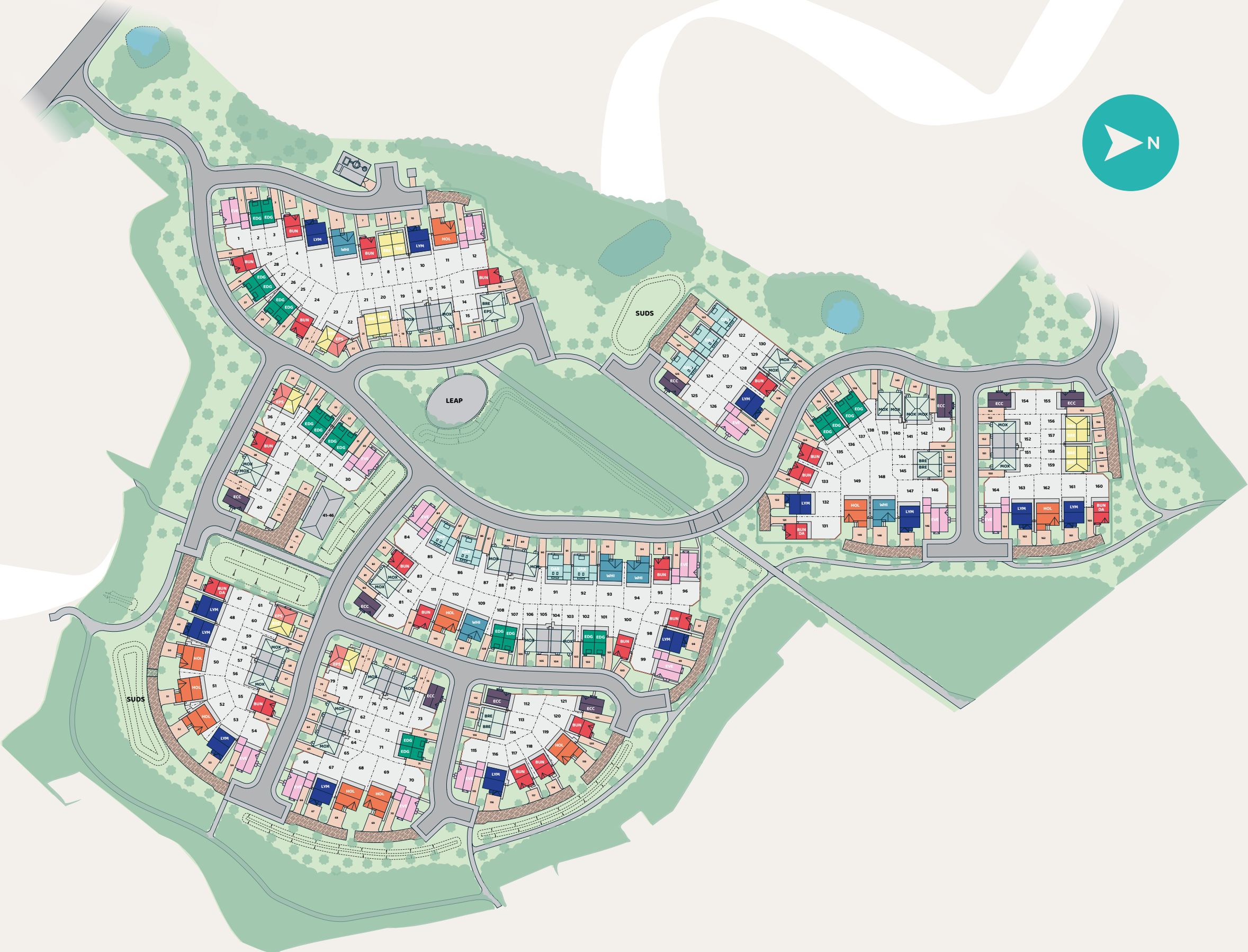
Photovoltaic (PV) 'solar' panels generate electricity in daylight hours. The PV panels are mounted on the roof of your home and the electricity generated by PV panels immediately disperse within your home.



EV CHARGER

Homes feature an EV charging point for electric vehicles.

