



Onward

living

Pavilion Park

Bringing happiness home

Welcome to Pavilion Park

WELCOME TO PAVILION PARK, AN APPEALING DEVELOPMENT OF 2, 3 AND 4-BEDROOM HOMES NESTLED IN THE VIBRANT VILLAGE OF HELSBY.

Overlooked by the prominent Helsby Hill, Pavilion Park's enviable location is complemented by a range of local amenities and excellent transport connections.

Residents here can enjoy easy access to popular shopping destinations, fantastic leisure facilities, and a great range of well-regarded schools, meaning Pavilion Park is sure to appeal to a wide range of home-hunters, from first-time buyers to growing families.

Built across a variety of styles to a superb specification, these energy efficient new build homes present a range of design features including open-plan living spaces, contemporary fitted kitchens, modern bathrooms and en suites, in addition to off-street parking and fully turfed gardens.



So, if you're looking for an exciting new community to lay down roots, look no further than Pavilion Park in Helsby.

THE PERFECT PLACE TO CALL HOME

Pavilion Park blends city and countryside living with easy access to Chester, Manchester, and Liverpool.

There's plenty to see and do around Pavilion Park, whether it's exploring Helsby's green spaces with a circular walk around Helsby Hill, scaling the nearby sandstone cliffs, getting close to nature at Helsby Quarry Nature Reserve, or enjoying a round of golf at Helsby Golf Course (or a round of drinks at one of the village's many charming pubs).

Further afield, nearby Frodsham offers a traditional market town experience, while Delamere Forest, Chester Zoo, Blue Planet Aquarium, and Knowsley Safari Park are all within a 20-minute drive.

Pavilion Park has everything you need right on your doorstep. The development is conveniently located next to a Tesco Superstore, while Helsby village – with its independent shops, a post office, hairdressers, and more – is just a short walk away.

Explore the neighbouring market town of Frodsham with its period architecture, bustling high street, and local pubs and restaurants. Or, for a spot of retail therapy, venture to Chester for a mix of high street and independent shops or visit nearby Cheshire Oaks Designer Outlet for outlet prices on well-known brands.



Pavilion Park is commuter-friendly with easy access to major routes.

Located off Chester Road, it offers quick access to Chester, Frodsham, and the M56 for Liverpool, Manchester, Wales, and the wider motorway network.

Helsby itself is well-connected, with regular bus services to Warrington, Chester, Runcorn, and Ellesmere Port. Helsby train station provides direct links to Liverpool, Manchester, Chester, Warrington, and Wales.

And Pavilion Park is perfect for growing families, with a great selection of schools within easy reach, including Horn's Mill Primary School, Helsby High School and Helsby Hillside Primary School.

So, whatever you're looking for in a place to call home, you're sure to find it at Pavilion Park.

The Moreton



2-bedroom semi-detached.

The practical Moreton benefits from a bright and well-designed living room situated off the entrance hallway. This leads through to a contemporary kitchen/diner with French doors leading out to the garden. A handy WC and under-stairs storage completes the ground floor.

Upstairs you'll find two generously sized bedrooms, one of which includes a useful storage cupboard. These bedrooms share a modern family bathroom.

OVERALL FLOOR AREA
64.05m²

GROUND FLOOR DIMENSIONS
Lounge – 4.05m* x 3.24m*
Kitchen/diner – 3.51m* x 4.25m*
WC – 1.64m x 1.37m

FIRST FLOOR DIMENSIONS
Bedroom 1 – 3.41m* x 4.25m*
Bedroom 2 – 4.15m x 2.08m
Bathroom – 2.03m x 2.11m
*Maximum room dimensions.

Disclaimer: *Images, dimensions, and layouts are indicative only and not plot specific; please take your own measurements before ordering carpets and fittings. Plans are subject to change; please confirm with our Sales team before reserving.

The Tatton



2-bedroom semi-detached/ detached.

The Tatton is a contemporary two-bedroom home. Off the entrance hallway is a spacious lounge which leads through to a spacious kitchen/ diner with French doors out to the garden. The ground floor also features a WC as well as a handy storage cupboard.

The space continues upstairs where you will find two double bedrooms which both span the entire width of the house. Bedroom one also features a handy storage cupboard. The first floor is completed by a modern family bathroom.

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OVERALL FLOOR AREA

67.2m²

GROUND FLOOR DIMENSIONS

Lounge – 3.67m * x 3.41m*

Kitchen/dining – 3.14m* x 4.42m*

WC – 1.24m x 2.35m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 2.73m* x 4.42m*

Bedroom 2 – 2.79m* x 4.42m*

Bathroom – 2.09m x 2.09m

*Maximum room dimensions.

The Hartford



3-bedroom semi-detached.

The striking three-bedroom Hartford benefits from a bright and airy lounge off the entrance hallway. This leads through to a large kitchen/diner which features French doors out to the garden. Off the kitchen is a handy utility room and WC.

Upstairs are two good sized double bedrooms and one single bedroom which includes a useful storage cupboard. These bedrooms share a modern family bathroom.

OVERALL FLOOR AREA
79.05m²

GROUND FLOOR DIMENSIONS
Lounge – 4.33m* x 3.91m*
Kitchen/dining – 3.69m x 3.49m
WC – 1.67m x 1.29m

FIRST FLOOR DIMENSIONS
Bedroom 1 – 3.69m x 2.75m
Bedroom 2 – 4.33m x 2.32m
Bedroom 3 – 3.23m* x 2.55m*
Bathroom – 2.03m x 2.11m

*Maximum room dimensions.

