ORTUS GARDENS



Oldfield Brow_Altrincham

Trafford_ Developments

Trafford Developments is delivering a range of high-quality, energy-efficient homes across the borough.

Specialising in residential development, we're focused on creating sustainable homes that meet the long-term needs of local communities.

Our homes are designed for modern living, using the latest construction methods and technology to minimise environmental impact. Wherever possible, we work with local suppliers to support the regional economy and reduce our carbon footprint.

We don't use standard house types. Instead, our in-house team collaborates with local architects and residents to design bespoke homes that reflect the community's identity and how people want to live.

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DEVELOPMENTS

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TRAFFORD
DEVELOPMENTS

Ortus_Gardens

Trafford Developments are proud to present Ortus Gardens, an exclusive new development in Oldfield Brow, featuring nine beautifully designed homes. Nestled in a picturesque, semi-rural setting overlooking the canal, Ortus Gardens offers a thoughtfully curated collection of high-quality homes, blending modern living with a tranquil, scenic environment.

Ideally located, Ortus Gardens is within easy reach of highly regarded local schools, charming village shops, and expansive green spaces, while Altrincham town centre is just a five-minute drive away.

Each home is arranged over three spacious floors and features five generously sized bedrooms. The principal bedroom occupies the top floor, complete with a private en-suite and dressing room or storage space. The first floor accommodates four additional bedrooms and a family bathroom, with detached properties also benefiting from an additional en-suite. The ground floor is designed for modern living, offering an impressive open-plan kitchen and dining area, a separate lounge or snug, a utility room, and a convenient downstairs WC.

Ortus Gardens has been designed to deliver low-carbon, energy-efficient living, helping residents benefit from lower bills and a reduced environmental impact. With EPC A-rated homes, solar panels, air source heat pumps and other advanced technologies, each property supports comfortable, sustainable living. The air source heat pumps adapt efficiently to each home's usage patterns, helping to reduce energy consumption, lower running costs and minimise residents' carbon footprint.

Homes are scheduled for completion in early 2027.





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Altrincham_

Nestled in one of Cheshire's most sought-after residential locations, Ortus Gardens offers an exceptional opportunity to experience the very best of Altrincham living.

Backing directly onto the stunning grounds of Dunham Massey, residents enjoy a seamless blend of picturesque countryside and tranquil canal-side walks along the Bridgewater Canal, all while being just moments away from Altrincham's vibrant town centre. Home to independent boutiques, cafés, and everyday amenities, which provide everything needed for modern living.

A perfect balance of tranquillity and convenience, ideally suited to families, professionals, and those seeking a more considered pace of life.

Despite its peaceful surroundings, Ortus Gardens benefits from excellent connectivity. Altrincham town centre is just a five-minute drive away, offering access to the Metrolink with direct services to Manchester city centre and Manchester Airport. The development is also well positioned for easy access to the M56 and M60 motorways, making travel across the Northwest both simple and efficient.

Altrincham is renowned for its strong sense of community, outstanding schools, and vibrant local culture. Regular events, a thriving high street, and a welcoming atmosphere have established the town as one of the most desirable places to live in the region.

We believe this is what makes the location so special: the ability to enjoy Altrincham at its best, then return to a home setting shaped by calm, space and natural surroundings.

