



LEDSHAM GARDEN VILLAGE

LOCAL AMENITIES



 REDROW

Stepping into The Heritage Collection
at Ledsham Garden Village is truly like

COMING HOME

Oaklands and Sycamore Green, Ledsham Garden Village are perfectly situated within easy reach of road and rail links, with Liverpool and Chester both close by. Yet at the same time, enjoy a delightful semi-rural location in one of the most sought after areas of West Cheshire, on the doorstep of North Wales, surrounded by open countryside.

Combining town and country, it's the perfect place to raise your family in style, and the ideal location for the Redrow Heritage Collection of quality three, four and five bedroom family homes. What's more, with a quarter of the development designated as affordable homes, it could be easier than you think to enjoy everything that Ledsham Garden Village has to offer.

CREATING A COMMUNITY

At Ledsham Garden Village, Redrow have created a real community, funding dedicated open spaces and sports pitches, a community centre at the heart of the village, and even a community orchard and allotments to bring people together. We've contributed to local busses to serve the village, as well as new cycle paths and footpaths, health facilities and traffic calming. We've even put funds into local regeneration to improve the shops and services of Little Sutton for the benefit of residents old and new.

TRANSPORT

Ledsham Garden Village lies just off the main A550 Welsh Road, just minutes from the M53 at junction 5 and close to the A41 which links Chester and Birkenhead. Liverpool is just 11 miles away via the M53 and Kingsway Tunnel and Chester is even closer at just 8 miles. Nearby Little Sutton Station has trains to Liverpool and Chester in just over half an hour. Both Liverpool and Manchester Airports well within 45 minutes drive.

SHOPPING

There is so much quality shopping within reach of Ledsham Garden Village, you'll be spoiled for choice. Visit the Port Arcades in Ellesmere Port, Cheshire Oaks Designer Outlet Village, the £1bn Liverpool One development or the quirky quality of Chester's historic Rows. Closer to home, there is a Tesco Express just a few minutes from the development, while Little Sutton and Great Sutton have a wide selection of shops and stores along the A41 Chester Road.

ENTERTAINMENT

Cheshire Oaks offers a wide variety of entertainment, including a multi-screen cinema with iMax screen. Both Liverpool and Chester are famous for their nightlife, with a wide selection of bars and restaurants, and you'll also find a plenty of friendly pubs and eateries close by in Little Sutton and Great Sutton. Liverpool's new Echo Arena has established itself as a stop on most major music and comedy tours, while the Philharmonic Hall attracts world class orchestras and performers.