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The Stretton



3-bedroom detached.

The Stretton is a stylish three-bedroom home. The ground floor features a spacious lounge at the front. At the rear is a large kitchen/diner which benefits from French doors out to the garden. Off the kitchen is a handy utility room and WC.

Upstairs, on the first floor, you'll find a master bedroom and en suite, a good-sized double bedroom, and a further single bedroom complete with handy storage space. Bedrooms two and three share a modern family bathroom.

OVERALL FLOOR AREA
87.56m²

GROUND FLOOR DIMENSIONS
Lounge – 4.61m* x 4.26m*
Kitchen/dining – 3.73m* x 3.88m*
WC – 1.63m x 1.32m

FIRST FLOOR DIMENSIONS
Bedroom 1 – 5.02m* x 2.79m*
En suite – 1.81m* x 2.06m*
Bedroom 2 – 3.33m x 3.09m
Bedroom 3 – 3.15m* x 2.41m*
Bathroom – 2.04m x 2.10m

*Maximum room dimensions.

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The Chelford



3-bedroom semi-detached.

The delightful Chelford makes for a great family home. It features a spacious lounge/dining room off the hallway with French doors out to the garden, which floods the room with light. On the other side of the hall is a contemporary kitchen, as well as a handy utility room and separate WC.

Upstairs are three generous bedrooms – two doubles and one single – which share a modern family bathroom.

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OVERALL FLOOR AREA
79.05m²

GROUND FLOOR DIMENSIONS
Lounge/dining – 4.93m x 3.91m
Kitchen – 3.52m* x 3.15m*
Utility – 1.31m x 2.41m
WC – 1.31m x 1.60m

FIRST FLOOR DIMENSIONS
Bedroom 1 – 2.77m* x 3.11m*
Bedroom 2 – 2.32m* x 3.82m*
Bedroom 3 – 2.48m x 2.76m
Bathroom – 2.09m x 2.03m
*Maximum room dimensions.

The Eccleston



4-bedroom detached.

The charming double-fronted Eccleston features a spacious lounge/dining room that spans the entire length of the home and includes French doors out to the garden. On the other side of the hallway is a contemporary kitchen which leads through to a convenient utility room and separate WC.

On the first floor you will find four excellent sized bedrooms, which share a modern family bathroom.

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OVERALL FLOOR AREA

94.37m²

GROUND FLOOR DIMENSIONS

Lounge/dining – 6.13m* x 3.19m*

Kitchen – 4.11m* x 2.98m*

Utility – 1.92m x 1.35m

WC – 1.92m x 0.98m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 2.58m x 3.08m

Bedroom 2 – 3.38m* x 3.13m*

Bedroom 3 – 3.22m* x 2.45m*

Bedroom 4 – 2.68m x 2.42m

Bathroom – 2.03m x 2.09m

*Maximum room dimensions.

The Oakmere



4-bedroom detached.

Growing families will feel right at home in The Oakmere. The ground floor features a bright and spacious dual aspect lounge at the front. At the rear is a large kitchen/diner which spans the entire width of the house and features French doors out to the garden. This floor is completed by a handy WC as well as useful under-stair storage.

Upstairs, on the first floor, you'll find four good sized bedrooms, which all share a modern family bathroom.

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OVERALL FLOOR AREA

94.37m²

GROUND FLOOR DIMENSIONS

Lounge – 4.43m x 3.49m

Kitchen/dining – 3.22m x 6.16m

WC – 2.31m x 1.01m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 3.08m x 3.42m

Bedroom 2 – 3.25m* x 3.38m*

Bedroom 3 – 2.45m x 2.72m

Bedroom 4 – 2.31m x 2.68m

Bathroom – 2.08m x 2.51m

*Maximum room dimensions.

PICK YOUR PLOT



*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SPECIFICATION

Kitchen

- Fully-fitted contemporary kitchen – Urban and Hacienda† range by Symphony
- Indesit integrated oven
- Indesit electric hob
- Glass splashback/stainless steel splashback†
- Stainless steel extractor hood
- Indesit integrated 50/50 fridge freezer
- Stainless steel 1.5 bowl, sink top and drainer
- Chrome single-lever mixer tap
- Chrome LED downlights
- Polyflor non-slip vinyl flooring



What's more, all homes are covered by a 10-year ICW building warranty.



Bathroom

- Contemporary Roca white sanitaryware
- Porcelanosa/Johnson† ceramic wall tiles
- Chrome heated towel rail
- Over-bath shower with glass screen
- Chrome LED downlights
- Polyflor non-slip vinyl flooring



Electrics

- Worcester combi boiler
- TV points to living space and bedroom 1
- Telephone points to living space and bedroom 1
- Mains-operated smoke detectors with battery back-up
- PV Solar Panels

† Rent to Buy only. *The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive
- EV charging points
- Outside tap



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly and experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



STEP ON THE LADDER AT PAVILION PARK

At Pavilion Park we have homes available for Shared Ownership and Rent to Buy, which are both great ways to help you take that first step on the property ladder.

Shared Ownership

Shared Ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared Ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

Rent to Buy

Rent to Buy lets you live in your brand new home while you save for a deposit to buy it – so you can rent now, buy later.

The rent you pay is set at 20 per cent below the market rent value for a minimum of five years. With less rent to pay, it gives you the opportunity to save for a deposit to put towards purchasing the home in the future.

At the end of the rental period, you have the option to buy the property you've been renting – either with a mortgage or through Shared Ownership.



Pavilion Park

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*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

How to find us