Walkers Glade



Key:

Bretton

Epsom

Bunbury

Eccleston

Edgworth

Lymm

Evesham

Hollingworth

Darwen

Whitworth

Affordable

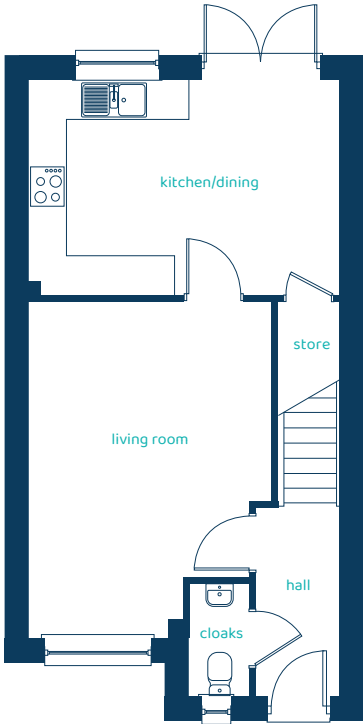
Discount to open market

Discount to open market homes are subject to eligibility, approval and terms. Please speak to your Homes Adviser for details.

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 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. 09/09/2026

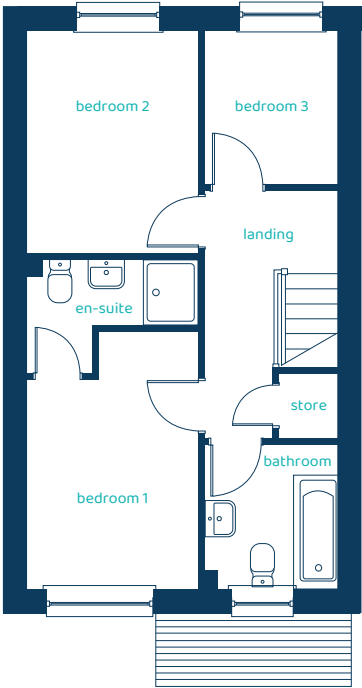


Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	15'6" x 10'9"	4.73m x 3.27m
Living Room	12'2" x 16'9"	3.71m x 5.10m
Cloaks	2'11" x 5'7"	0.90m x 1.70m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	8'6" x 12'9"	2.59m x 3.88m
En-Suite	8'6" x 5'9"	2.59m x 1.74m
Bedroom 2	8'6" x 11'1"	2.59m x 3.37m
Bedroom 3	6'9" x 7'8"	2.05m x 2.35m
Bathroom	6'9" x 7'2"	2.05m x 2.18m

The Bretton

3 bed semi-detached

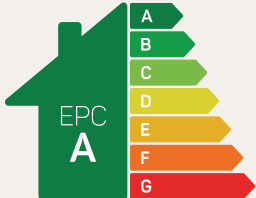
DISCOUNT TO OPEN MARKET

A modern and spacious three-bedroom home offering open-plan living and thoughtful design, ideal for families or first-time buyers.



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 Bretton 2/10/2026.

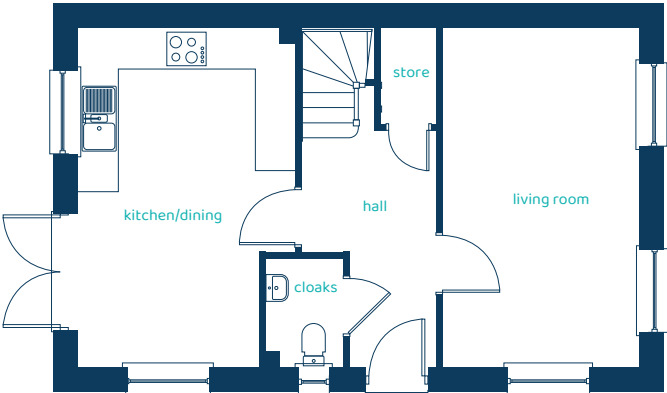
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Predicted EPC rating

