

A white line-art icon of a house with a chimney, enclosed within a shield-like border.

Kings Row



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The Area

Macclesfield is a market town bursting with character. Rich in heritage, it is forging a creative and sustainable path forward to attract new individuals, families and businesses to the town.

Just minutes from beautiful countryside and short rides to bustling cities, it has something for everyone.

Kings Row sits near the heart of the booming town centre, just minutes from beautiful countryside and a short walk to the many bars, restaurants, coffee shops and other new businesses that have sprung up in Macclesfield.

These ten dwellings are just one small part of the town's exciting future, one we are proud to be part of.





Location & Travel

Macclesfield is excellently placed for people with busy and varied lifestyles.

It is just 10 miles to Manchester Airport and 10 minutes to the edge of the Peak District. Not only that, it is a 20 minute train ride to Manchester Piccadilly and two hours to London Euston.

Kings Row further capitalises on this by placing you within walking distance of Macclesfield's train station and moments from the A537 (Knutsford, Manchester) and A523 (Prestbury, Lyme Park), giving you a prime location in a prime location!





Food, Drink & Fun

On the doorstep of the town centre, Kings Row places you walking distance from fine food and fine entertainment. Here are just some of our favourite places to spend time in Macclesfield town centre.

PICTUREDROME

Another successful food hall development from the Mackie Mayor team bringing independent outlets into the heart of the town.

7 MINS WALK

CINEMAC

All the latest releases in a listed cinema with a great atmosphere and luxury seating from Arighi Bianchi. A true local gem.

10 MINS WALK

CHESHIRE GAP

Fine foods and fine service at this popular local delicatessen bursting with fresh meats, cakes and other local produce.

11 MINS WALK

LITTLE COFFEE ROASTERY

Buy your coffee direct from a specialist roastery that serves many of the north west's most famous bars and restaurants.

5 MINS WALK

THE SALT BAR

Just one of the many well loved restaurants in the town, this one specialising in Scandinavian food done through a seasonal menu.

8 MINS WALK

Health & Education

Macclesfield is a unique place with many health and wellbeing benefits. It is both minutes from a major hospital and a forest, giving you a variety of ways to take care of your personal, physical and emotional health.

Whether you thrive in nature or require access to state of the art medical care, Macclesfield has

the infrastructure to look after your needs.

With outstanding schools and nurseries, the town also offers excellent options for families considering their education options with The King's School, Beech Hall School and The Fallibroome Academy among the many recommended schools in the area.





THE HOUSES

Kings Row

Kings Row sits on Pownall Street directly adjacent to the former site of The King's School (now relocated). In fact, the properties occupy the space previously taken up by the school's Percyvale Science Building.

The original building was named after Sir John Percyvale, the school's famous founder (and former Lord Mayor of London), thus it seemed only right for us to name our housetype 'The Percyvale'.

The ten properties of Kings Row all offer three generously designed floors of contemporary living space designed for couples and families to thrive in.

