

Homes by **Hall & Co**





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Meaningful Living

Discover a place where life comes naturally. Nestled in a serene semi-rural setting, this charming community blends tranquil countryside views with thoughtfully designed on-site facilities, creating the perfect balance of beauty, convenience, and a life well-lived.

- Set with a two acre plot
- Residents meadow for all owners
- Communal green spaces
- Private gardens for each property
- Feature brick cills and cedar cladding
- Traditional construction methods
- Upgraded thermal insulation
- Feature stone patios





Rural Comfort

Enjoy the tranquillity of rural living, where nature greets you daily. Wake to fresh air, scenic views, and endless opportunities for peaceful countryside walks.

- Surrounded by Cheshire countryside
- Multiple walking routes nearby
- Spacious scheme layout
- Attractive estate fencing throughout site
- Extensive planting through scheme
- Communal growing gardens

Thoughtful Amenity

A new wellness hub, gracefully clad in warm cedar, embodies a balance between nature and innovation. Its horizontal form sits comfortably within the landscape, with soft, linear timber panels weathering gently under the sun to a silvery patina. Large expanses of glass invite daylight to flood the interior, revealing a serene, technology-led wellness space designed to nurture both body and mind.



Always Growing

The communal growing gardens offer a unique opportunity to grow fresh, seasonal vegetables right on your doorstep. Enjoy the satisfaction of homegrown produce while connecting with neighbours and the beauty of your surroundings.





Near & Far

Secluded yet well-connected, Curtis Farm offers peaceful living with all the benefits of major cities like Manchester just a short, convenient drive away.

Parking for all properties

Ten minutes to Macclesfield station

Twelve minutes to Alderley Edge

Twenty minutes to Manchester Airport

Twenty miles to Manchester City Centre



Family Story

Curtis Farm is another chapter in the Hall family story. Every project is memorable, personal and built like they were moving in themselves.

- A family of builders
- Extensive experience in Cheshire
- Growing portfolio in the region
- Committed to excellence
- Two year defect liability period on houses
- Comprehensive house handovers
- Ten year structural warranty
- Five year guarantee on heating


No 12
No 11



Low Impact

Designed with care for the future, the scheme embraces sustainability through energy-efficient homes, eco-conscious materials, and thoughtful landscaping that harmonises with the natural surroundings.

- Air source heat pumps on all homes
- Underfloor heating in some House Types
- Solar panels on all homes
- Future proofed heating design
- On site swale to help increase biodiversity
- Energy efficient appliances

Beautiful Materials

Each home features a premium, beautiful, and minimal palette of materials, combining timeless elegance with durability to ensure an enduring quality that feels effortlessly sophisticated.







Timber stairs with oak veneer handrails

Designer tiling in all bathrooms

Luxury vinyl tiling in kitchen, dining & hall

Bespoke German manufactured kitchen



Feel The Seasons

Experience every season effortlessly. These homes connect you to nature’s beauty while offering thoughtful design and comfort that protect you from the changing elements.

- Triple A rated glazed windows
- Triple A rated glazed sliding doors
- Feature and durable stone patios
- Views out to surrounding meadow & plains
- Thermal efficient cottage-style front doors



Moments Together

The carefully considered layout fosters warm, shared moments, offering inviting spaces for couples and families to relax, connect, and create memories.

Woodgrain and matt finished cabinets	Pendants and feature lighting in focus areas
Quartz worktop and marble sink	Premium appliances
Colour matched brassware	Space for washer/dryer
LED downlights throughout	Manufacturers guarantee throughout

To Your Finish

Collaborate with our team to personalise your home with custom finishes. Choose materials and details that reflect your style, creating a space uniquely tailored to your tastes and preferences.

