



How to get there

From Rochdale and the M62
 Leave at Junction 21 and follow signs towards Rochdale (A640). Turn right onto the A664 continue until you reach the A58 Halifax Road and turn right. Approx 1 mile further turn left into Birch Road. Pass a school on your left and the development is a little further on, on the right.

From Halifax
 Take the A58 out of Halifax and follow the signs for Rochdale. After you have passed through Littleborough, look out for Birch Hill Hospital on your right. Turn right into Birch Road. Pass a school on your left and the development is a little further on, on the right.



Birch Grange

Birch Road
 Rochdale
 Lancashire
 OL12 9QB
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Property Misdescriptions Act 1991

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidelines only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Redrow Homes representative for further details and to satisfy themselves as to their accuracy.

All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.

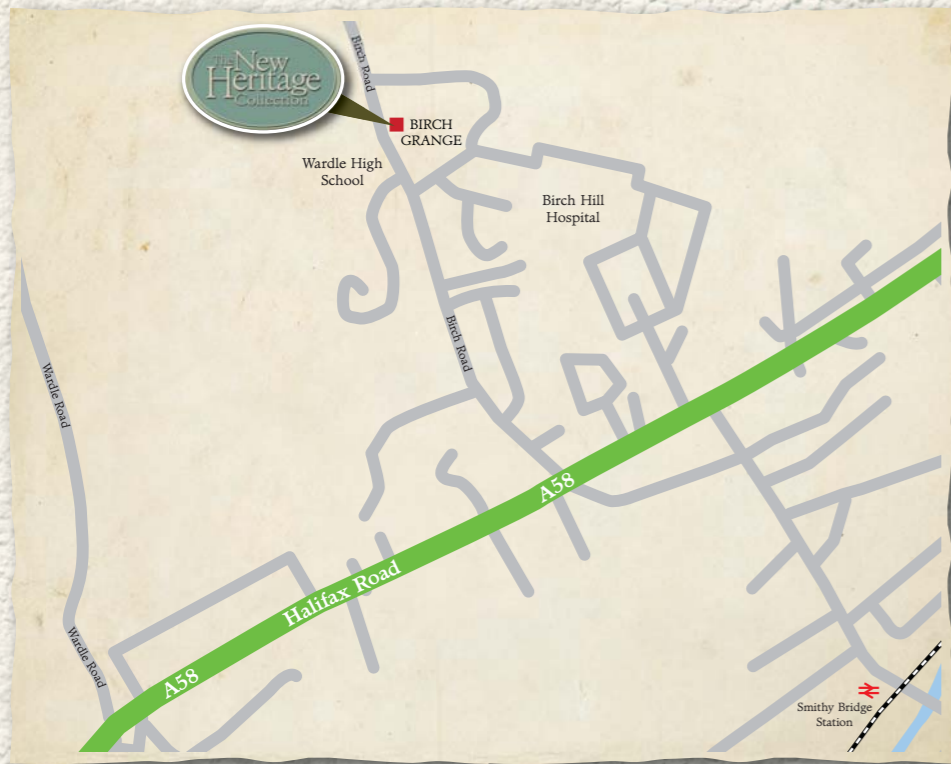


BIRCH GRANGE

ROCHDALE



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 ONE CLICK: REDROW.CO.UK



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Traditional homes, built the way you remember



Stepping into The New Heritage Collection at Birch Grange is truly like coming home.

The warmth and natural hospitality evoke a sense of times gone by. Walking through a new Redrow home you experience today's modern living in the kitchen, the dining and family space and every room in between.



Rochdale has a rich and proud industrial heritage, but is also blessed with one of the most spectacular locations in the UK, nestling as it does right at the foot of the Pennines, surrounded by magnificent moorland. Birch Grange sits at the foot of Birch Hill, enjoying delightful countryside, yet remains within easy reach of both Rochdale and Manchester beyond.



Your new Redrow home

Rochdale to Halifax to the east, and Bury to the west.

There is a direct rail link to Manchester from nearby Smith Bridge, with a travel time of around 25 minutes to Manchester Victoria. The city will soon become even more accessible with the extension of the Manchester Metrolink tram system, due to arrive in Rochdale between 2012 and 2014.

Shops and stores

Rochdale boasts two modern shopping centres, The Wheatsheaf Shopping Centre and Rochdale Exchange, which includes two indoor market halls. For a more extensive shopping trip, the unrivalled shops and stores of Manchester city centre are under 15 miles away, while a short drive around the M60 will bring you to the famous Trafford Centre, with its hundreds of shops, stores and restaurants.

