

# MINERVA

—  
PLACE



**VILLAFONT**  
CONCIERGE

AN EXCEPTIONAL DEVELOPMENT OF 45 INDIVIDUALLY DESIGNED APARTMENTS  
MINERVA PLACE, 15 WHITBARROW ROAD, LYMM, CHESHIRE, WA13 9AF



# WELCOME TO MINERVA PLACE

AN EXCEPTIONAL  
DEVELOPMENT OF  
45 INDIVIDUALLY  
DESIGNED APARTMENTS





# SUPERIOR SENIOR LIVING

An exceptional development of 45 individually designed apartments, **Minerva Place** in Lymm provides the rare opportunity to acquire a beautiful retirement home in a stunning conservation area setting that is close to a thriving village centre.

Each of the magnificent apartments have been designed to exacting standards, with every last detail considered to ensure they appeal to even the most discerning of purchasers. Offering a superb internal specification and enhanced lifestyle package, including elements of domestic help or home care, they are a luxurious way to continue living independently with the option to ask for a little extra help as and when needed.

Designed and operated by the McGoff Group, the desirable development also features an award winning care centre and natural child-led day nursery creating a new concept in multi-generation living that brings young and those in later life together to form a vibrant community with proven health, social and wellbeing benefits for all.

Located close to the Bridgewater Canal, Lymm Golf Club and alongside the historic Trans Pennine Trail, the site benefits from a leafy position with wonderful woodland views and access to nature that all will enjoy.



ONE OF THE NORTH  
WEST'S LEADING  
PRIVATELY-OWNED  
RESIDENTIAL  
DEVELOPERS





# VILLAFONT

## A PROUD HISTORY

One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

Underlining Villafont's commitment to enhancing the lifestyles of its discerning customers, **Villafont Concierge** is an innovative new concept that provides an impressive specification and enhanced support package for those looking for a luxurious and low maintenance home with the option for domestic help or home care to enable continued independent living.

**VILLAFONT**  
CONCIERGE





# LYMM

## THE PERFECT VILLAGE LOCATION

One of Cheshire's prettiest villages, Lymm is an historic market town that dates back centuries. Mentioned in the Domesday Book of 1086, its charming centre is a designated conservation area and home to the only Grade I Listed monument in the Warrington area, the Lymm Cross.

The village centre is a bustling hub of activity, packed with an array of independent shops, quaint boutiques, quality pubs and restaurants, charming coffee shops and a good selection of everyday amenities.

Lymm has an incredible sense of community. An annual and varied programme of local events that includes carols around the cross at Christmas, a beer festival, a duck race and a scarecrow trail means residents in Lymm are never short of something to do.

Bordered on two sides by Lymm Dam and the Bridgewater Canal, the village has so much to offer including picturesque waterside walking routes along the canal or around the dam, which is widely recognised as one of the area's best beauty spots and a haven for local wildlife, a swim or class at Lymm Leisure Centre or the peaceful fairways of Lymm Golf Club.





