

Onward

living

Hamilton Waters

Bringing happiness home

Welcome to Hamilton Waters

DISCOVER A STUNNING COLLECTION OF TWO AND THREE-BEDROOM HOMES FOR SHARED OWNERSHIP AND RENT TO BUY AT HAMILTON WATERS, IDEALLY LOCATED ON THE EDGE OF THE HISTORIC VILLAGE OF PORT SUNLIGHT.

Part of a wider development by Lovell Homes, these homes have been set aside for Onward Living to help more people take a step onto the property ladder and become part of this exciting new community.

Combining timeless elegance, modern design and a high-quality specification, each home is designed to suit first-time buyers, growing families, and even downsizers seeking somewhere truly distinctive.

As well as being a stone's throw away from Port Sunlight's striking architecture, beautifully maintained gardens and tree-lined streets, the development also sits right beside Port Sunlight River Park - a lush green space and wetland with panoramic views across the River Mersey towards Liverpool's iconic waterfront.

At Hamilton Waters, everyday essentials are close at hand, with convenient amenities, excellent schools and easy connections to Liverpool, Chester and destinations across the Wirral.



With distinctive homes, beautiful surroundings and excellent connections, Hamilton Waters is a place you'll be proud to call home.

A PERFECT PLACE TO CALL HOME

Hamilton Waters enjoys a truly distinctive setting on the edge of Port Sunlight. Founded in 1888 by William Lever for Lever Brothers workers, this remarkable village combines historic architecture, idyllic leafy parks and a vibrant community spirit.

At Hamilton Waters, everyday essentials are always within easy reach. Aldi, Asda, Lidl and M&S Food are just a short drive away in neighbouring Bromborough, while Iceland in nearby New Ferry is within walking distance.

For shopping, The Croft Retail Park is only a five-minute drive away, with popular stores including Next, The Range and TK Maxx. Liverpool city centre can be reached in just over 20 minutes by car or train, while Cheshire Oaks Outlet Village is around half an hour away by car.

There is plenty to see and do in and around Port Sunlight. The village hosts events throughout the year, including a food market on the first Sunday of each month, and is home to its own art gallery, museum and theatre, with a varied programme of popular shows. Nearby Bromborough offers even more choice, including an Odeon cinema, a bowling alley and a range of gyms.

Families can choose from a strong selection of local primary and secondary schools rated from good to outstanding, including Church Drive Primary School, just 0.7 miles away, and Wirral Grammar Schools for Boys and Girls, 1.7 miles away.





Hamilton Waters is ideally placed for journeys near and far. Liverpool is around 20 minutes away by car via the Queensway Tunnel, while easy access to the M56 puts Chester less than 14 miles away and Manchester less than 50 miles away. Rail travel is equally convenient, with regular services between Liverpool and Chester from Port Sunlight station.

Whatever matters most in your next home, Hamilton Waters brings it all together in one exceptional place.

The Gove





2-bedroom terraced.

This modern two-bedroom home is perfect for first-time buyers or even those looking to downsize.

The Gove features a spacious lounge that spans the entire width of the home and includes French doors leading to the garden. To the front of the home is a modern kitchen/dining room. A welcoming hallway, handy downstairs WC and storage cupboard complete the ground floor.

The upstairs landing, with more useful storage space, leads to two sizeable double bedrooms – one of which has an en suite bathroom - and the main family bathroom.

OVERALL FLOOR AREA

70.88m2

GROUND FLOOR DIMENSIONS

Lounge – 3.20m x 4.51m

Kitchen/dining – 4.74m x 2.42m

WC – 1.94m x 0.91m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 3.46m x 4.46m

En suite – 1.30m x 1.86m

Bedroom 2 – 2.55m x 4.51m

Bathroom – 2.13m x 2.01m

*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 Henbury







2-bedroom terraced.

The Henbury is a beautifully designed home that offers both style and practicality – an ideal choice for first-time buyers or those looking to downsize.

It features a generous lounge off the entrance hall, as well as an open plan kitchen/dining room which includes French doors opening out to the rear garden. The ground floor is completed by a downstairs cloakroom and handy under-stairs storage.

Upstairs, the spacious principal bedroom has its own en suite bathroom for added privacy, while there is a further bedroom and a well-appointed family bathroom.

OVERALL FLOOR AREA

73.30m2

GROUND FLOOR DIMENSIONS

Lounge – 4.25m x 3.68m

Kitchen/dining – 3.57m x 3.54m

WC – 1.70m x 1.13m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 2.99m x 4.73m

En suite – 2.20m x 2.47m

Bedroom 2 – 3.27m x 2.47m

Bathroom – 2.53m x 2.21m

*Maximum room dimensions.

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The Lambourne





3-bedroom end terrace

A well-proportioned three-bed home, The Lambourne offers smart design and comfortable living.

The ground floor features a modern kitchen/diner at the front of the property. Along the hallway is a spacious light-filled lounge spanning the entire width of the home with French doors opening onto the garden. There's also a convenient downstairs WC and under-stairs storage.

Upstairs, the home offers three well-sized bedrooms. The principal bedroom benefits from its own en suite, while two additional bedrooms are served by a separate family bathroom.

