



HONEYWALL LANE 34 NEW FAMILY HOMES **BUILT BY ANDMORE**

MADELEY HEATH, CW3 9LU

WELCOME TO HONEYWALL LANE, MADELEY HEATH, CW3 9LU



TWO, THREE AND FOUR BEDROOM HOMES

Living in Madeley Heath offers a unique blend of tranquil countryside charm and convenient access to urban amenities.

Madeley Heath is situated between the historic market town of Newcastle-under-Lyme and the busy town of Crewe and provides a peaceful environment that's perfect for families and individuals seeking the best of both worlds!

With an open plan design for flexible living and plenty of outdoor space each of our homes at Honeywall Lane are designed with you in mind. You'll find exactly what you are looking for in Madeley Heath.



Semi-detached and detached



Electric heating



New low carbon homes



EV charging points for all homes

Our House, Your Home

Homes designed for open plan flexible living, with higher ceilings and larger windows providing great spaces to live in!

Our super energy efficient homes help keep the bills low. Better air quality is provided through the MVHR air filtration system which ensures a balanced indoor environment continuously circulating fresh, clean air.

Each of our homes comes with:


- Flexible open plan living spaces
- Leading home appliances with
- Top quality kitchen and bathroom fittings
- Electric heating and MVHR air ventilation system
- Electric vehicle charging points
- Private gardens plus access to the share open spaces all great for playing, entertaining and relaxing
- Pedestrian led streets for a safer neighbourhood
- Customise your new home




Choose Your Perfect Home

Our range of house types are perfect if you are looking to size up or down, and families that want more space to grow.




 **Two Bedroom**
Terraced




 **Three Bedroom**
Semi detached









 **Three Bedroom**
Semi detached



 **Four Bedroom**
Detached

Site Plan

-  Three bed, Type A
-  Four bed, Type B
-  Two bed, Type D
-  Three bed, Type C1
-  Three bed, Type C2
-  Four bed, Type E





Two Bedroom | terraced



GROUND FLOOR

Kitchen/Living/Dining 4.89m x 7.39m 16'0" x 24'2"



FIRST FLOOR

Master Bedroom 4.89m x 3.16m 16'0" x 10'3"
Bedroom 2 2.59m x 4.12m 8'4" x 13'5"
Bathroom 2.19m x 2.29m 7'1" x 7'5"

All measurements are approximate and are maximum dimensions.
All furniture such as beds, wardrobes and sofas are purely used for illustrative and indicative purposes only.



Three Bedroom | semi detached



GROUND FLOOR

Kitchen/Dining /Day Room	5.45m x 3.31m	17'8" x 10'8"
Living Room	3.09m x 2.52m	10'1" x 8'2"



FIRST FLOOR

Master Bedroom	5.45m x 2.57m	17'8" x 8'4"
Bedroom	2 3.22m x 3.71m	10'5" x 12'1"
Bedroom	3 2.62m x 2.59m	8'5" x 8'4"
Bathroom	3.22m x 1.70m	10'5" x 5'5"

All measurements are approximate and are maximum dimensions.
All furniture such as beds, wardrobes and sofas are purely used for illustrative and indicative purposes only.



Three Bedroom | semi detached



GROUND FLOOR

Kitchen/Dining /Day Room	5.45m x 4.57m	7'8" x 14'9"
Living Room	3.09m x 3.72m	10'1" x 12'2"



FIRST FLOOR

Master Bedroom	5.45m x 2.57m	7'8" x 8'4"
Bedroom 2	3.22m x 3.71m	10'5" x 12'1"
Bedroom 3	2.62m x 2.59m	8'5" x 8'4"
Bathroom	3.22m x 1.70m	10'5" x 5'5"

All measurements are approximate and are maximum dimensions.
All furniture such as beds, wardrobes and sofas are purely used for illustrative and indicative purposes only.