AN INCREDIBLE  
SENSE OF  
COMMUNITY



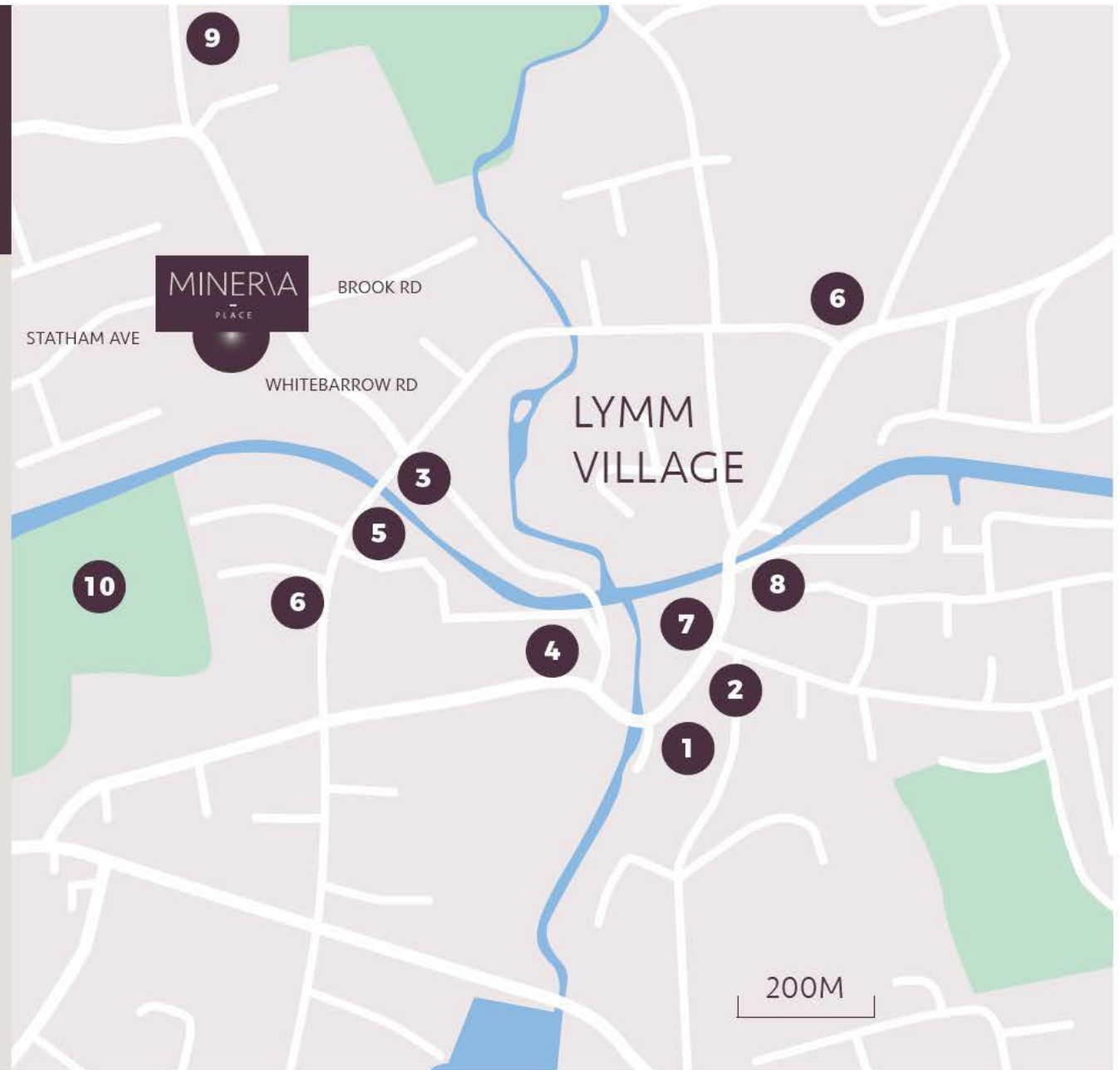






## A BUSTLING VILLAGE CENTRE IN THE HEART OF LYMM

- 1** Post Office
- 2** Sainsburys Local
- 3** Doctors Surgery
- 4** Dentist
- 5** Library
- 6** Bus stops
- 7** Coffee shop
- 8** Pub
- 9** Golf Club
- 10** Riverside Park





# MINERVA PLACE

## A NEW WAY OF LIVING

Life is for living, and we believe that everyone deserves a little luxury, and perhaps even a little extra help in their later years, to ensure they continue to enjoy every day to the full.

Conceived with you in mind, each of our properties is built to superior standards by our award winning and highly talented construction team. Safe, secure and well maintained, you can relax knowing that we will take care of the day-to-day upkeep of the building and gardens leaving you free to live, socialise and enjoy a fabulous quality of life in a beautiful setting. And should you need a little extra help, our lifestyle manager is on hand to assist.







OUR LIFESTYLE  
MANAGER IS ON HAND  
TO SUPPORT YOU







## LIFESTYLE MANAGER

Should you need a little extra help, our lifestyle manager is on hand to assist - we'll be happy to support you with whatever you need.

## SUPPORT PACKAGE

Our basic support package includes;

- Good neighbour checks
- Daily call to the apartment
- 24 hour on site cover in an emergency
- Housekeeping and / or assistance with grocery deliveries





## NEIGHBOURING CARE CENTRE

Residents at Minerva Place will also have access to some of the adjacent care centre facilities,;

- By appointment, access to the care home facilities e.g hair salon, social activities

The health, wellbeing and happiness of our residents is always our main priority.





