



WATERSIDE GARDENS



A development of eight exclusive
and contemporary townhouses
in an iconic location

watersidegardens.com

The story continues at a new beginning

Set in a canalside location, Waterside Gardens is at the centre of Wigan's regeneration plans.

Wigan Pier is an iconic and important part of the North West's industrial and cultural heritage.

Today, a transformation of the Pier has started, with the location gearing up to become one of the most sought after in the North West.





A vibrant new community steeped in local history

Wigan is entering an exciting new chapter in its story, undergoing a rebirth as one of the most up and coming former industrial towns in the UK, with Wigan Pier being an iconic focal point symbolising the town's revitalisation.

The wider Wigan area will see numerous changes to transport infrastructure over the coming years, with a new M6 motorway link road under construction and the introduction of high-speed rail services, vastly improving onward links to London and beyond.



Wigan is currently being reshaped as a unique cultural destination. The Pier buildings are being converted to provide events spaces, food and beverage outlets, a street food market and a microbrewery including a gin distillery.

The Pier Quarter is being reborn as a thriving new community and a world class destination buzzing with life, talent and ambition. Supporting business activity, growth and job creation, the redevelopment of the Pier will increase the appeal of Wigan as a whole, placing the town firmly on the map.

Contemporary living right in the heart and soul of Wigan



Waterside Gardens, an impressive new Urban House development by Step Places, sits within the heart of the Pier Quarter. It offers an opportunity to experience beautiful canalside living. The textile mills and coal barges may be long decommissioned, but the area retains a quintessentially Northern, yet peaceful and idyllic postindustrial charm.

Comprising of eight contemporary townhouses including roof terraces, canalside back gardens and allocated allotment spaces, **Waterside Gardens** boasts an appealing mix of heritage, style and contemporary dwellings fit for the future. Built with sustainability and community living in mind, these highly desirable, attractive and spacious homes command excellent views.

Each Step Places property harnesses the latest energy saving technologies to lower overall household power consumption and expenditure, whilst lowering environmental impact. The townhouses are situated within a private community and each dwelling comes alarmed with security lighting. Each property has a rear landscaped garden enjoying a relaxing waterfront aspect and allocated car parking for each home.



Property specifications

These modern homes present a rare opportunity to purchase your own stylish and comfortable waterside retreat.

A private paved pathway welcomes you to the eight well-appointed townhouses, each with its own individual front garden and entrance at ground level.

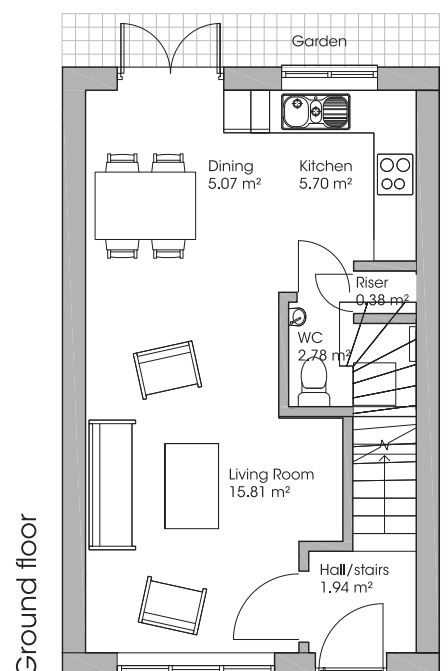
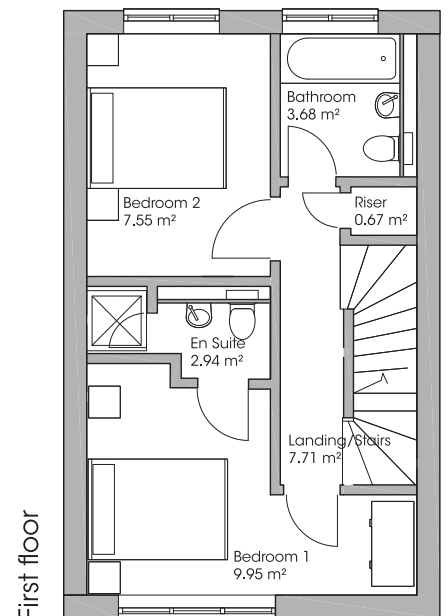
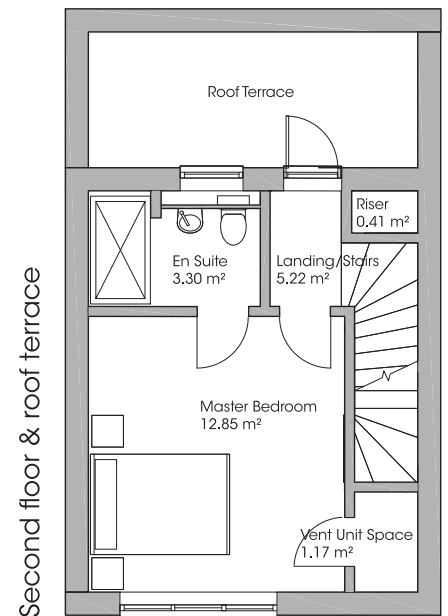
Once inside the property, a door from the entrance hall leads into a large open plan living space full of natural light, boasting a kitchen with modern fittings and appliances, along with a spacious lounge and dining area with a separate WC.