Four Bedroom | detached



GROUND FLOOR

Kitchen/Dining/Day Room	6.38m x 3.55m	20'9" x 11'6"
Living Room	4.17m x 3.02m	13'6" x 9'9"
Study	1.96m x 2.61m	6'4" x 7'9"



FIRST FLOOR

Master Bedroom	3.58m x 3.38m	11'7" x 11'0"
Bedroom 2	3.72m x 2.48m	12'2" x 8'1"
Bedroom 3	2.54m x 3.55m	8'3" x 11'6"
Bedroom 4	2.69m x 2.24m	8'8" x 7'3"
Bathroom	2.64m x 1.91m	8'6" x 6'2"

All measurements are approximate and are maximum dimensions.
All furniture such as beds, wardrobes and sofas are purely used for illustrative and indicative purposes only.

Specification

Kitchen

Fully fitted kitchen with built in appliances.

Personalise your kitchen with your choice of doors and worktops.

Modern worktops as standard with opportunity for upgrades. (subject to build stage)

Top spec Hotpoint or equivalent induction hob, hood and electric oven.

Fully integrated Desantii fridge/freezer.

Fully integrated dishwasher. (selected plots)

Bathrooms

Modern white Sanitaryware by Grohe or equivalent.

Chrome taps

Thermostatic mixer showers

Modern designed tiles to floors and bath and showers walls

Fixtures & Fittings

Electric heating and MVHR ventilation.

Veka double glazed windows and rear doors; High spec security front doors.

Electric vehicle charging.

External lighting.

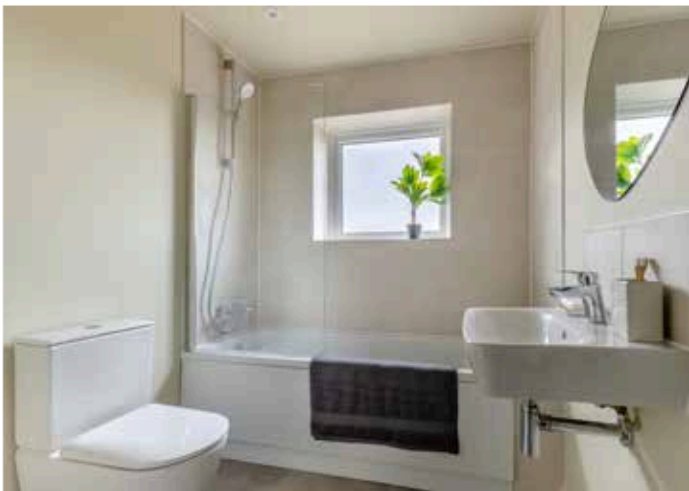
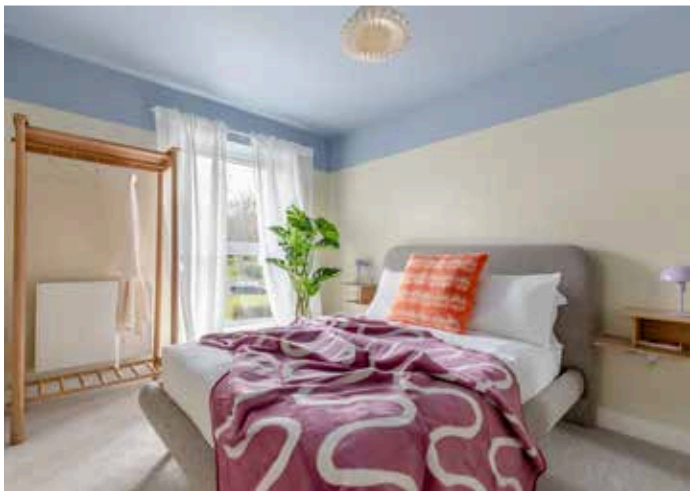
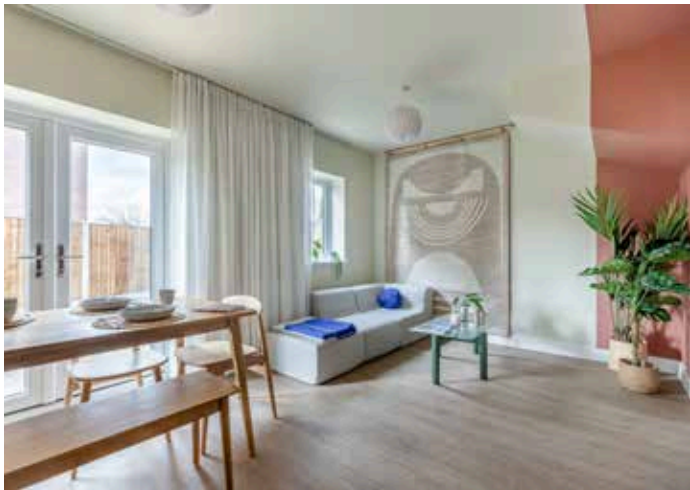
Solar PV charging capacity to all plots; Four bed detached to have PV