- **Choice of kitchen colour palette**
- **Choice of luxury floor**
- **Choice of designer tiling**
- **Other options to make your house a home**



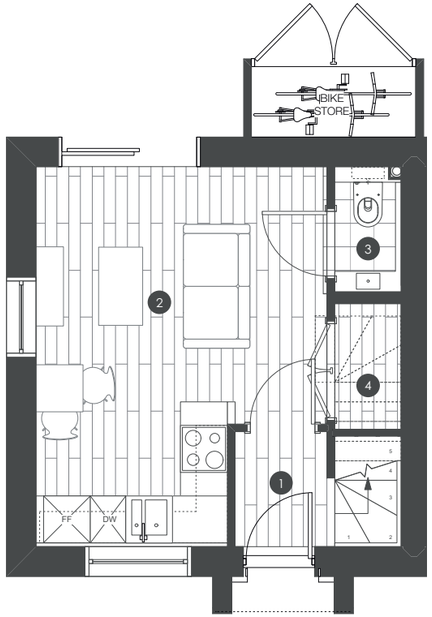


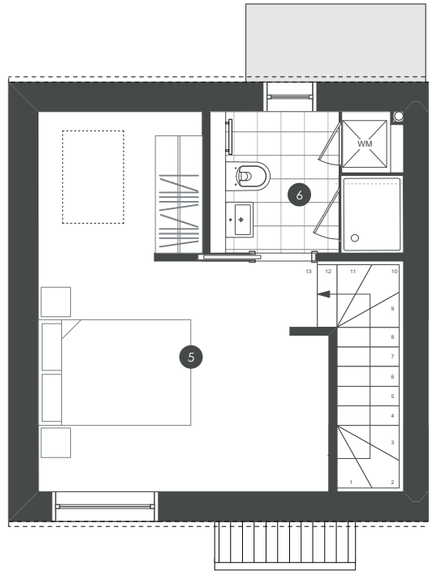
The Durum

This stylish one-bedroom home offers modern open-plan living with a bright kitchen, dining, and lounge space opening onto a private garden. A downstairs WC adds convenience.

Upstairs features a spacious double bedroom with en-suite, dressing area, and vaulted ceilings for light and space. Finished to a high standard, it’s perfect for professionals, couples, or downsizers seeking modern comfort and character.

1. Entrance	1.4 × 1.2	**18sq ft**
2. Kitchen/Living	4.9 × 3.7	**194sq ft**
3. WC	1.6 × 0.9	**15sq ft**
4. Store	1.6 × 0.9	**15sq ft**
5. Bedroom	4.9 × 3.8	**200sq ft**
6. Ensuite	2.5 × 1.8	**48sq ft**



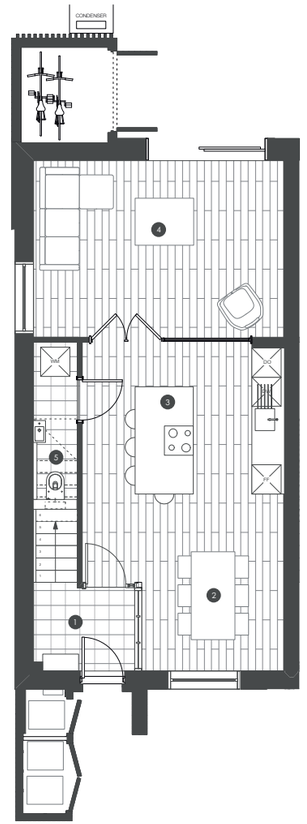


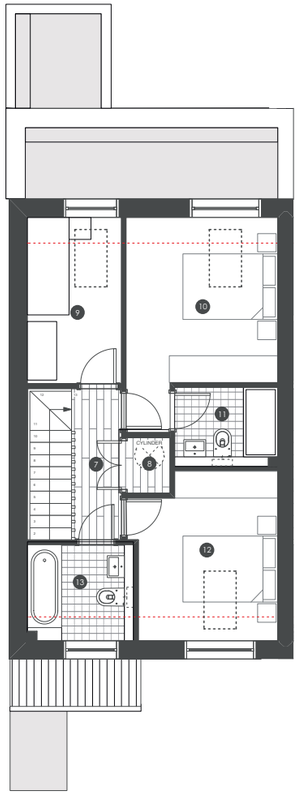
The Rye

A beautifully designed three-bedroom home combining elegance and practicality. The ground floor features an open-plan kitchen-diner with garden access, a separate lounge, and a WC with utility space.