From the main living area, doors open out to the rear of the property where each house enjoys its own tastefully landscaped and self enclosed garden, backing directly onto the canal.

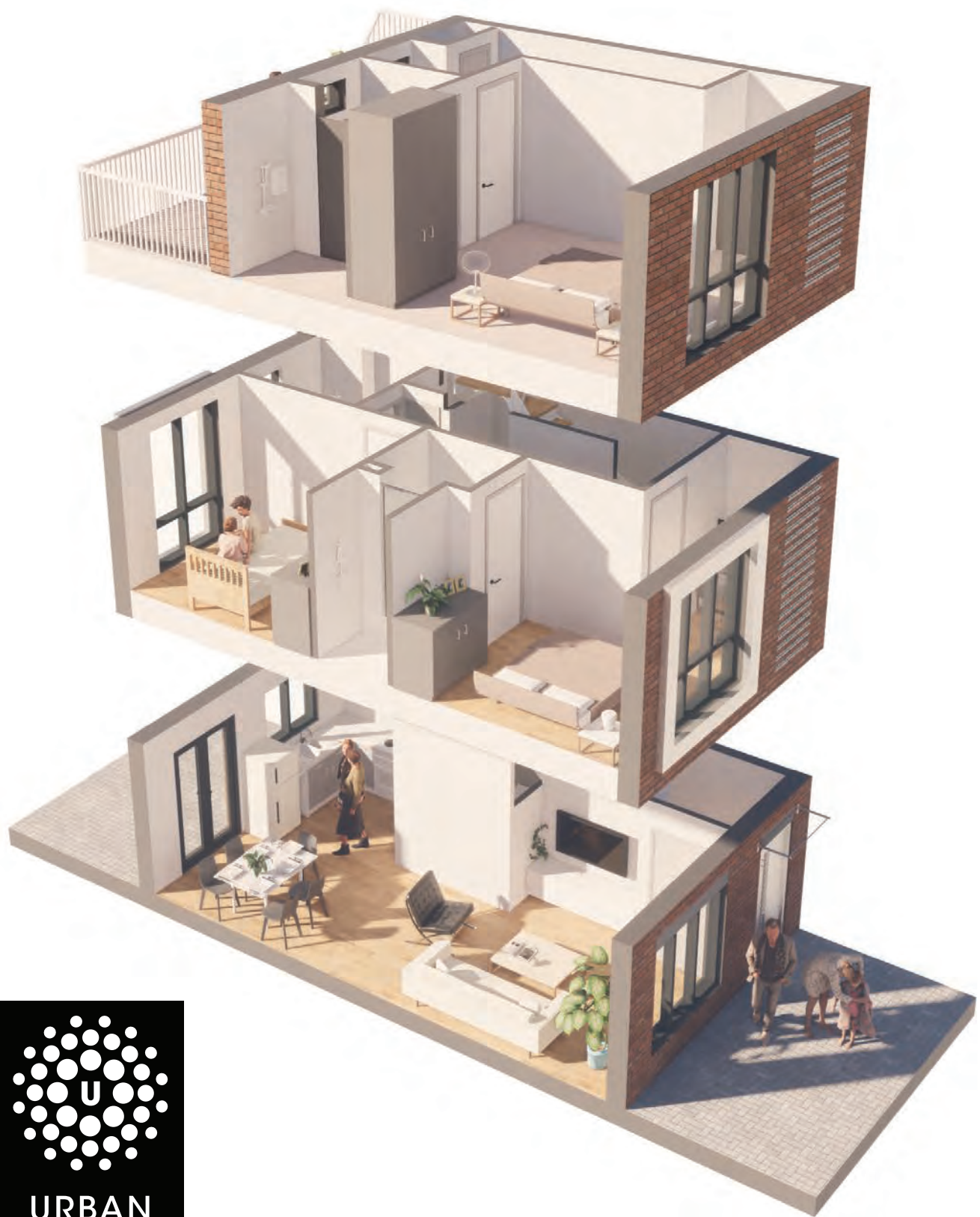
Continuing upstairs from the hallway, the first floor contains the main family bathroom and two bedrooms, one of which is ensuite. On the second floor is a light and spacious ensuite master bedroom with doors leading out onto the roof terrace overlooking the waterfront.