WONDERFUL  
VILLAGE LOCATION  
PERFECT FOR  
RETIREMENT LIVING



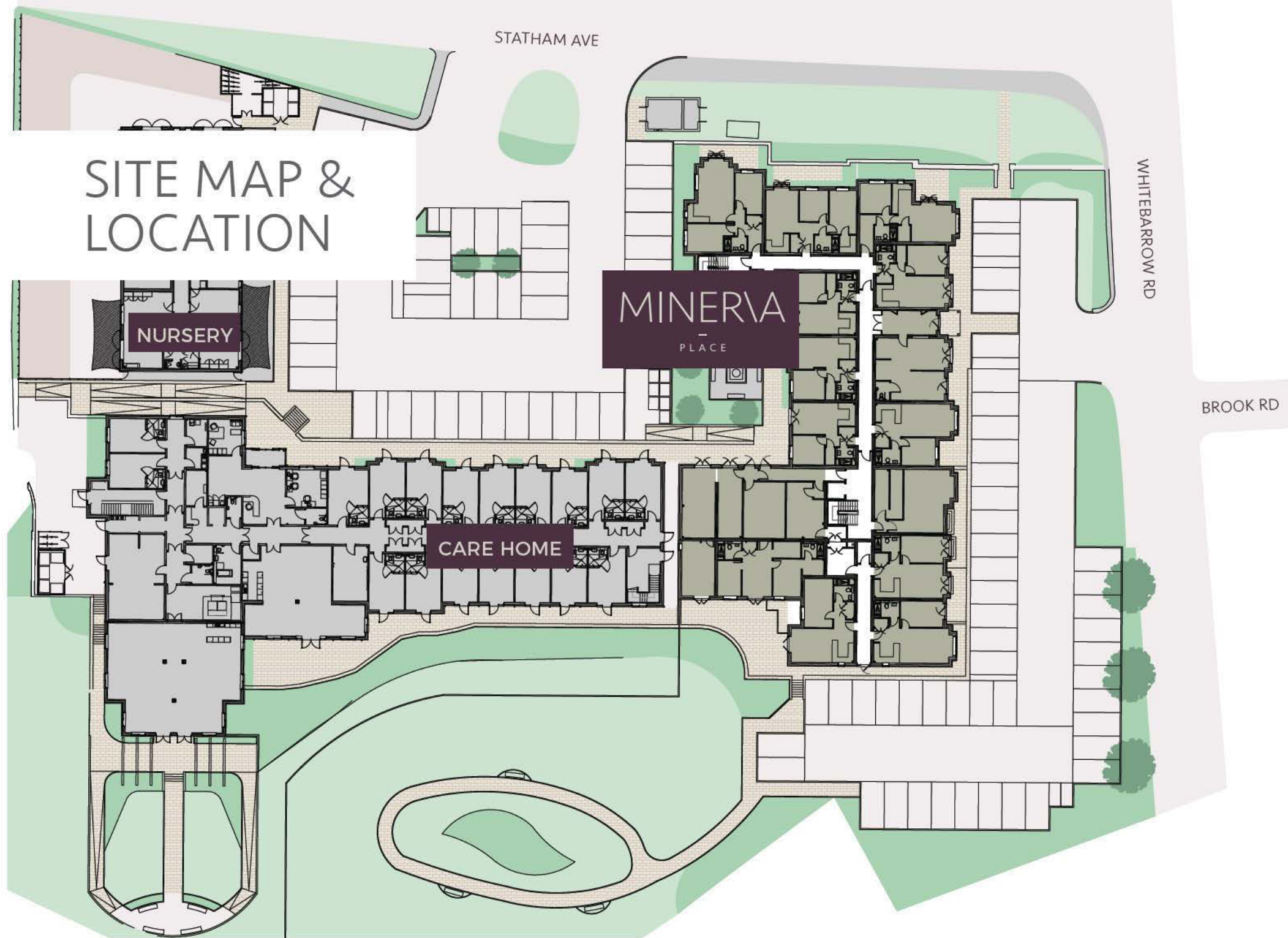


## MINERVA PLACE AT A GLANCE

- Wonderful village location, perfect for retirement living
- On site Lifestyle Manager
- Support Package, tailored to meet your needs
- Emergency call system 24/7
- Video Audio Entry Systems
- Communal Lounge & Wellness Suite with Wifi
- Superfast broadband to all apartments
- Lift access to all floors
- Allocated Parking
- Mobility Scooter Store
- Beautifully landscaped communal gardens
- Fully integrated kitchens
- Shower rooms with low profile shower trays
- 10 year building warranty