The Percyvale housetype

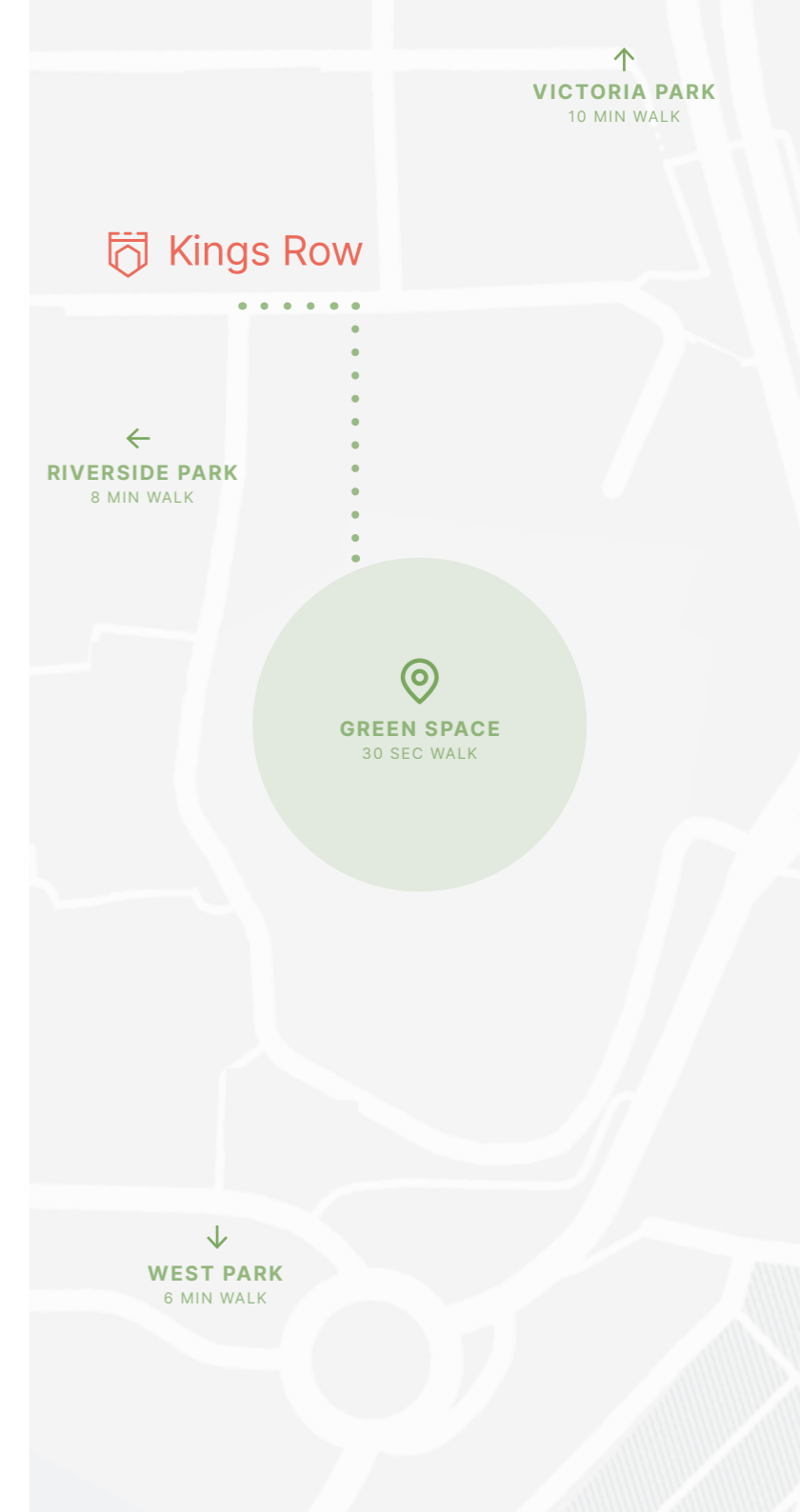


The Site

Pownall Street is an active residential street in the heart of Macclesfield.

Immediately opposite the site will be a gateway to the PJ Livesey redevelopment of the King's school site, giving all residents open access to an open space that will be situated on the school's former cricket green.

Pownall Street is also walking distance to a variety of other green spaces and the town centre.



The Percyvale

Balancing open living and the need for privacy, The Percyvale focuses life together in a spacious ground floor kitchen diner before offering a series of generously sized bedrooms on the floors above.

Designed to be flexible and responsive to a variety of family sizes and work from home set ups, The Percyvale is the adaptable house for the 2020s and beyond.