THE TIMES
Best Place to Live in Northwest England 2026



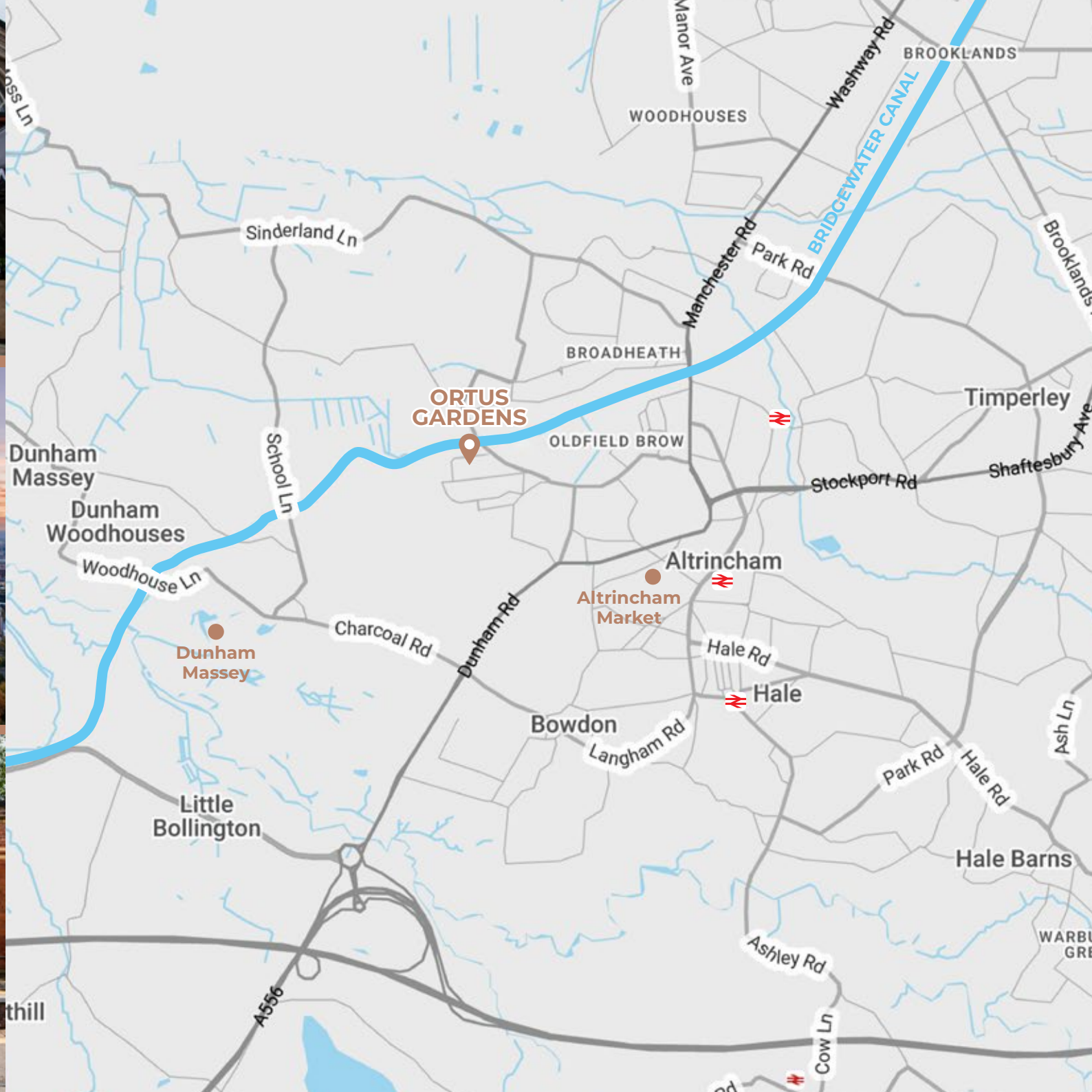





ALTRINCHAM




Altrincham Platform 2
Platform 2 for trams to Bury


Manor Ave
Washway Rd
BROOKLANDS
WOODHOUSES
BRIDGEWATER CANAL
Sinderland Ln
Manchester Rd
Park Rd
Brooklands
BROADHEATH
ORTUS GARDENS
Timperley
OLDFIELD BROW
Shaftesbury Ave
School Ln
Dunham Massey
Dunham Woodhouses
Stockport Rd
Woodhouse Ln
Altrincham
Altrincham Market
Charcoal Rd
Dunham Rd
Dunham Massey
Hale Rd
Hale
Bowdon
Langham Rd
Ash Ln
Park Rd
Hale Rd
Little Bollington
Hale Barns
Ashley Rd
A556
Cow Ln

Community & Nature

Community
Altrincham town centre is an award-winning destination, centred around the iconic Altrincham Market. This beautifully restored historic landmark has become a vibrant hub for local life, offering a carefully curated mix of artisan food vendors, independent retailers, and social dining experiences. A rich calendar of community festivals and cultural events celebrates the town's heritage and diversity, creating a lively, welcoming atmosphere that brings residents together throughout the year.

Nature
Ortus Gardens enjoys a unique position, offering easy access to both the vibrancy of Altrincham town centre and an abundance of nearby green spaces. A variety of scenic walking routes and parks are within easy reach, with the Bridgewater Canal just moments away. This picturesque waterway forms part of an extensive network of trails, connecting Altrincham to neighbouring towns and stretching as far as Manchester. The development also backs directly onto Dunham Massey, a National Trust estate featuring a 300-acre deer park, historic house, and beautifully maintained gardens to enjoy in every season.