# SITE MAP & LOCATION



Every last detail has been considered at Minerva Place to create a truly timeless development with an elegant aesthetic and attractive street scene. Internally and externally, homes benefit from a superior specification and luxurious finishes that exude character and style.

Every apartment benefits from at least one designated car parking space or private garage with further spaces reserved for visitors and guests. Communal areas are beautifully landscaped, well planted with a mix of mature trees, shrubs and seasonal flowers and well maintained by a dedicated on site team.



Located approximately 5 miles from Warrington, 15 miles southwest of Manchester and 30 miles from Liverpool, Lymm has fantastic transport links.

**Taxi** Several firms available locally

**Air** 13 miles away from Lymm is Manchester Airport

**Train** Warrington Bank Quay and Central Railway Stations just under 5 miles away, Knutsford Railway Station just 7 miles, Altrincham and Hale Railway stations less than 6 miles away

**Bus** The closest bus stops are less than 200m walk away, for routes into Lymm Village, Warrington and Partington



## GROUND FLOOR APARTMENT TYPES

**Apartment 01**

1 Bedroom, 43.9 sqm

**Apartment 02**

1 Bedroom, 45.1 sqm

**Apartment 03**

1 Bedroom, 43.1 sqm

**Apartment 04**

2 Bedroom, 67.6 sqm

**Apartment 05**

2 Bedroom, 63.8 sqm

**Apartment 06**

1 Bedroom, 53.70 sqm

**Apartment 07**

2 Bedroom, 49.5 sqm

**Apartment 08**

2 Bedroom, 48.6 sqm





# FIRST FLOOR

## APARTMENT TYPES



**Apartment 09**  
2 Bedroom, 60.4 sqm



**Apartment 15**  
2 Bedroom, 65.7 sqm



**Apartment 21**  
1 Bedroom, 52.6 sqm



**Apartment 10**  
1 Bedroom, 51.6 sqm