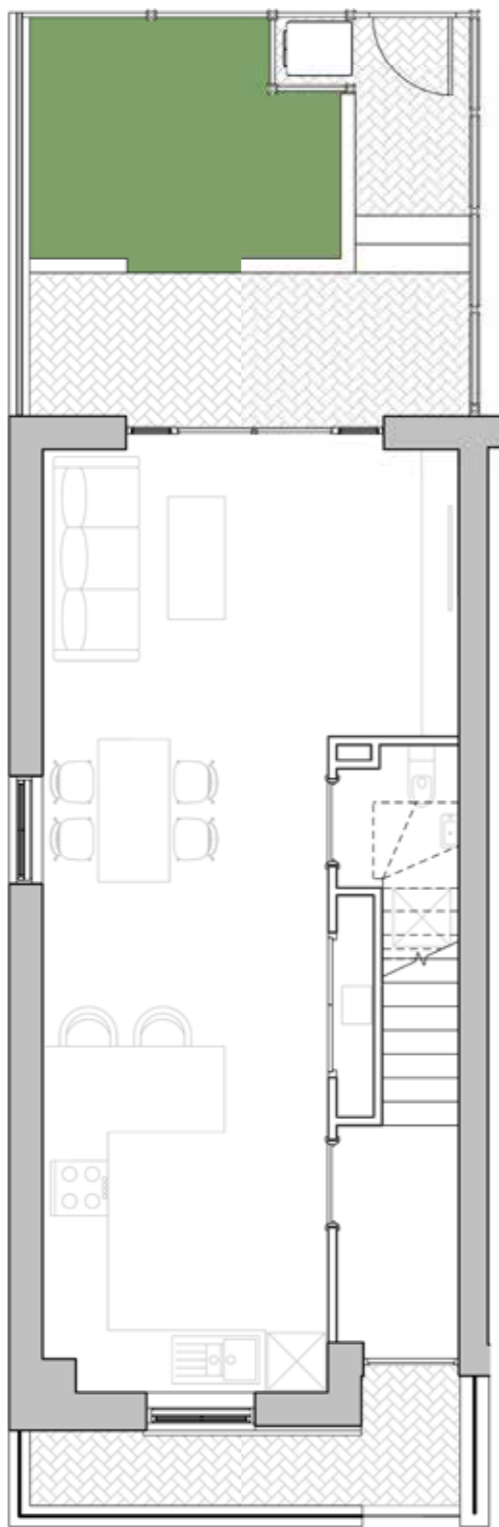
The view from the garden into the house



Open plan living

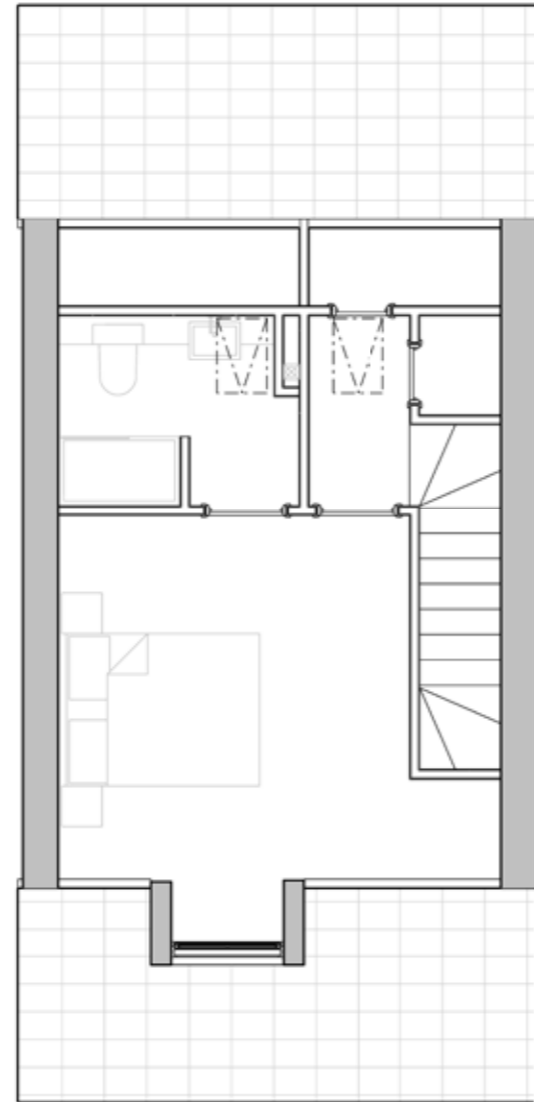
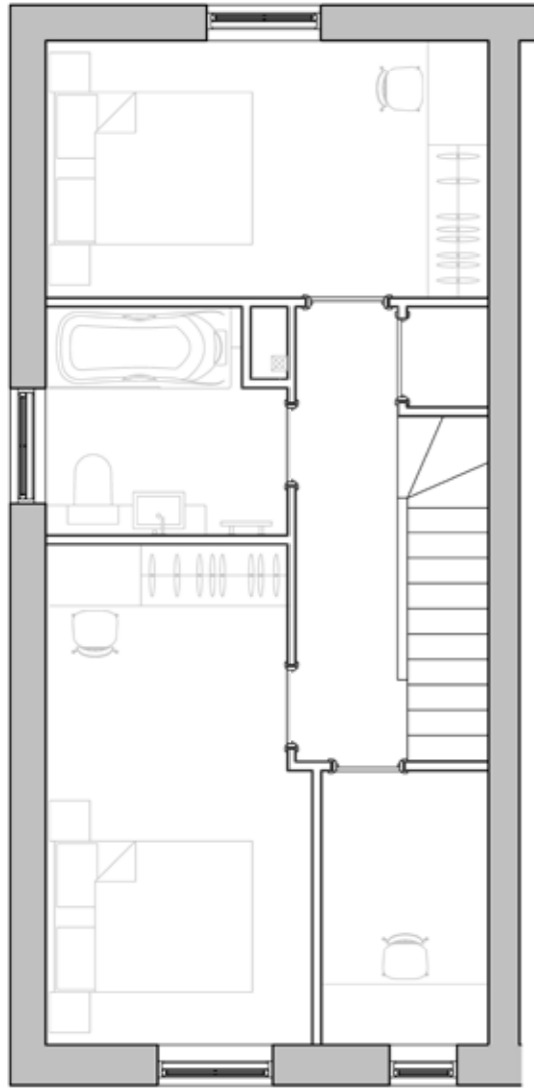