Education_

Altrincham is widely recognised as one of the North West's most desirable locations for families. The town is home to an excellent selection of highly regarded primary and secondary schools, many of which have achieved Outstanding or Good Ofsted ratings and are celebrated for their academic achievement, supportive environments, and strong community values.

Primary Education
Families at Ortus Gardens have access to a number of exceptional primary schools, renowned for their high standards, nurturing approach, and commitment to pupil development. Notable schools include:

- Oldfield Brow Primary School
- St Vincent's Catholic Primary School
- Bowdon CofE Primary School

Secondary Education
Altrincham's reputation for educational excellence continues at secondary level, with some of the region's most prestigious schools located close to Ortus Gardens.

- Altrincham Grammar School for Girls (AGGS) and Altrincham Grammar School for Boys (AGSB) consistently rank among the highest-performing state schools in the country and are both within easy reach.
- Loreto Grammar School, a Catholic grammar school for girls and winner of the North West State Secondary School of the Year 2025 award, further reinforces Altrincham's status as one of the UK's leading destinations for family living and academic success.
- St Ambrose College, a Catholic grammar school for boys, is nationally recognised through prestigious teaching awards and has a proud tradition of academic excellence, personal development, and values-led education.
- North Cestrian School is a highly regarded non-selective secondary school in Altrincham, recognised for its strong emphasis on character development, academic achievement, and supportive learning environment. The school benefits from a positive Ofsted inspection and a long-standing reputation within the local community.
- Ortus Gardens also falls within the catchment area for Sale Grammar School, an Outstanding school celebrated for its exceptional student achievements and consistently ranked among the country's highest performing state schools.

Site_Plan

Ortus Gardens is an exclusive development in Oldfield Brow consisting of nine properties; 5 detached and 4 semi-detached.

Set in a semi-rural, picturesque location, looking onto the canal front, Ortus brings a diverse mix of new homes to market.





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Ortus_Gardens
A1 – Detached_Plot 1

- **Approx. 1862 sqft**
- **5 Bedrooms**
- **Open Plan Kitchen/Dining**
- **Living Room**
- **Downstairs WC**
- **2 Private Parking Spaces**

The open-plan kitchen and dining area forms the centre of the ground floor, creating a generous setting for family meals, entertaining and relaxed weekend living. Large areas of glazing and garden access help draw natural light through the space, giving the room a bright and welcoming atmosphere.

A separate living room provides contrast, a quieter, more formal room for evenings, guests or family downtime. Practical features including a downstairs WC, storage and two private parking spaces support the demands of day-to-day life without compromising the sense of refinement.

Upstairs, the five-bedroom layout offers excellent flexibility. The principal bedroom suite provides a private retreat, while the remaining bedrooms can accommodate children, guests, work-from-home space or dressing areas as family needs evolve.