**Apartment 16**  
2 Bedroom, 63.8 sqm



**Apartment 22**  
1 Bedroom, 50.3 sqm



**Apartment 11**  
2 Bedroom, 63.2 sqm



**Apartment 17**  
1 Bedroom, 53.7 sqm



**Apartment 23**  
1 Bedroom, 51.7 sqm



**Apartment 12**  
1 Bedroom, 48.0 sqm



**Apartment 18**  
1 Bedroom, 48.3 sqm



**Apartment 24**  
1 Bedroom, 52.1 sqm



**Apartment 13**  
1 Bedroom, 45.0 sqm



**Apartment 19**  
2 Bedroom, 66.9 sqm



**Apartment 14**  
1 Bedroom, 43.1 sqm



**Apartment 20**  
2 Bedroom, 48.6 sqm





## SECOND FLOOR APARTMENT TYPES



**Apartment 25**  
2 Bedroom, 60.4 sqm



**Apartment 31**  
2 Bedroom, 63.4 sqm



**Apartment 37**  
1 Bedroom, 52.6 sqm



**Apartment 26**  
1 Bedroom, 51.6 sqm



**Apartment 32**  
2 Bedroom, 62.6 sqm



**Apartment 38**  
1 Bedroom, 50.3 sqm



**Apartment 27**  
2 Bedroom, 63.2 sqm



**Apartment 33**  
1 Bedroom, 52.5 sqm



**Apartment 39**  
1 Bedroom, 51.7 sqm



**Apartment 28**  
1 Bedroom, 48.0 sqm



**Apartment 34**  
1 Bedroom, 48.3 sqm



**Apartment 40**  
1 Bedroom, 52.1 sqm



**Apartment 29**  
1 Bedroom, 45.0 sqm



**Apartment 35**  
2 Bedroom, 66.9 sqm



**Apartment 30**  
1 Bedroom, 43.1 sqm



**Apartment 36**  
1 Bedroom, 47.5 sqm



## SECOND FLOOR



## THIRD FLOOR APARTMENT TYPES



### **Apartment 41**

1 Bedroom, 52.2 sqm



### **Apartment 42**

1 Bedroom, 48.7 sqm



### **Apartment 43**

1 Bedroom, 63.2 sqm



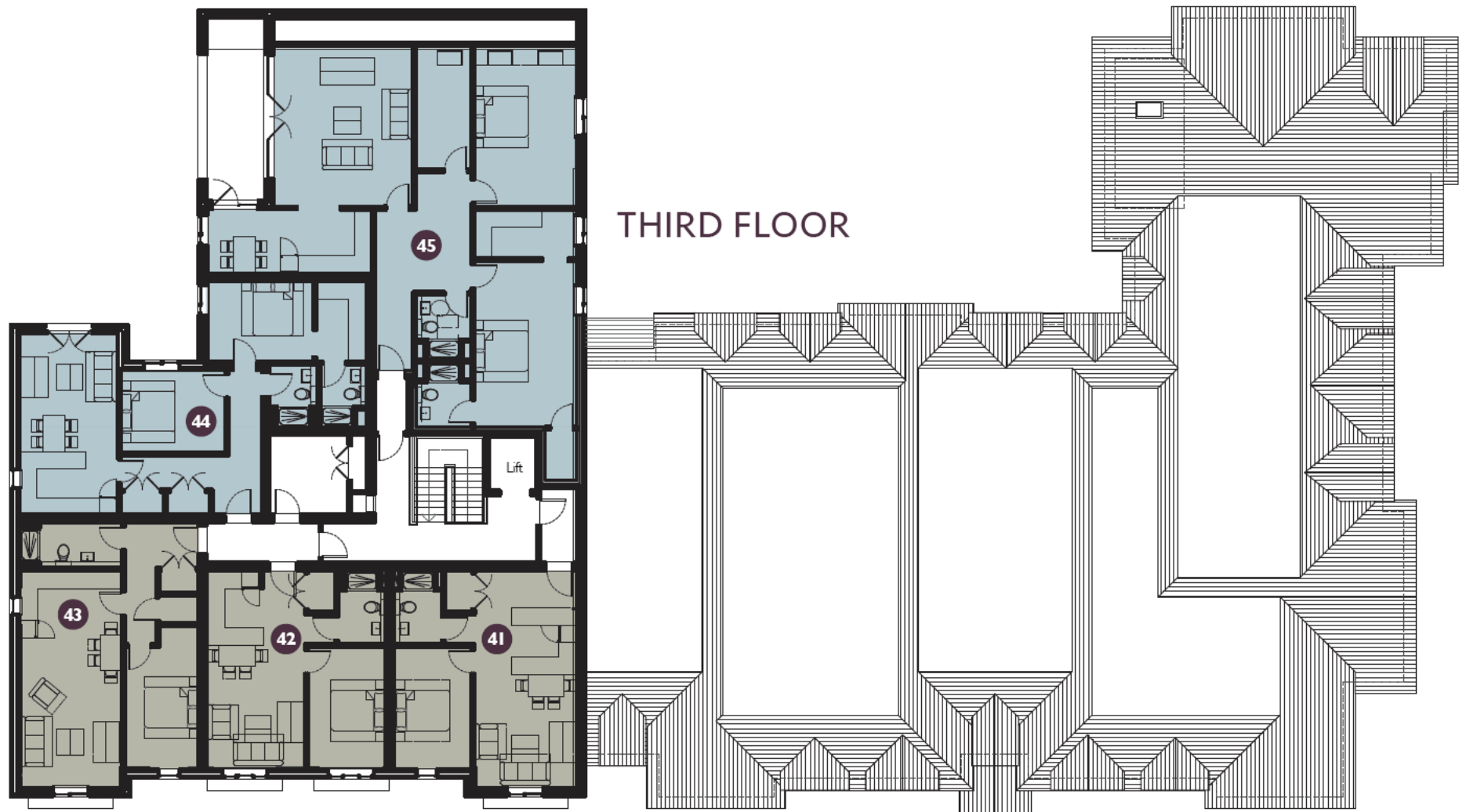
### **Apartment 44**

2 Bedroom, 80.4 sqm



### **Apartment 45**

2 Bedroom, 140.8 sqm