The Percyvale's home office



Ground Floor

GARDEN	4.6m x 4.2m	15.09ft x 13.78ft
LOUNGE	4.4m x 3.0m	14.43ft x 9.84ft
TOILET	1.3m x 1.45m	4.27ft x 4.76ft
KITCHEN/DINER	3.05m x 6.9m	10.01ft x 22.64ft
STORAGE	0.4m x 2.3m	1.31ft x 7.55ft
HALL	1.25m x 2.5m	4.10ft x 8.20ft



First Floor

MASTER BEDROOM	2.55m x 4.9m	8.37ft x 16.08ft
BEDROOM 2	4.3m x 2.55m	14.10ft x 8.37ft
BATHROOM	2.35m x 2.3m	7.71ft x 7.55ft
HOME OFFICE	1.65m x 2.7m	5.41ft x 8.86ft
HALL	1.1m x 4.45m	3.61ft x 14.60ft
STORAGE	0.8m x 0.95m	2.62ft x 3.12ft

Second Floor

BEDROOM 3	3.5m x 3.65m	11.48ft x 11.98ft
EN SUITE BATHROOM	2.4m x 1.9m	7.87ft x 6.23ft
HALL	1.0m x 1.8m	3.28ft x 5.91ft
STORAGE	1.8m x 0.7m	5.91ft x 2.30ft



Our designers have created a comprehensive on-trend launch specification, however we do offer a range of premium upgrades. Specification is subject to availability and change.

The Percyvale's bathroom

Specification

♥ Kitchen

- Quality UK manufactured Kitchens available in a traditional shaker style
- Kitchen finished with a range of contemporary designed compact laminate worktop
- Designer tiled Splashback from London based design works
- Surface mounted stainless steel bowl and half sink and mono block mixer tap
- Low energy LED lighting under wall units
- Open shelving with an Veneered Oak Finish

🔒 Security

- Secure by Design Composite Front & Rear doors with draft excluders
- Windows locks
- Alarm systems available

🏠 Integrated Appliances

- CDA Single Oven
- CDA glass electric hob with in-built extractor
- Fully integrated dishwasher
- Full height attractive larder fridge freezer
- Mains fed smoke Detectors
- Plumbing & Electric for washer/dryer

🔌 Lights & Electricals

- Low energy LED Downlights Kitchen & Bathrooms
- Low Energy Pendants lights to bedrooms
- Well positioned Switches and Sockets throughout with USB sockets in the kitchen