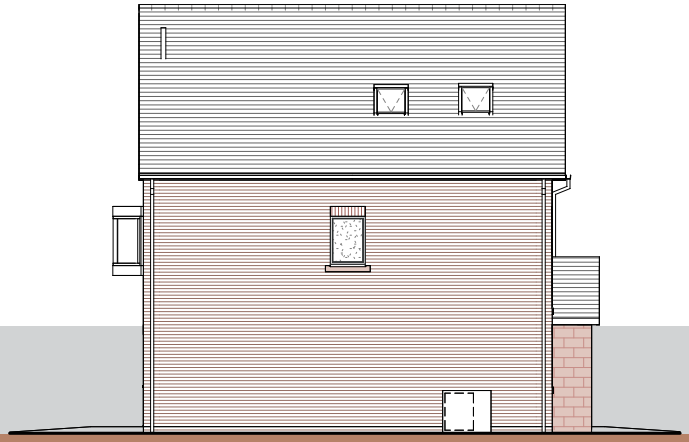
Elevations_



Front Elevation



Side (2) Elevation



Rear Elevation



Side (1) Elevation

A1 - Detached_Plot 1

SCHEDULE OF DIMENSIONS

GROUND FLOOR

Kitchen/Dining
8.60 x 3.08m
28.2 x 10.1ft

Living
3.52 x 4.57m
11.5 x 15.0ft

Utility
2.67 x 1.70m
8.8 x 5.6ft

WC
1.95 x 1.25m
6.4 x 4.1ft

FIRST FLOOR

Bed 2/Office
2.34 x 3.39m
7.7 x 11.1ft

Bed 3
3.52 x 4.27m
11.5 x 14.0ft

Ensuite
1.29 x 1.62m
4.2 x 5.3ft

Bed 4
2.71 x 3.85m
8.9 x 12.6ft

Bed 5
3.33 x 3.81m
10.9 x 12.5ft

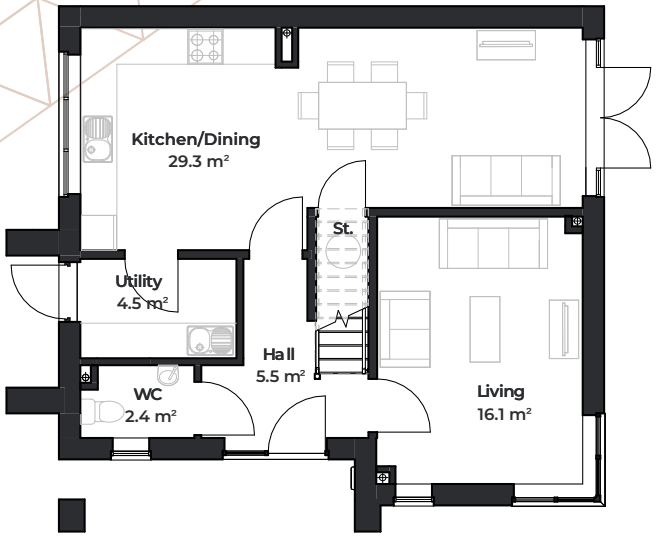
Bathroom
2.66 x 2.00m
8.7 x 6.6ft

SECOND FLOOR

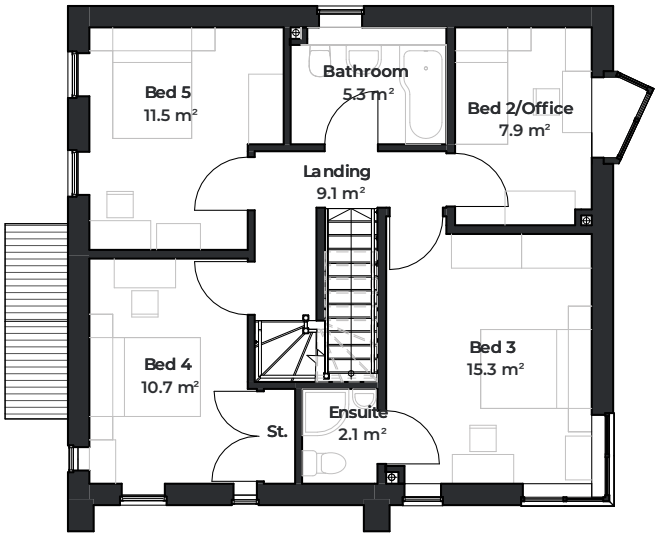
Principal Bed
3.89 x 4.01m
12.8 x 13.2ft

Bathroom
2.30 x 2.50m
7.5 x 8.2ft

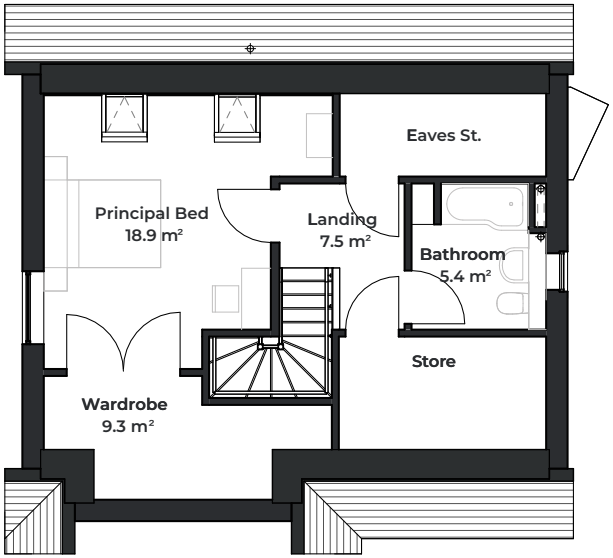
Floor_Plans



00 Ground Floor



01 First Floor



02 Second Floor

Ortus_Gardens

B1/B2 – Detached_Plots 2,4&5

- **Approx. 1991 sqft**
- **5 Bedrooms**
- **Open Plan Kitchen/Living**
- **Dining Room**
- **Snug**
- **Downstairs WC**
- **2 Private Parking Spaces**

The ground floor offers a strong sense of arrival and flow, with an open-plan kitchen/living area designed to act as the everyday heart of the home. This is a space for cooking, gathering and informal entertaining, practical enough for family routines, yet generous enough to feel impressive.