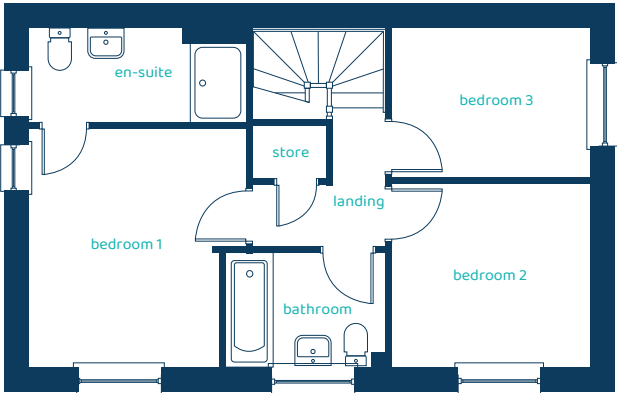


Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	10'9" x 16'8"	3.27m x 5.09m
Living Room	9'8" x 16'8"	2.93m x 5.09m
Cloaks	3'10" x 5'4"	1.18m x 1.63m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'9" x 11'9"	3.27m x 3.58m
En-Suite	10'9" x 4'7"	3.27m x 1.41m
Bedroom 2	9'10" x 9'1"	2.99m x 2.76m
Bedroom 3	9'10" x 7'4"	2.99m x 2.33m
Bathroom	7'11" x 5'7"	2.41m x 1.71m

The Epsom

3 bed semi-detached

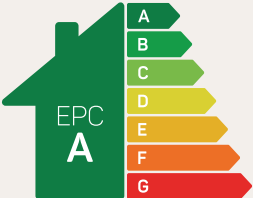
DISCOUNT TO OPEN MARKET

The Epsom is a stylish semi-detached home with three double bedrooms, a bright lounge and an open-plan kitchen/dining area.



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Predicted EPC rating



The Moxley

3 bed semi-detached

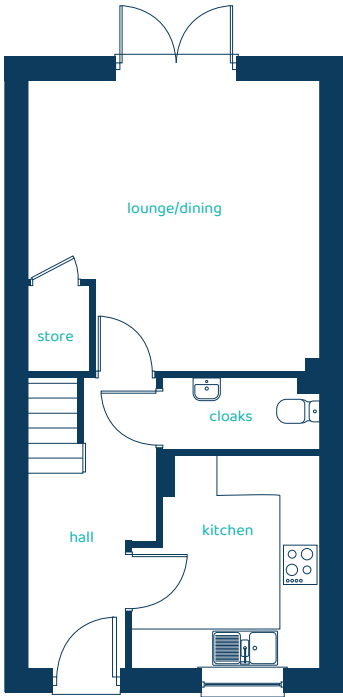
A modern and spacious three-bedroom home, The Moxley is ideal for families or first-time buyers.



DISCOUNT TO OPEN MARKET

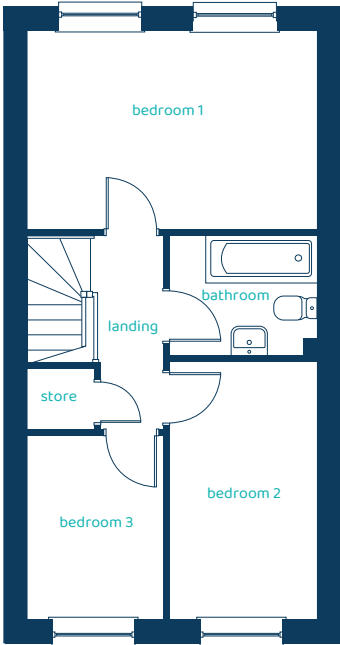


Ground Floor Plan



Room	Imperial	Metric
Kitchen	9'4" x 10'7"	2.87m x 3.25m
Living/Dining Room	14'7" x 14'5"	4.50m x 4.46m
Cloaks	7'9" x 3'5"	2.41m x 1.07m

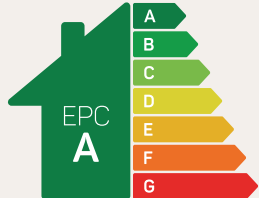
First Floor Plan



Room	Imperial	Metric
Bedroom 1	14'7" x 9'9"	4.50m x 3.01m
Bedroom 2	7'5" x 12'6"	2.30m x 3.83m
Bedroom 3	6'9" x 9'2"	2.11m x 2.81m
Bathroom	7'5" x 5'9"	2.30m x 1.81m

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Predicted EPC rating

