



**ALDERLEY PARK**

*53° 16' 46" N 002° 14' 12" W*

A wide-angle landscape photograph of a calm lake. The water is still, reflecting the sky and the surrounding greenery. In the foreground, the dark, silhouetted branches and leaves of trees frame the left and right sides of the image. In the background, a dense forest of tall, thin trees is visible on a distant shore. The overall atmosphere is peaceful and serene. The text "Discover a place like no other" is centered in the middle of the image in a white, elegant serif font.

*Discover a place like no other*

# **ALDERLEY PARK**

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## **Welcome to Alderley Park**

We'd like to wish you a happy life at Alderley Park as you help write the next chapter in its long and rich history.

Moving into Alderley Park makes you so much more than just a homeowner, you are part of somewhere special.

And you can now call 400 acres of idyllic parkland your home. From the rare arboretum and historic buildings, to the lakes, water garden and wildlife, the Park is yours to enjoy.

What follows here is a brief guide to all the Park has to offer, as well as some of the ways you can play your part in ensuring that this magnificent setting remains an unspoilt gem in the Cheshire countryside.



# **A WARM WELCOME**

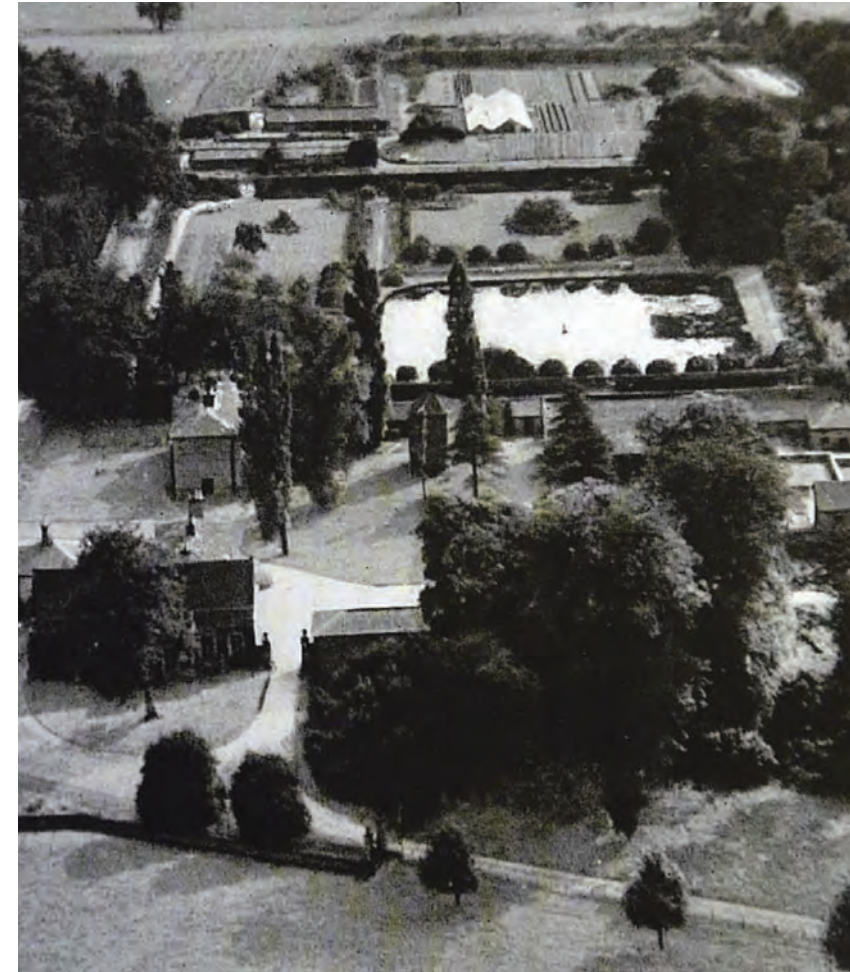


As a resident of Alderley Park your name now sits alongside the great and the good who have lived here and who can be traced all the way back to the Domesday Book. The most notable being the Stanleys who in the sixteenth century made the Park their home after famously taking the crown from Richard III and placing it on Henry VII at Bosworth Field.