A separate dining room adds a more refined space for hosting, while the snug gives the home valuable flexibility. It could become a playroom, cinema room, study, reading room or second sitting area depending on the needs of the household.

The upper floors provide five bedrooms, including a principal bedroom with en-suite facilities. This arrangement gives families the ability to grow into the home, with rooms that can adapt over time.





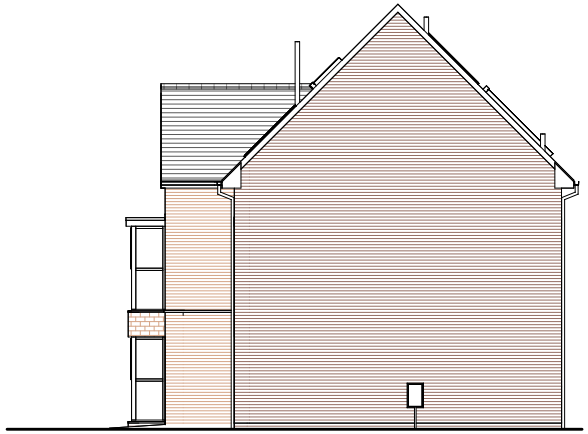




Elevations_



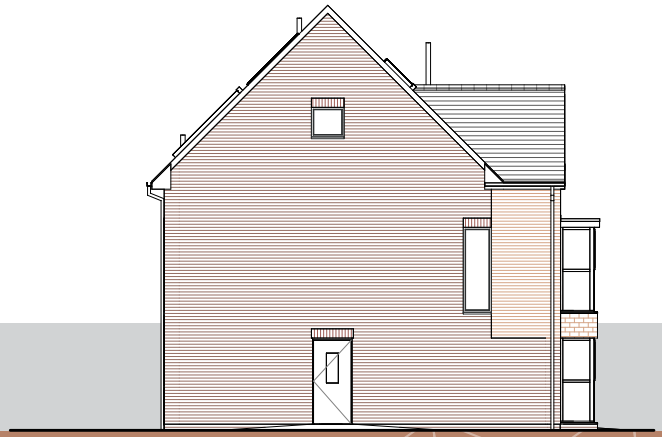
Front Elevation



Side (1) Elevation



Rear Elevation



Side (2) Elevation

B1 - Detached_Plots 2 & 4

SCHEDULE OF DIMENSIONS

GROUND FLOOR

Kitchen/Dining
8.82 x 3.02m
28.9 x 9.9ft

Living 1
3.31 x 3.80m
10.9 x 12.5ft

Living 2
2.87 x 4.08m
9.4 x 13.4ft

Utility
2.04 x 1.82m
6.7 x 6.0ft

WC
1.15 x 1.82m
3.8 x 6.0ft

FIRST FLOOR

Bed 2
3.31 x 4.08m
10.9 x 13.4ft

Ensuite
2.99 x 0.99m
9.8 x 3.2ft