Outside

Private front / rear garden & patios to rear

Landscaping specific to plot location

Lush green shared spaces, an orchard and even the possibility of allotments!

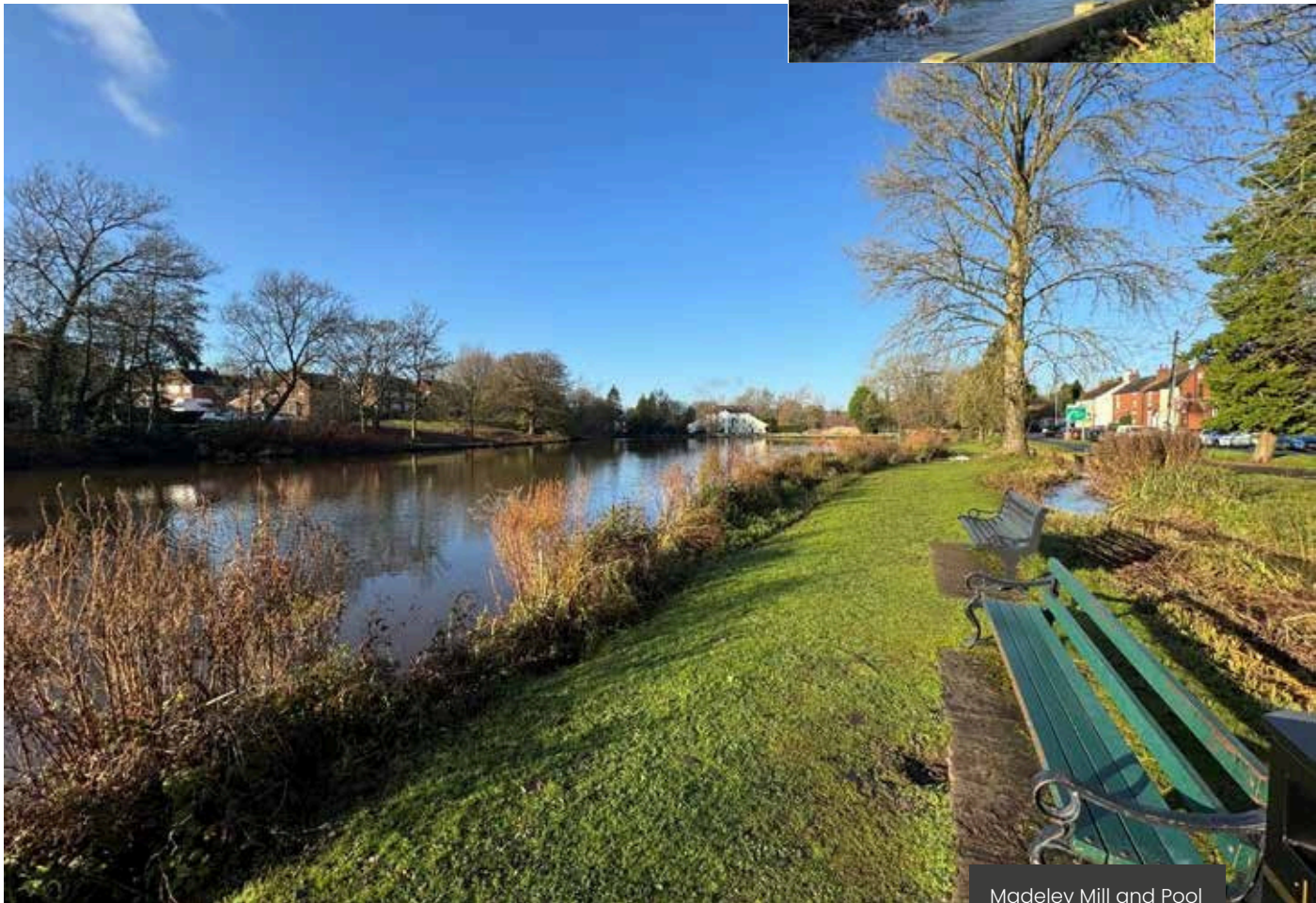


Discover Peaceful Living at Madeley Heath

Nestled within the charming village of Madeley in Staffordshire, Madeley Heath offers the perfect blend of rural tranquillity and modern convenience. Located near the borders of Shropshire and Cheshire, it neighbours the picturesque villages of Betley and Wrinehill.

Accessible & Connected

Traveling is effortless with excellent transport links nearby, including the A525, A500, and M6 motorway. For rail users, nearby stations provide easy connections to regional hubs.



Madeley Mill and Pool



The Trent and Mersey Canal, Newcastle under Lyme

Health & Wellbeing

A doctor's surgery located in the heart of Madeley, just minutes from Madeley Heath, ensures essential healthcare is always close to hand.

Convenience at your Doorstep

Only five miles from Newcastle-under-Lyme, and less than a 20-minute drive to the Royal Stoke University Hospital, Madeley offers residents a variety of amenities. Culinary enthusiasts will enjoy popular dining spots like 'The Old Swan', a renowned gastropub, and the famous Poolside Fish Bar.



Metal Heron Memorial for Phil Shaw

The Offley Arms



War Memorial



Explore the Outdoors

Nature lovers can unwind by the River Lea or at the Madeley fishing pond—ideal for anglers and walkers seeking to enjoy the great outdoors.

Education Opportunities

Families are well-served with two highly regarded primary schools, Meadows Primary and Sir John Offley Primary, along with Madeley High School. For further education, Keele University and Newcastle College are both conveniently nearby.

Shopping & Leisure

With great shopping options locally and in both Crewe and Stoke including Festival Park along with the market town of Newcastle under Lyme with its famous market and lively bar and restaurant scene being on the doorstep you've got all bases covered!

The Perfect Blend

Madeley Heath combines the charm of semi-rural living with the convenience of modern amenities and vibrant nearby destinations. Embrace a lifestyle that offers the best of both worlds.