Each property comprises of the following:

- ▶ Large open plan living space with modern fitted kitchen and dining area
- ▶ Three well proportioned bedrooms
- ▶ Three bathrooms and one WC
- ▶ Private roof terrace
- ▶ Fully fenced and landscaped rear gardens
- ▶ Low energy air source heat pumps and whole house efficient air handling via MVHR system
- ▶ Designated parking area
- ▶ Super fast fibre optic broadband
- ▶ Intruder alarm & security lighting
- ▶ 10 year new build warranty
- ▶ Access to vehicle charging point
- ▶ Allocated private allotment space
- ▶ Numerous energy saving features such as energy efficient windows and 'A' rated appliances
- ▶ Contemporary design



Building homes with the future in mind



by stepplaces

A sustainable approach to making places

Living in a Step Places Urban House, you can ensure that the very latest construction technologies and methods have been utilised to bring you a home that's perfect.

By 2030, 60-70% of homes will be constructed using off-site manufacturing processes. This sustainable approach ensures each component of your home is built to a robust standard, assured through our rigorous quality monitoring processes, removing the volatility and possible quality compromises of working with multiple contractors.

Not only does this streamline the construction process, it also guarantees your home has been built to an exacting standard with longevity in mind. Each Urban House has very high insulation levels incorporating smart technology and using low energy as a key factor. A home that is a sustainable model for the future, with an equal or better shelf life than a traditionally built house.

Lowering your power consumption and energy bills

Each house benefits from smart heating and ventilation technology, reducing power consumption and lowering your household energy expenditure.

This system utilises the most energy efficient refrigerant with a low environmental impact and is powered by 80% renewable energy from the air and 20% by electricity. Additionally, a smartphone app ensures you're always in full control of the heating and water output, whether you are relaxing in your house, out for a walk or on the way to the airport, saving you money on your energy bills.

Inverter technology increases additional energy savings by up to 30%. Intelligent sensors and efficient settings reduce excess consumption, helping to drastically cut your heating bills and carbon footprint.