We have Thomas Stanley, Earl of Derby and High Sheriff of Cheshire, to thank for rebuilding the Old Hall that was on the Park. Unfortunately, in 1779, the Hall burnt to the ground and was later replaced with Alderley House.

Its noted guests included Prime Minister Herbert Asquith every Christmas and the young Winston Churchill whose legacy remains at the Park in the shape of the sweet chestnut tree he planted, now known as the Churchill Tree.

Despite a second fire in 1931 which consumed much of the mansion, many of the estate buildings and structures remain. Today, they are designated heritage assets which ensure that even though your new home offers the best in contemporary living, the Park's past is always on your doorstep.



## THE HERITAGE



#### **Walking routes**

There are a number of designated walking routes around the Park for your enjoyment. We ask that you stick to these routes as per the Park map.

#### **Cycling**

Cyclists are asked to follow designated footpaths at all times and refrain from travelling at speed in order to avoid accidents and incidents.



#### **Walking at night**

For your safety and the protection of owls, bats and other nocturnal animals, we advise you to refrain from walking around the woodland after dusk.



# THE LOCATION



*Stylish living in a magnificent setting*



#### **Dogs**

With so much wonderful woodland on your doorstep, Alderley Park is a great place for walking your dog. We kindly ask that you do so with respect for other visitors, wildlife and livestock by adhering to the below.

- Always keep your dog under control and on a lead
- Don't allow your dog to disturb wildlife or farm animals
- Always pick up after your dog and dispose of it at home or in bins provided
- Keep to the designated footpaths and roads

#### **Horses**

To maintain the environment of the Park, horses are not allowed anywhere within the Park.

#### **Lakes, ponds and water features**

Both swimming and boating are not allowed on any of the lakes, ponds or water features. These features are not maintained for these purposes and it is important that the local birds, fish and other wildlife who call these areas their home are left to flourish.

#### **Fishing**

Fishing is not permitted unless you are part of the angling society. Details of which can be obtained by emailing [angling@alderleypark.co.uk](mailto:angling@alderleypark.co.uk).

#### **Camping, fires & BBQs**

For safety and security, camping, fires and barbeques of any kind are not permitted in the communal parkland.

#### **Motorised and electric vehicles**

In the interest of safety, to preserve the beauty of the landscape and to protect the wildlife, motorised and electric vehicles are not permitted through woodland, with the exception of mobility scooters.

#### **Dens**

We kindly request no den building within the woodland in the interest of safety and preservation of the wildlife.

# THE GUIDELINES





### **Farmland**

The farmland is currently a working farm and private area and as such residents and their visitors are not permitted access across the farmland, including the pathways.

Each year, an open farm weekend is held where you and the local community are invited to enjoy the many delights the farmland has to offer. A great family day out for all, you can try your hand at local crafts, watch traditional countryside skills in action and much more. Watch out for your invitation in the post.



# **THE FARMLAND**



*Since the beginning, people have come to Alderley Park to create something new*

#### **On-site roads**

We ask road users to follow the speed limits which are clearly marked around the Park.

#### **Litter**

To keep the Park clean and tidy we request you take litter home or use the bins provided.

#### **Use of drones or model aircrafts**

In the interests of safety and privacy, and to protect the wildlife, all aerial activity above our sites is prohibited unless specific permission is granted.

#### **Taking photos**

All residents and visitors are allowed to take photographs outdoors for their own private use. Permission is needed for photographs to be taken of any of the Park buildings. Any individuals wishing to sell or publish photographs of Alderley Park or wanting to photograph any of our buildings should contact [info@alderleypark.co.uk](mailto:info@alderleypark.co.uk).

#### **Smoking**

The smoking of cigarettes or e-cigarettes is not permitted in any communal areas within Alderley Park. This includes the Park's buildings, restaurants and shops, as well as outside in the communal gardens and woodlands.

#### **Guns**

Game shooting is not allowed in the Park or woodland. This includes the use of shotguns, air rifles, crossbows or other recreational weapons.