OVERALL FLOOR AREA

79.80m2

GROUND FLOOR DIMENSIONS

Lounge – 3.05m x 5.07m

Kitchen/dining – 4.89m x 2.69m

WC – 1.76m x 1.07m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 3.65m x 2.86m

En suite – 1.25m x 2.86m

Bedroom 2 – 2.98m x 2.86m

Bedroom 3 – 2.80m x 2.15m

Bathroom – 1.94m x 2.15m

*Maximum room dimensions.

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PICK YOUR PLOT



Plots 28, 29, 35, 39, 41, 42, 99, 101 and 104 are for social rent and will be let through Onward Homes.

All other homes are available for outright sale through Lovell.

*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 kitchen – Woodbury or Plaza^ range from Symphony
- Integrated Electrolux single oven
- Electrolux 4-burner gas hob
- Glass splashback
- Electrolux extractor hood
- Electrolux integrated 50/50 fridge freezer
- Stainless steel 1.5 bowl, sink top and drainer
- Chrome mixer tap
- Chrome LED downlights
- Polyflor non-slip vinyl flooring.





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



Bathroom

- Contemporary Sandringham white sanitaryware
- Johnson ceramic wall tiles
- Chrome heated towel rail
- Over-bath Mira shower with glass screen
- Chrome LED downlights
- Polyflor non-slip vinyl flooring.

*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. ^Rent to Buy homes only.







Heating & electrics

- Ideal Logic or Worcester Bosch^ combi boiler
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- Wired chrome door bell
- PV Solar Panels





External

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

ABOUT ONWARD LIVING

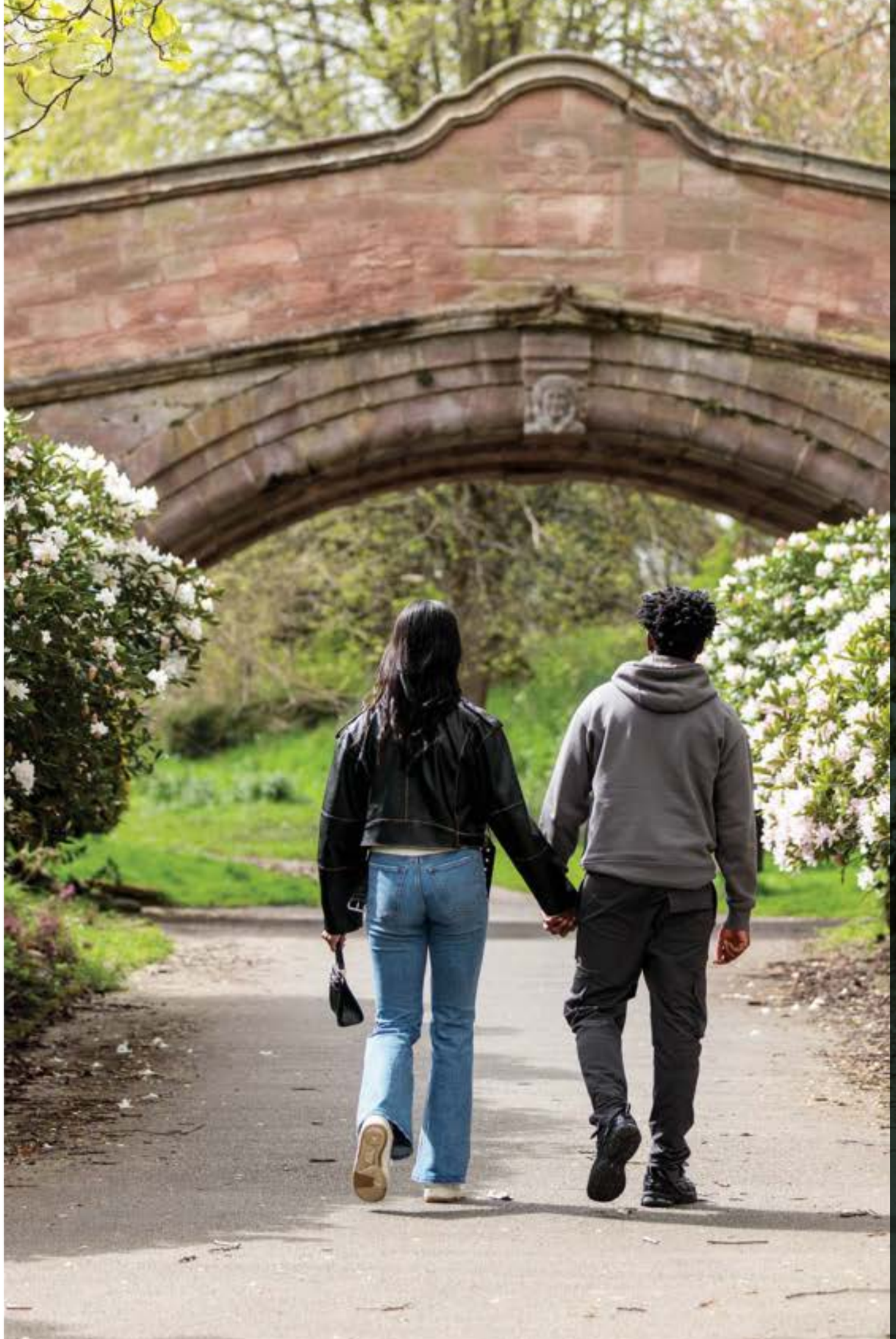
At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership and Rent to Buy 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 HAMILTON WATERS

At Hamilton Waters 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.

Hamilton Waters

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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