Upstairs offers a master with en-suite, a generous second bedroom, and a versatile third for guests or work. Vaulted ceilings and roof lights enhance the airy, contemporary feel throughout.

1. Boot Room	2.1 × 1.7	**38sq ft**
2. Dining	3.0 × 2.8	**90sq ft**
3. Kitchen	4.9 × 4.2	**222sq ft**
4. Living	5.1 × 3.6	**201sq ft**
5. WC	1.7 × 0.9	**17sq ft**
6. Landing	3.1 × 1.0	**32sq ft**
7. Store	1.1 × 0.9	**12sq ft**
8. Bedroom 3 / Study	3.4 × 1.9	**71sq ft**
9. Bedroom 1	4.4 × 3.1	**148sq ft**
10. Ensuite	2.1 × 1.6	**37sq ft**
11. Bedroom 2	3.4 × 2.8	**107sq ft**
12.Bathroom	2.2 × 2.0	**46sq ft**



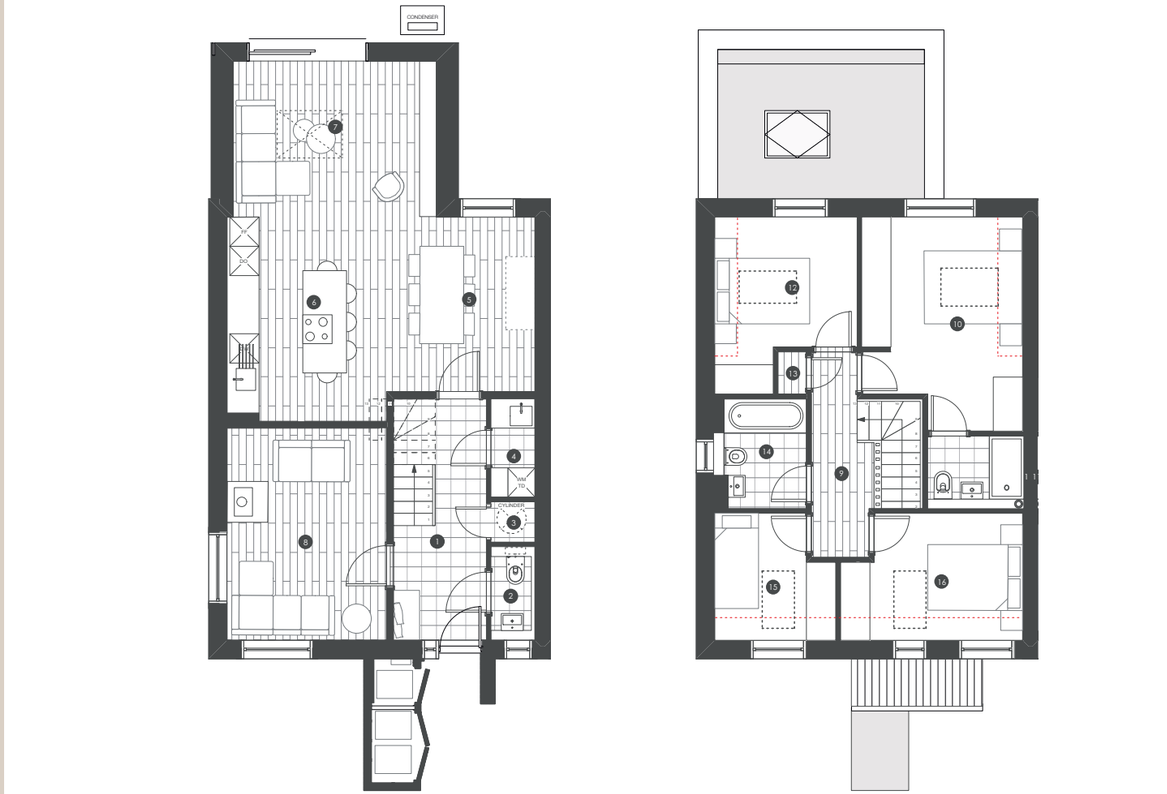


The Wheat

This modern four-bedroom home blends space, light, and refined design. The open-plan kitchen, dining, and living area opens onto the garden, complemented by a quiet lounge, utility, and WC.