#### **Fireworks**

Fireworks are only allowed on your own property. Should you be lighting fireworks we kindly request you let the Alderley Park reception know.

#### **CCTV**

CCTV is used across the site and is managed by the on-site security team. If you require any further information in relation to the CCTV data that we hold, please contact the Alderley Park team.



# **GENERAL INFORMATION**



### **Park Gym**

Everybody @ Alderley Park is a state-of-the-art health and fitness facility in the heart of Cheshire East. It offers a brand new sports hall, gym, group fitness studio, immersive group cycling studio (Les Mills 'The Trip'), three tennis courts and a five a side all-weather football pitch. A brand new 7-a-side and 11-a-side football pitch, cricket pitches and other outdoor recreation areas will be available next Spring.

### **Sport @ Alderley Park**

The brand new sports complex offers football, tennis and indoor sports hall facilities which are available to hire. The complex also has a range of sport sessions including Back to Netball, Walking Football and Walking Netball.

### **The Gym @ Alderley Park**

The gym features state-of-the-art Technogym equipment which includes a range of cardio, strength and skill products as well as omnia rig, perfect for individual and group training.

### **Five Concept Range**

Everybody @ Alderley Park is also home to the Five Concept Range from Reach Wellness, a newly developed range of equipment, perfect for movement, preparation, mobilisation, recovery, regeneration, flexibility and stretching. This exciting addition is perfect for pre and post workout and can change the way you exercise.

### **SensoPro**

The gym also has the SensoPro, in addition to providing unique and effective coordination training, SensoPro trains your stamina, strength and reflexes. Enjoy an unrivalled combination of training efficiency, fun, challenge and variety: The instability of the tapes on which the user stands forces the body to engage whole groups of muscles throughout the training session, ensuring maximum muscle activation. As a result, the SensoPro can deliver a cutting-edge and effective whole-body workout in 10 mins.

### **Les Mills 'The Trip'**

Everybody @ Alderley Park includes the first Immersive Cycling Studio in Cheshire East featuring Les Mills 'The Trip'. The Trip is a fully immersive workout experience that combines a 40-minute multi-peak cycling workout with a journey through digitally-created worlds. With its cinema-scale screen and sound system, 'The Trip' takes motivation and energy output to the next level, burning serious calories. An experience not to be missed.

To find out more about Everybody @ Alderley Park and their membership options go to [www.everybody.org.uk/alderleypark](http://www.everybody.org.uk/alderleypark)

Or try out their facilities with a free one day guest pass that you can find here <https://everybody.org.uk/locations/alderley-park/alderleypark-1-day-guest-pass/>



# THE AMENITIES

### Important Information

In the event of an emergency, you are asked to dial the emergency services by calling 999.

We would however request you also let our Park security team know so they can support these services when they arrive at the Park.

### Residential Management Companies

PJ Livesey, Bellway Homes and PH Homes, each employ specialist management companies. They are on hand to help you with your everyday questions and queries about living at Alderley Park and should be your main point of contact:

#### PJ Livesey

The Historic Quarter & Water Garden Apartments  
Email: [info@completepropertymanagement.co.uk](mailto:info@completepropertymanagement.co.uk)  
**Tel: 01772 782637**

#### Bellway Homes

Heatherley Woods  
Email: [heatherleywood@bellway.co.uk](mailto:heatherleywood@bellway.co.uk)  
**Tel: 01625 243931**

#### PH Homes

The Ride, The Serpentine, Cedar Square  
Email: [DTF@fordsrm.co.uk](mailto:DTF@fordsrm.co.uk)  
**Tel: 0161 928 1449**

The Alderley Park team meets regularly with representatives from each of your management companies and provides them with regular updates about developments, activities and events at the Park.

### Useful contacts

Park Security Team  
**Tel: 01625 238667**



MERESIDE, ALDERLEY PARK,  
CONGLETON ROAD, NETHER ALDERLEY,  
MACCLESFIELD, SK10 4TG

[alderleypark.co.uk](http://alderleypark.co.uk)

By  
**bruntwood**  
SciTech