For your leisure time, Rochdale hosts a multi-screen Odeon cinema, plus the Gracie Fields Theatre, with the nearby Middleton Arena adding to the entertainment. Rochdale's annual Feel Good Festival also attracts a top line up. Naturally, there's much more top quality entertainment to be found in nearby Manchester, with three leading international concert venues, the

magnificent Bridgewater Hall and the famous Opera House.

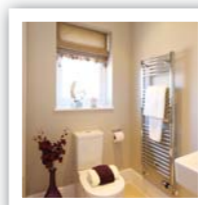
Out and about

The Pennines present unlimited opportunities for getting out and enjoying the countryside, with walks starting right from your door at Birch Grange. Head north and you'll find the Yorkshire Dales National Park under an hour's drive away. More locally, Hollingworth Lake Activity Centre offers a huge choice of watersports for beginners and enthusiasts alike, with a wide range of boats and other equipment for hire. There is also fishing at the lake, as well as at nearby Watergrove Reservoir.

Rochdale also offers a dynamic programme of indoor health and fitness under the banner of Link4Life, including the multi-sport Heywood Sport Village, and Central Leisure Centre in Rochdale, which has no less than 3 pools plus Turkish and Russian baths available.

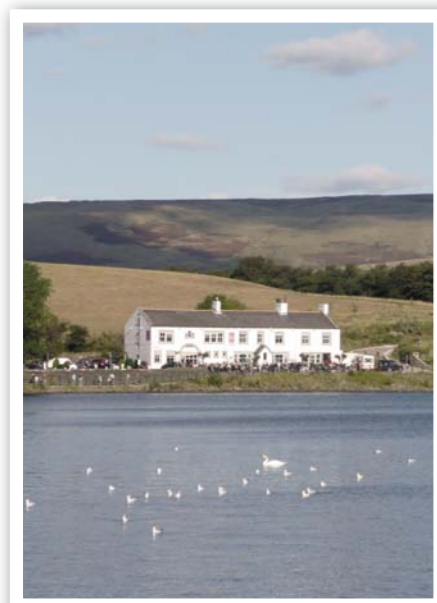
Schools and services

Birch Grange has a choice of five primary schools within walking distance and is close to the well regarded Wardle High School. The independent Rochdale Girls School is also within easy travelling distance.



Transport

Birch Grange lies just 3 miles east of Rochdale, the most northerly town in Greater Manchester, and as such enjoys excellent links, not only to Manchester itself, but also to a host of other northern towns and cities, including Halifax, Burnley, Bury and Oldham. The M62 is just a short drive away through Rochdale, giving access to the extensive north west motorway network, including the M60 Manchester Ring Road, while the A58 links



Hollingworth Lake

Here for you every step of the way...

As one of the UK's leading housebuilders, one of our main aims is to make your move as enjoyable as possible. That's why we listen carefully and work with you at every step of the way. It's no wonder so many customers choose Redrow time and time again.

Meeting your needs

Whether you're reserving your new home or just about to complete, our Sales Consultant will keep you updated and offer help at each stage. They'll have all the information needed to help you make the right choice about the location and type of home that suits you best.

Welcome to your new home

As soon as your property is complete, our Sales Consultant will invite you to a demonstration of your new Redrow home. You will then be shown all the essentials, including operation of appliances, central heating and the hot water systems, and you'll be able to ask any questions you may have.

Once the day of completion arrives, you will be given your keys and become the owner of your brand new Redrow home.

We're just a phone call away

We're proud to have won many industry awards for excellence, but our most coveted reward is the recognition we receive from our many homeowners. You see, our dedication to you doesn't end when we hand over the keys to your new home. We want you to be our customer for life. At Redrow, we go further to make sure you're happy.

After the first few days, our Site Manager will visit to ask if everything is going smoothly. Then four weeks later, our Sales Consultant will arrange a convenient time for you to meet with the Construction Team who can review any matters of concern. You'll then receive a Customer Satisfaction call after about eight weeks asking for your opinion on everything from the service you received to the design and quality of your home. This helps us to improve our service to you both now and in the future. At other times our Customer Service Team will be there in case you should have any further issues that might require our attention.



You'll also be introduced to your exclusive Redrow Homefile. Inside you'll find everything you need to know about your new home including manuals, warranties for appliances, emergency contact details, NHBC documents and a handy guide to maintaining your home.

So why not take your first step to the home of your dreams?