Upstairs, vaulted ceilings enhance the bright bedrooms, including a master with en-suite, two spacious doubles, and a flexible single room. A stylish family bathroom completes this elegant, comfortable home.

1. Boot Room	4.9 × 1.9	**101sq ft**
2. WC	1.9 × 0.9	**19sq ft**
3. Store	0.9 × 0.8	**8sq ft**
4. Store	2.0 × 0.9	**20sq ft**
5. Dining	3.6 × 3.1	**118sq ft**
6. Kitchen	4.2 × 3.3	**148sq ft**
7. Living	4.2 × 3.2	**143sq ft**
8. Lounge	4.4 × 3.3	**153sq ft**
9. Landing	4.2 × 1.2	**54sq ft**
10. Master Bedroom	4.4 × 3.3	**156sq ft**
11. Ensuite	2.1 × 1.5	**33sq ft**
12. Bedroom 3	2.9 × 2.7	**84sq ft**
13. Store	0.9 × 0.6	**6sq ft**
14. Bathroom	2.3 × 1.7	**42sq ft**
15. Bedroom 4	2.7 × 2.5	**72sq ft**
16. Bedroom 2	3.7 × 2.6	**105sq ft**

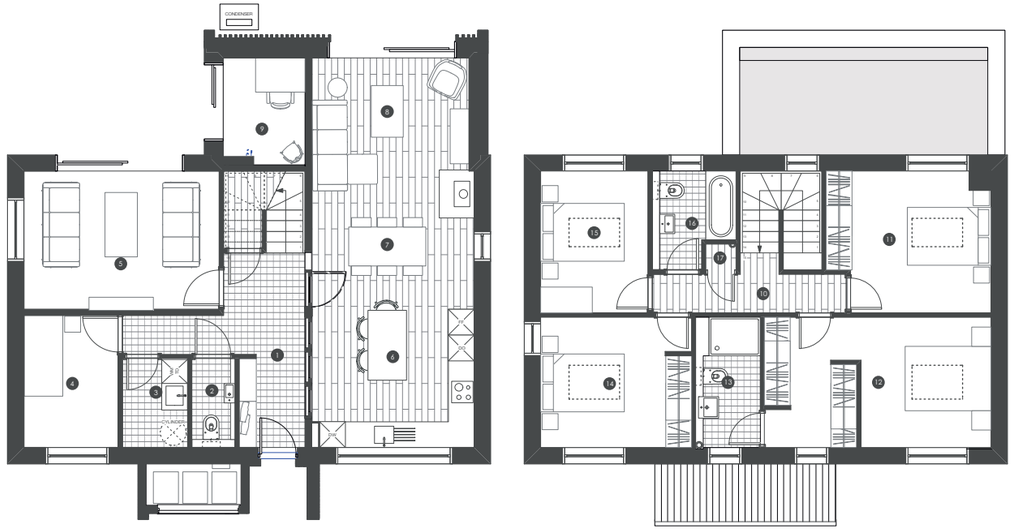


The Barley

A stunning five-bedroom home combining space, light, and modern sophistication. The open-plan kitchen, living, and dining area opens to the garden, joined by a lounge, versatile garden room, ground-floor bedroom, WC, and utility.

Upstairs, the master suite includes an en-suite and dressing area, with three further doubles and a luxurious family bathroom. Designed for comfort and contemporary style, this home defines modern luxury living.

1. Boot Room	4.3 × 3.1	**142sq ft**
2. WC	2.1 × 1.0	**22sq ft**
3. Laundry	2.1 × 1.5	**34sq ft**
4. Bedroom 5 / Study	3.1 × 2.2	**20sq ft**
5. Lounge	4.5 × 3.3	**157sq ft**
6. Kitchen	3.8 × 3.2	**131sq ft**
7. Dining	5.8 × 2.4	**149sq ft**
8. Living	3.7 × 3.5	**138sq ft**
9. Garden Room	2.5 × 2.0	**54sq ft**
10. Landing	4.5 × 3.3	**162sq ft**
11. Bedroom 3	3.8 × 3.3	**136sq ft**
12. Master Bedroom	5.3 × 3.1	**172sq ft**
13. Ensuite	3.3 × 1.5	**49sq ft**
14. Bedroom 2	3.5 × 3.0	**115sq ft**
15. Bedroom 4	3.3 × 2.5	**89sq ft**
16. Bathroom	2.3 × 2.0	**49sq ft**
17. Store	0.7 × 0.6	**5sq ft**



