



BROADMEADOW PARK  
SANDBACH • CHESHIRE



A collection of three, four  
and five bedroom homes



**LATIMER**  
by Clarion Housing Group



# Welcome to Sandbach

A new collection of three, four & five bedroom homes located in Sandbach, Cheshire. Find the perfect blend of modern living, high quality specification and a traditional laid-back way of life.

Welcome to Broadmeadow Park.

## Contents

Latimer is part of Clarion Housing Group.  
Latimer Developments Limited.

T : 01270 260 506  
W : broadmeadowpark.co.uk

P. 04-05 —	<b>Introduction</b> Outstanding homes & location
P. 06-07 —	<b>Location</b> An introduction to Sandbach
P. 08-09 —	<b>Maps &amp; Travel</b> All you need for your commute
P. 10-11 —	<b>Lifestyle</b> See what Cheshire has to offer
P. 12-13 —	<b>Specifications</b> All the information in one place
P. 14 —	<b>About Latimer</b> Who we are



Distance from Manchester  
30.6 miles (49 km)

Longitude  
53.146 °N

Latitude  
2.367 °W







# Modern living in a traditional location

Broadmeadow Park offers stunning three, four and five bedroom detached & semi-detached homes located in the picturesque market town of Sandbach.

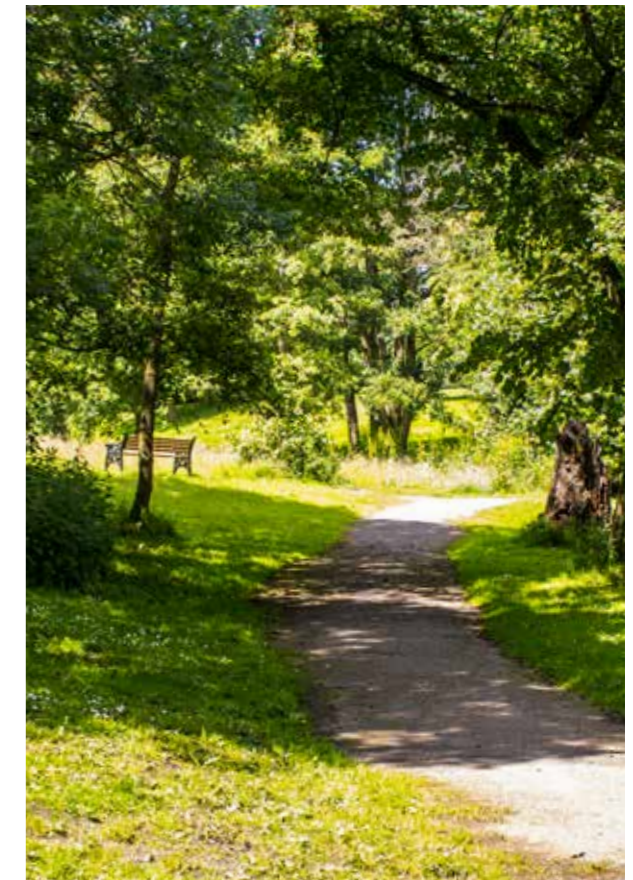
Combining traditional influences from the local architecture with light and airy living spaces, clean modern finishes and a high specification throughout, the wide range of homes on offer at Broadmeadow Park create the perfect balance of classic and contemporary.

Quiet tree lined streets and landscaped public gardens with wildlife ponds and an outdoor

gym, places the spotlight on the beautiful countryside surrounding Broadmeadow Park.

This unrivalled new development located within walking distance of Sandbach centre, benefits from being at the centre of a friendly local community within a historic town. Set against a stunning countryside background and with great connections to Manchester and Crewe, Broadmeadow Park offers an ideal location for your next home.

Start enjoying your new lifestyle at Broadmeadow Park today. ■







# Relaxed country living



Broadmeadow Park lies just to the south west of Sandbach, one of Cheshire's most attractive market towns. Find the cobbled market square at its centre with the Anglo-Saxon crosses and a mix of Grade I and Grade II-listed buildings, also the location for its weekly open air markets.