Second floor & roof terrace



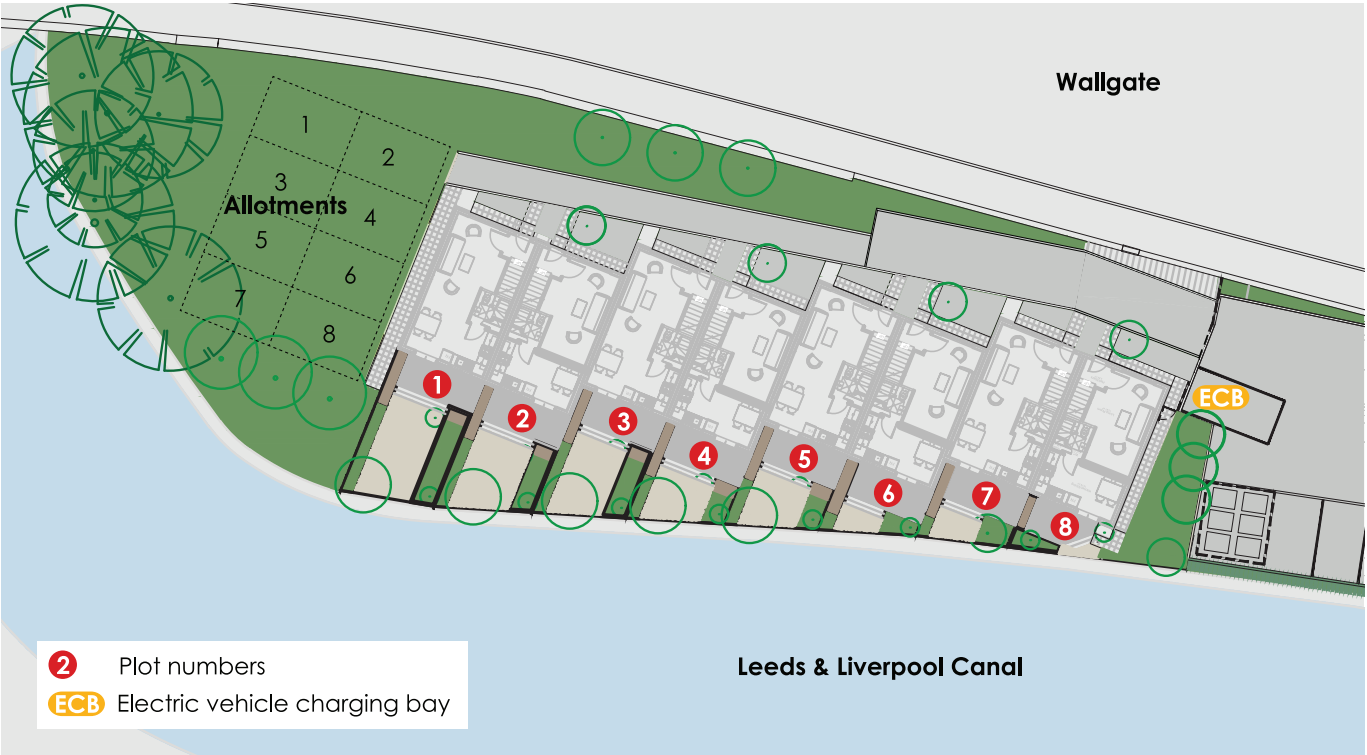
First floor



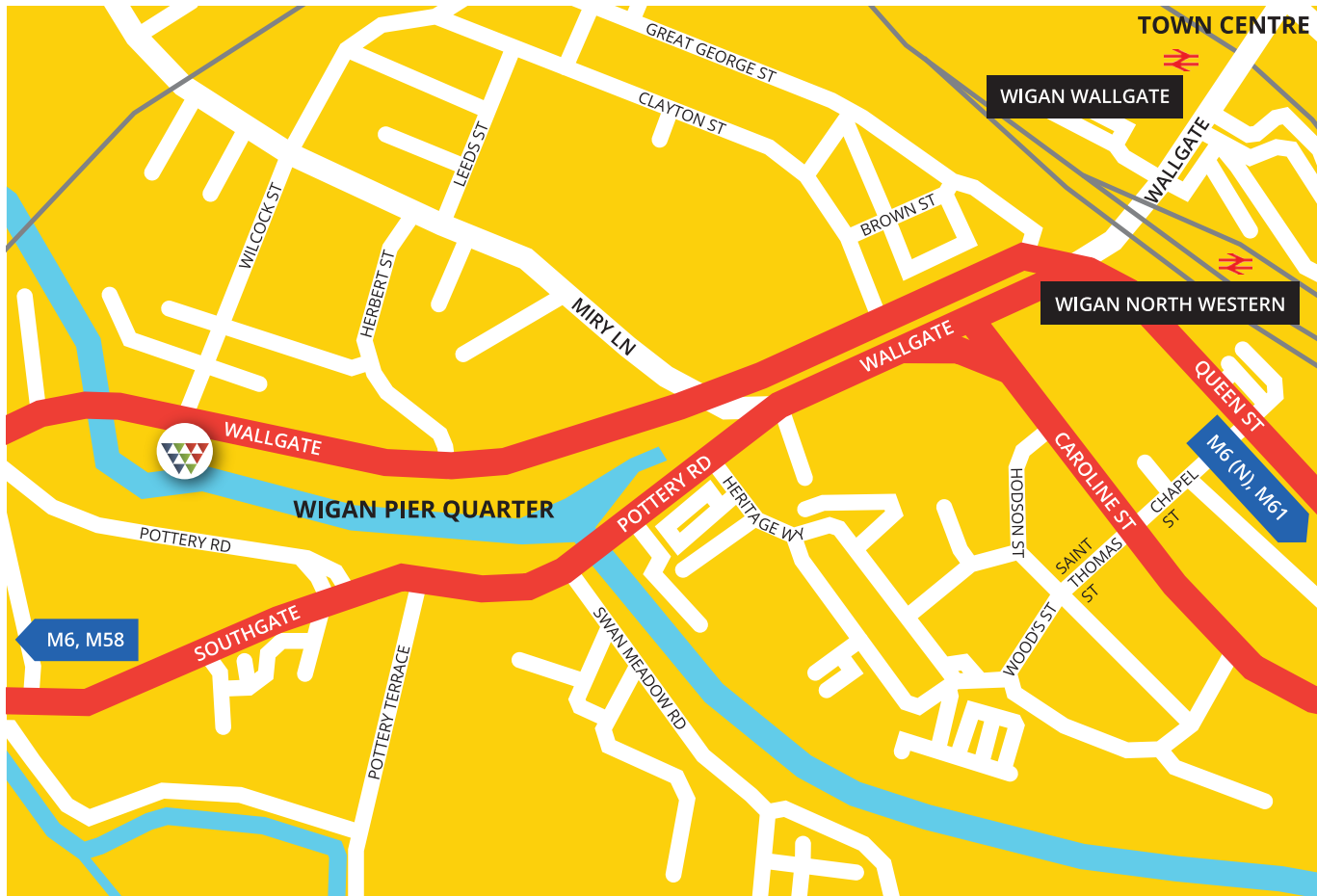
Ground floor



Location



Waterside Gardens is situated at Wigan Pier, less than half a mile from Wigan’s railway stations and within easy driving distance of the motorway network.





WATERSIDE
GARDENS



stepplaces

Step Places, Unit 4 Royal Mill, 17 Redhill Street, Manchester M4 5BA
T: 0161 200 8590 E: info@step-places.com www.step-places.com



Step Places is a member of the Home Builders Federation (HBF).