# ABOUT THE McGOFF GROUP

The McGoff name has long been synonymous with excellence in the UK construction industry and for more than 48 years has created a dynasty of construction expertise led via McGoff Construction Ltd, a multi-award winning family-owned Principal Contracting business with an exemplar portfolio of landmark projects undertaken for a host of blue chip, repeat business clients. In addition, its multi-award winning housing brand, Villafont, has been one of the region's most active, privately-owned bespoke residential development companies. The Group's diverse skill set is epitomised by its New Care brand, which is now one of the UK's fastest growing development-led Care Home Operators.

McGoff Group is a unique entity that provides an end-to-end delivery approach within the construction and property sectors. The business acquires, designs, builds, operates and maintains many of its developments, uniquely safeguarding investment and driving quality for all stakeholders.

[www.mcgoffgroup.com](http://www.mcgoffgroup.com).

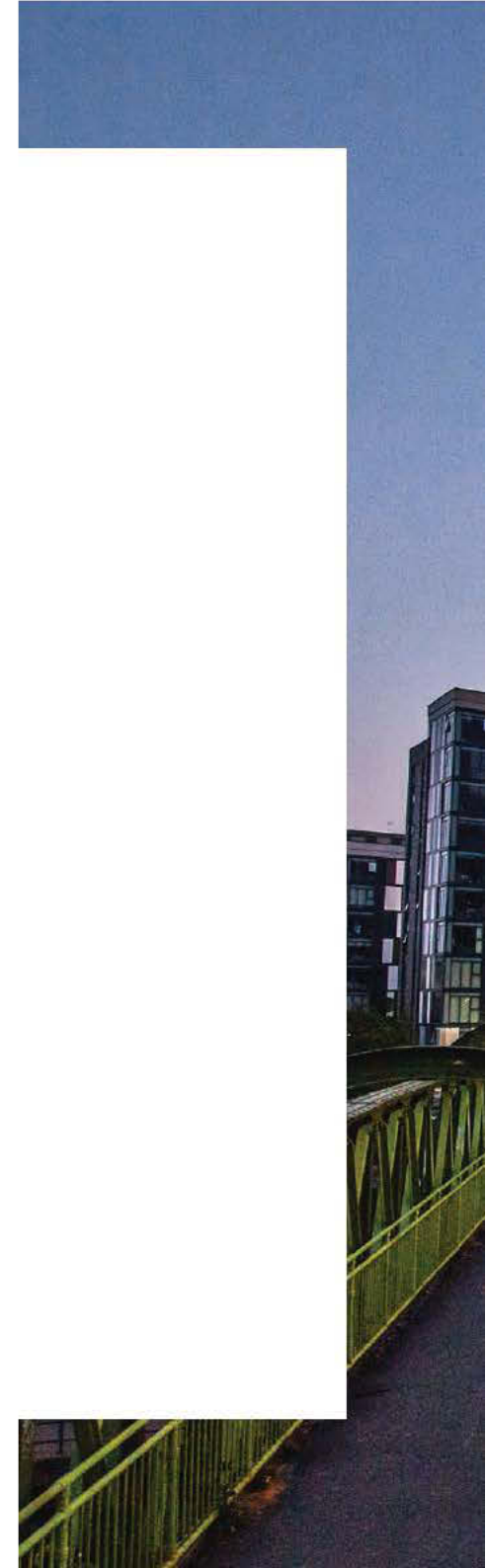
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For all sales enquiries contact **Paul Danks** on **07881 636 956 / 0800 118 2884** or email [paul.danks@mcgoffgroup.com](mailto:paul.danks@mcgoffgroup.com)

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## MISREPRESENTATION ACT

McGoff Group for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of McGoff Group has any authority to make any representation of warranty whatsoever in relation to this property.









# MINERVA

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## PLACE

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For all sales enquiries contact **Paul Danks** on **07881 636 956 / 0800 118 2884** or email [paul.danks@mcgoffgroup.com](mailto:paul.danks@mcgoffgroup.com)

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