Spinks House A

A beautifully designed two bedroom home offering modern comfort across three light filled floors. The ground level features an open kitchen and living space that connects to the outdoors, with a useful store alongside.

Upstairs, a spacious bedroom sits beside the family bathroom. The top floor provides a second generous bedroom with its own storage. Warm and thoughtfully arranged, this home offers a relaxed contemporary way of living.

1. Living	4.4 × 3.9	**188sq ft**
2. Kitchen	4.4 × 2.7	**130sq ft**
3. Landing	1.6 × 1.2	**21sq ft**
4. Bedroom 1	4.5 × 4.0	**193sq ft**
5. Bathroom	2.9 × 1.9	**57sq ft**
6. Store	1.0 × 0.7	**8sq ft**
7. Landing	0.9 × 0.8	**8sq ft**
8. Bedroom 2	4.5 × 3.6	**176sq ft**
9. Store	2.8 × 0.9	**28sq ft**

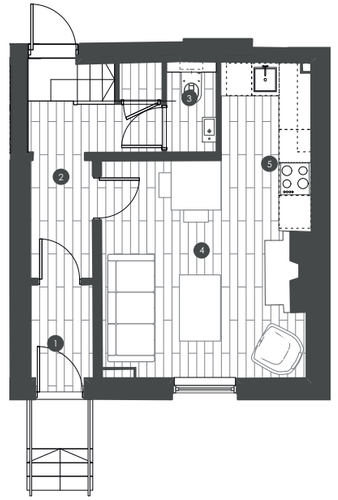


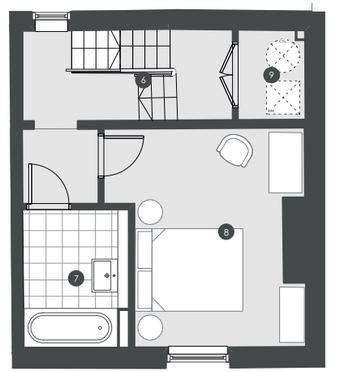
Spinks House B

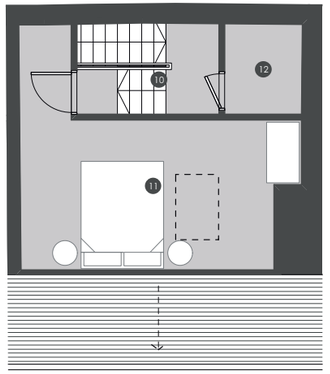
A welcoming two bedroom home set across three bright floors. The ground level offers an open living and kitchen space with a small entrance area and a toilet.

Upstairs, a generous main bedroom sits beside the family bathroom. The top floor provides a second bedroom with storage and a quiet feel. Light and well arranged, this home offers a calm contemporary setting..

1. Entrance	2.0 × 1.2	**26sq ft**
2. Hallway	4.1 × 2.4	**106sq ft**
3. WC	1.7 × 0.9	**17sq ft**
4. Living	4.0 × 3.7	**160sq ft**
5. Kitchen	3.1 × 1.6	**53sq ft**
6. Landing	3.8 × 3.2	**131sq ft**
7. Bathroom	2.5 × 1.9	**51sq ft**
8. Bedroom 1	4.0 × 3.7	**159sq ft**
9. Store	1.6 × 1.2	**21sq ft**
10. Landing	2.6 × 1.7	**48sq ft**
11. Bedroom 2	5.1 × 4.5	**247sq ft**
12. Store	1.7 × 1.4	**26sq ft**







Scheme Map

- The Durum
- The Rye
- The Wheat
- The Barley
- Spinks House





HALL & CO
PROPERTY

To view call **01625 447 775**