Madeley Duck Pond

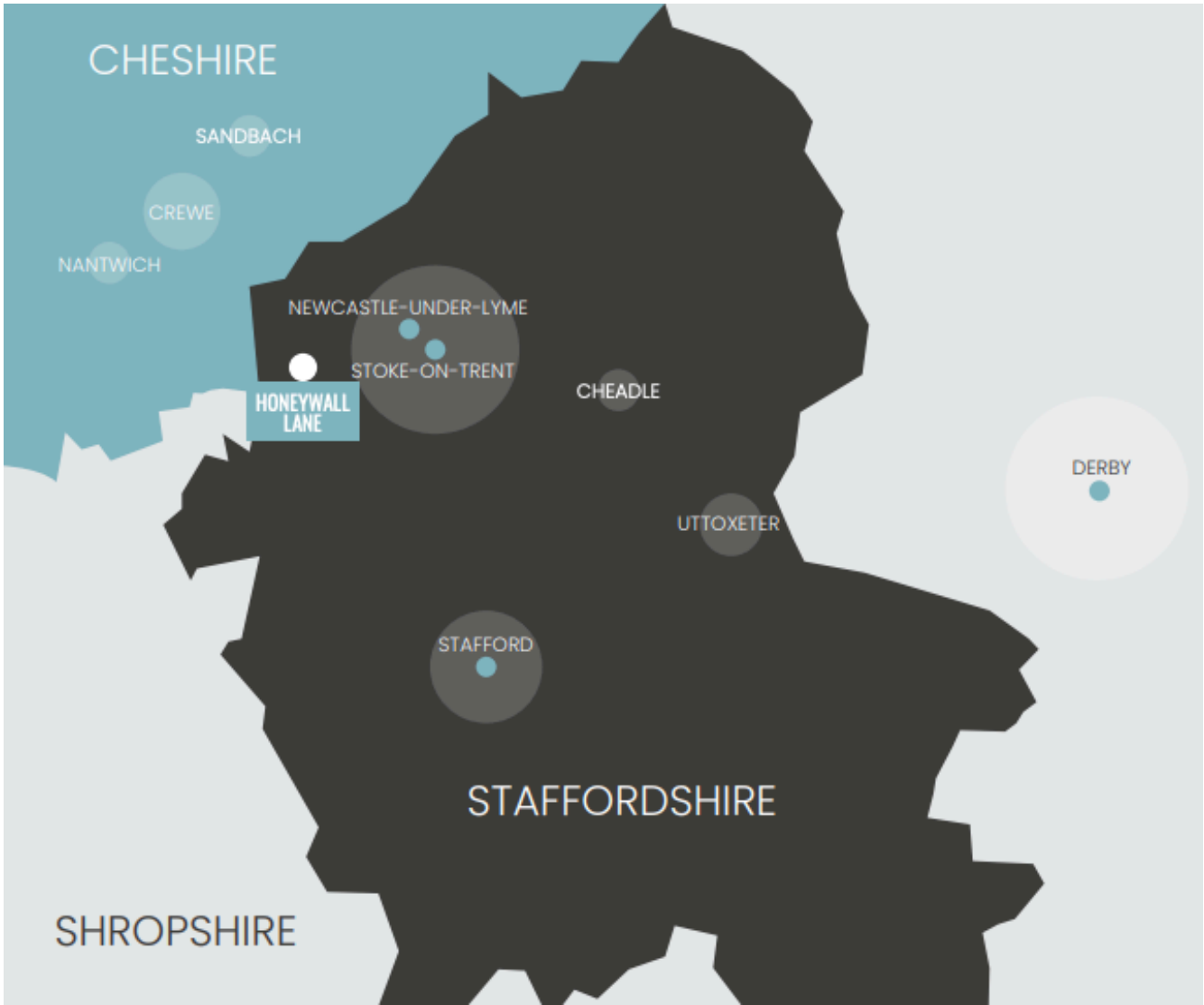
Travel

Newcastle-under-Lyme is the nearest significant town, situated just four miles from this development. It offers a variety of essential amenities, including major supermarkets, numerous bars and restaurants, and well-known high street retailers.

For convenient travel, Junction 15 of the M6 Motorway is 5.8 miles away, providing easy access north and south. The closest major rail interchange is Stoke-on-Trent Railway Station, located six miles from the site.



- 2.5 miles** to Keele University (5 min)
- 4.4 miles** to Newcastle-under-Lyme (10 mins)
- 4.7 miles** to Woore (10 mins)
- 7 miles** to Stoke-on-Trent (18 mins)
- 11 miles** to Crewe (23 mins)
- 20 miles** to Stafford (31 mins)
- 24 miles** to Uttoxeter (39 mins)
- 45 miles** to Manchester (1hr 6mins mins)
- 48 miles** to Birmingham (1hr 5 mins)



Andmore build great homes to help our residents create fantastic places to live!
Our homes are thoughtfully designed and constructed providing a high quality specification for modern living whilst being sustainable to keep bills low with better living for all.

Come and join our community !
Building better homes for better living.





Selling agents:

Heywoods.

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