Complete with its own Town Crier, this picture-perfect town is a multiple winner of the 'Britain in Bloom' annual award and the town has pretty streets peppered with historic buildings including the Old Hall, a 17th century inn, great for lazy Sunday lunches or light bites, and catching up with friends and family. Wander down the high street and find a whole range of highly

“  
*Find the perfect mix of modern living alongside a traditional, laid-back lifestyle*  
 ”

recommended pubs, restaurants, cafés and independent shops, from artisan pizzas at Noughts & Crosses, world beers at The Beer Emporium and carefully curated cocktails at Raffaele, there's something for everyone.

Along with a Waitrose supermarket, Costa Coffee, Boots

and Nationwide Building Society find everything you need in Sandbach or visit nearby Crewe for an even wider range of shops.

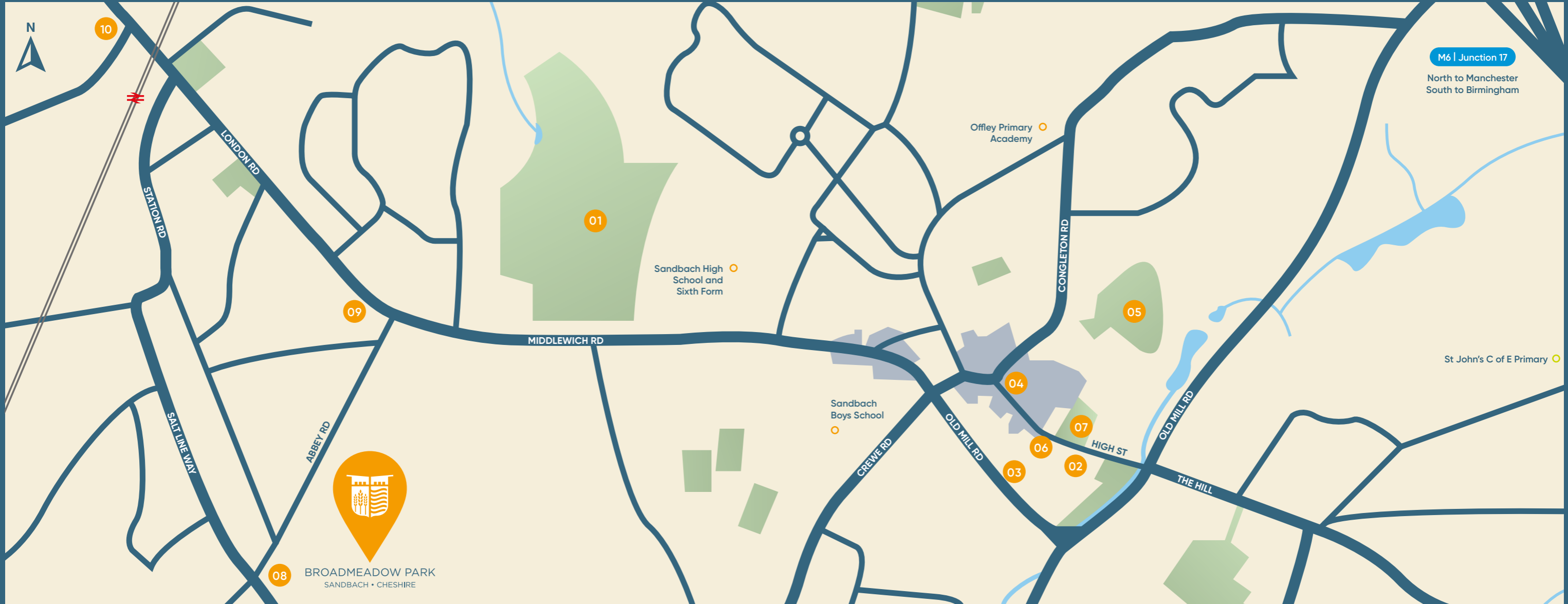
Throughout the year there are plenty of clubs and activities available across Sandbach to get involved with whilst Sandbach Leisure Centre has a 25m pool, a fully equipped gym and group cycling studio. Sandbach Park and Lakemoor Park offer open spaces for all of the family to enjoy and Sandbach Golf Club is just a short drive away from Broadmeadow Park.