☀ Heating

- Economical Gas central heating & combi boiler

🪵 Stairs

- Painted timber with chamfered spindles

🚿 Bathrooms

- Cotemporary sinks with luxury Crosswater brassware
- Stylish RAK Ceramics concealed cistern W/C
- Modern glass shower enclosures with low profile shower trays
- Bath to main bathrooms with luxury wall mounted valve for shower and bath filler
- Heated Chrome towel rails to all upstairs bathrooms
- Ambience Bain Vanity Unit to downstairs W/C
- Useful shaver socket to main bathroom

🏠 Floors & Walls

- Designer tiling from London Based Design Works to all bathrooms and downstairs WC
- Carpets to upstairs halls, stairs, bedrooms, lounge/diner
- Luxury Vinyl tiling to open plan ground floor
- Plaster finished and painted white

👁 Doors/Windows

- Composite Front Doors in a traditional style with chrome letter plate and furniture
- Thermally efficient black UPVC double glazed windows & doors
- Black UPVC French doors with side windows allowing for that indoor outdoor living feel
- Painted and Contemporary internal doors with brushed chrome handles

🏡 Exterior/Shared Areas

- Traditional construction with upgraded thermal insulation
- Reconstituted stone sills
- To future proof your property we will provide an Electric car charging point to all plots
- Block paved front patio areas and limestone paved areas to the rear garden
- Contemporary fencing style to add privacy to the private garden space

📞 AV, Telephone & Data

- Sky points to lounge & Master Bedroom
- Fibre Internet connection points to lounge and Office with
- TV Aerials points lounge & master bedroom





THE PROCESS

Simple Sales

We are with you every step of the sales process. From identifying the plot you want to moving in, our team will be there to help you and explain what needs to happen next.

To reserve a plot our estate agent will ask you to fill in a reservation form, pay a £1,000 fee and appoint a solicitor. After that we exchange contracts within 28 days and you pay the exchange deposit (10% of the property price).

From there we can work with you on the personalised touches and finishes you would like in your property, ensuring you get a house that fits your lifestyle perfectly.

We'll update you regularly on the build progress and we'll invite you to a pre-completion snagging visit, so you can be assured that the property has been built to a quality standard.

We issue a 10-day notice to complete and then it's completion day and we hand over keys, greeting you on move in day to give you a tour of the property.

From there, we're only ever a phonecall away if needed, enjoy your new home!



Energy Efficiency

Like all our projects, the Kings Row properties will be insulated to a very high standard (with an EPC of at least B), ensuring reduced energy bills for all residents.

Based on research published nationally, new homes could be over 60% more efficient than similar Victorian equivalents, leading to energy bills that are nearly half that of older properties.

Our properties will lower carbon emissions and lower your monthly expenditure on bills, everyone wins.