SPORT AND LEISURE

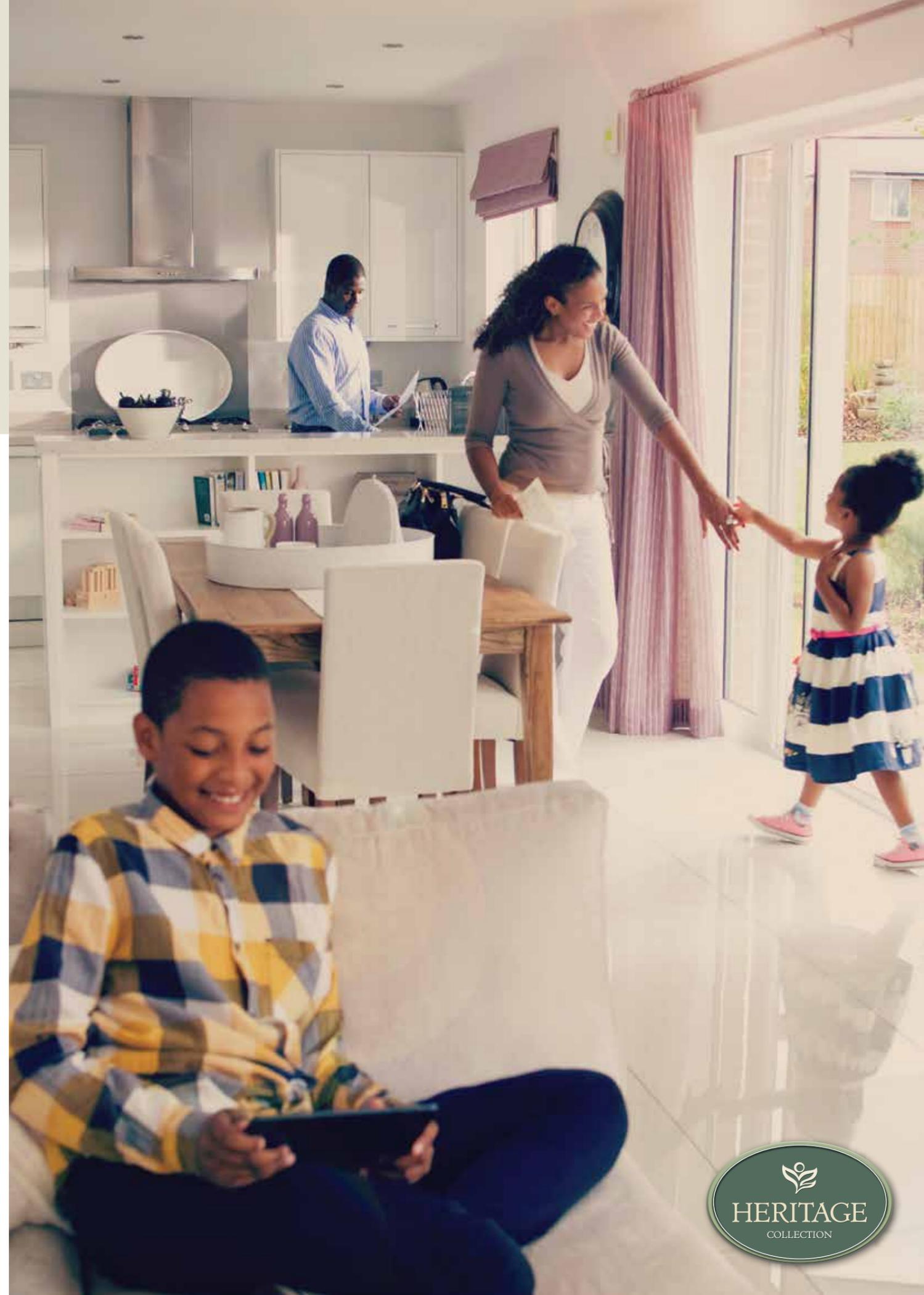
Golfers have the pick of some great courses locally, including Eastham Lodge, Bromborough and Ellesmere Port, while the Epic Leisure Centre in Ellesmere Port, Chester's Northgate Arena and Deeside Leisure Centre offer an even wider choice of sports. You can even try your hand at ice skating at Deeside.

For your leisure time, head for the wonderful woodlands at Eastham Country Park on the banks of the Mersey, or take a stroll around Rivacre Valley Country Park close to the development in Ledsham. Alternatively, pull on your boots and head for Snowdonia National Park, just 60 miles away, or hit the beaches along the North Wales Coast, with Rhyl and Prestatyn just 30 miles away.

SCHOOLS AND SERVICES

Ledsham Garden Village will have its own single form primary school, making the school run simpler and adding to the sense of community. There is also a choice of other primary schools within walking distance of the development, including Little Sutton Church of England Primary and Sutton Green Primary, with secondary education provided by South Wirral High and Ellesmere Port Catholic High. Chester also boasts a number of highly regarded private schools.

Local doctors can be found at Great Sutton Medical Centre (Sat Nav CH66 3SP) call 0151339 2424, with dentists at Sutton Dental Practice (Sat Nav CH66 4PE) call 0151 339 0406.



LEDHAM GARDEN VILLAGE, LEDHAM ROAD, CHESHIRE, CH66 4QL

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Directions

From the M53 - leave at junction 5 and follow signs for A41 North Wales. Pass through the first lights (signposted Hooton) and take the next right signposted North Wales A550. Take the sixth left off the A550, onto the B5463 Ledsham Road where you will find the development on the right hand side.

From North Wales - follow the A494 through Queensferry and bear left onto the A550, signposted Birkenhead / M53. Cross the A540 Parkgate Road at Two Mills and continue on the A550. Take the second right off the A550 onto the B5463 Ledsham Road where you will find the development on the right hand side.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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