Families with children of all ages will benefit from the close proximity of several schools including the

Offley Primary Academy, Sandbach Boys School, St John's CE Primary and the prestigious Sandbach High School and Sixth Form.

Further afield is the beautiful Cheshire countryside with dramatic rolling hills, fragrant wildflower meadows and much more. The surrounding scenery is criss-crossed with public footpaths and bridleways for rewarding walks with breathtaking views; to the south of the Broadmeadow Park is the Wheelock rail trail, a two kilometre route for walkers and cyclists, whilst the Trent and Mersey canal is less than a mile from Broadmeadow Park, and is ideal for an early summer evening ramble along part of the celebrated Cheshire Ring route. ■





# Carefree commutes

Broadmeadow Park is conveniently located for transport links both locally and beyond. The development lies five miles to the north east of Crewe and its station, which is a major junction on the West Coast Main Line. Sandbach station itself, less than a mile from the development, offers regular services to Crewe. With numerous bus stops with routes to and from Crewe, Sandbach town centre and surrounding towns and villages within a five to 15 minute walk of Broadmeadow Park, you'll be well connected however you travel.

From Crewe direct train services into London Euston take 1 hour

“  
*Services from Crewe into Manchester Piccadilly take 35 minutes*  
 ”

and 37 minutes; direct services into Liverpool Lime Street 36 minutes and direct services into Manchester Piccadilly 35 minutes.

Transport links by car are also very convenient with Junction 17 of the M6 motorway being just over two miles from Broadmeadow Park. ■

Travel times approximate. Source: Trainline & Google Maps

**Distance from Manchester**  
 30.6 miles (49 km) | 51 min

**Distance from Birmingham**  
 58 miles (93 km) | 1hr 09 min

**Distance from London**  
 158 miles (238 km) | 3hr 36 min

**Distance from Edinburgh**  
 236 miles (380 km) | 4hr 10 min

**Marketing Suite**  
 1 Fieldfare Way,  
 Sandbach, CW11 3TR  
 (Access off Abbey  
 Road CW11 3HA)

**Longitude**  
 53.146 °N

**Latitude**  
 2.367 °W

**Map Key**

- 01 Sandbach Golf Course
- 06 Post Office
- 02 Old Hall Pub
- 07 St Mary's Church
- 03 Waitrose & Partners
- 08 Miola
- 04 Sandbach Town Hall
- 09 Co-op Food
- 05 Sandbach Park
- 10 Elworth Cricket Club

**Travel times by Car | In minutes**









# Classic homes for a modern lifestyle

“  
*High quality specification and a traditional laidback way of life*  
”

Broadmeadow Park combines modern living, high quality specification and a traditional laidback way of life. Every home has been thoughtfully designed to an outstanding finish which includes a contemporary style fitted kitchen with integrated appliances.



Images from Broadmeadow Park show home



**LATIMER**  
by Clarion Housing Group

**Latimer – It all begins here.**

Latimer by Clarion Housing Group creates new homes and communities nationwide, ranging from contemporary apartments to family homes within rural landscapes and central locations.

All share our commitment to excellent design and quality thanks to our strong partnerships with architects, designers and contractors. We also pride ourselves on delivering exceptional customer service and after care. With a selection of prestigious developments already for sale or coming soon, Latimer has an active development programme across a range of geographical markets and price points.

As part of Clarion Housing Group, all proceeds from Latimer's new home sales are invested in our social purpose activities.

**[latimerhomes.com](http://latimerhomes.com)**





**LATIMER**  
by Clarion Housing Group

**Marketing Suite**

1 Fieldfare Way, Sandbach, CW11 3TR  
(Access off Abbey Road CW11 3HA)

**Latimer Sales Enquiries**

For all sales enquiries get in touch  
with our dedicated sales team

**E:** [sales@broadmeadowpark.co.uk](mailto:sales@broadmeadowpark.co.uk)

**T:** 01270 260 506

**W:** [broadmeadowpark.co.uk](http://broadmeadowpark.co.uk)

Latimer is part of Clarion Housing Group.  
Latimer Developments Limited.

**It all begins here.**