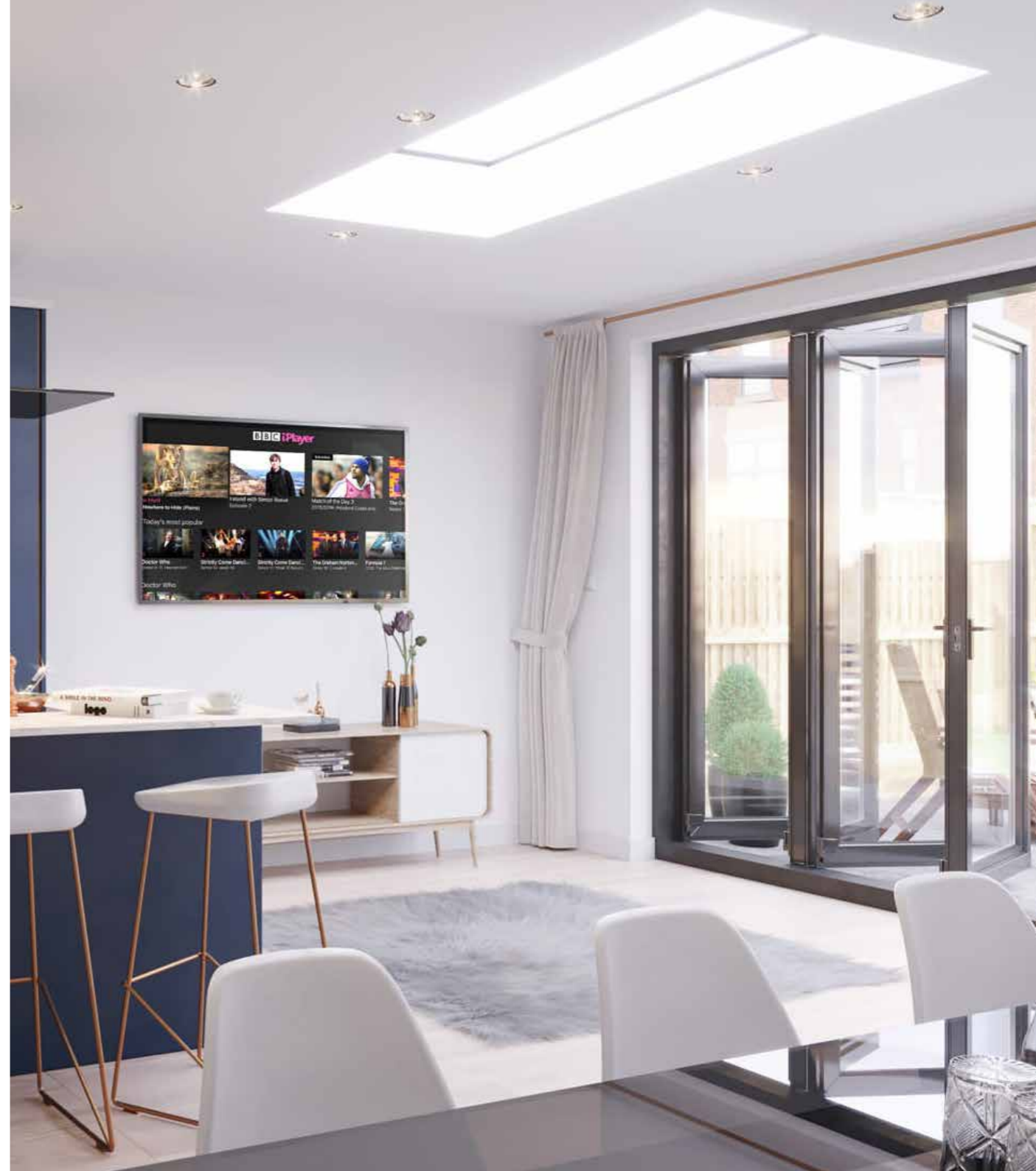
Peace of Mind

We work hard to put you at ease throughout the purchase process and beyond.

Kings Row properties will come with a 10 year building guarantee (which will include a 10 year guarantee on all roof windows and roof lights).

We include a 5 year guarantee on gas central heating, all manufacturers guarantees on appliances and a 2 year building defect period on our houses.

We want you to feel comfortable and confident in your home.



THE BUILDERS

About Us

Hall & Co is a family business that has been building homes for nearly 25 years.

Each home we build, each space we develop, is treated like our very own. We believe this approach will ensure a bright future for us, our partners and for everyone that lives in one of our properties.



OUR START

In 1998 we undertook our first project in Anglesey.

NEXT STEPS

From there other projects followed before we moved to bigger schemes.

CHESHIRE

Developing where we live grew the company in many ways. We thrived.



STOCKPORT

We moved further in to the city, being part of Stockport's regeneration.

PROFOLK

We even opened a coworking space on the ground floor of a bank we converted into apartments.



FAMILY FIRST

But it's always about family, we believe our care and dedication sets us apart.

HERE & NOW

Hall & Co have active sites across Cheshire, bringing our dreams to life.



THE FUTURE

Looks bright! We'll continue to develop innovative schemes in places we love.

DISCLAIMER

Images are artistic impressions of the finished scheme, completed properties may vary from the presented images in this brochure.

Specification is intended to be delivered as written; however, the developer may have to change certain items dependent on availability.



 Kings Row

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