Bed 3
2.87 x 3.67m
9.4 x 12.0ft

Bed 4
2.90 x 3.43m
9.5 x 11.3ft

Bed 5
3.31 x 3.60m
10.9 x 11.8ft

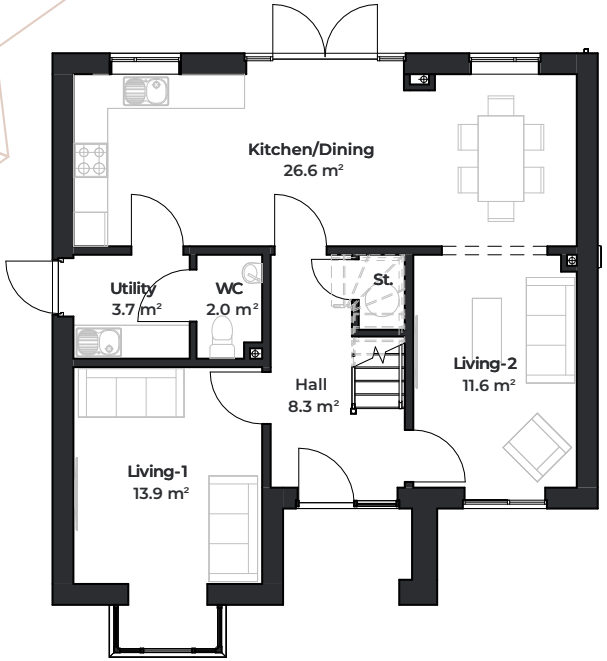
Bathroom
2.47 x 1.90m
8.1 x 6.2ft

SECOND FLOOR

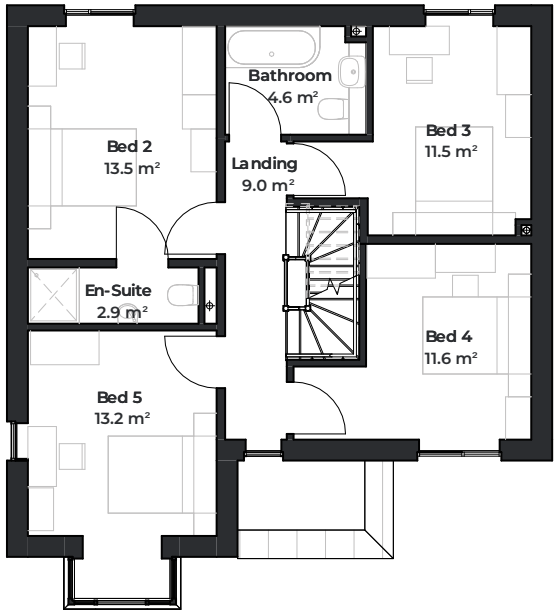
Principal Bed
4.42 x 4.23m
14.5 x 13.9ft

Bathroom
2.90 x 2.71m
9.5 x 8.9ft

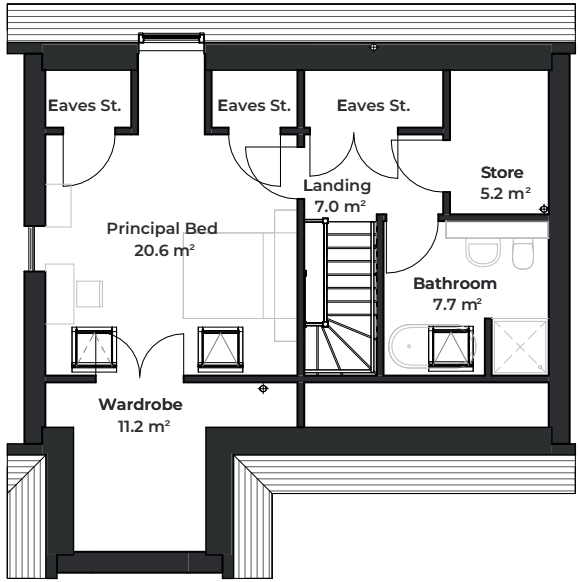
Floor_Plans



00 Ground Floor



01 First Floor



02 Second Floor

Elevations_



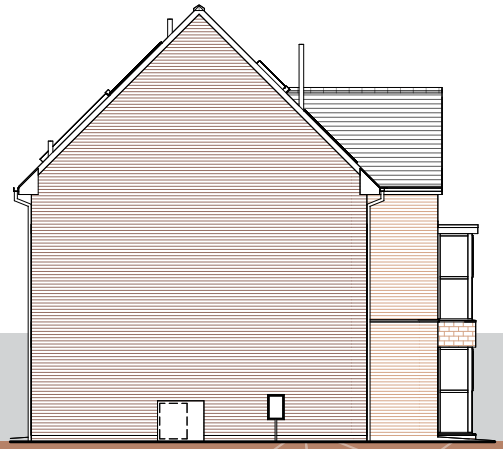
Front Elevation



Rear Elevation



Side (1) Elevation



Side (2) Elevation

B2 - Detached_Plot 5

SCHEDULE OF DIMENSIONS

GROUND FLOOR

Kitchen/Dining
8.82 x 3.02m
28.9 x 9.9ft

Living 1
3.31 x 3.80m
10.9 x 12.5ft

Living 2
2.87 x 4.08m
9.4 x 13.4ft

Utility
2.04 x 1.82m
6.7 x 6.0ft

WC
1.15 x 1.82m
3.8 x 6.0ft

FIRST FLOOR

Bed 2
3.31 x 4.08m
10.9 x 13.4ft

Ensuite
2.99 x 0.99m
9.8 x 3.2ft

Bed 3
2.87 x 3.67m
9.4 x 12.0ft

Bed 4
2.90 x 3.43m
9.5 x 11.3ft

Bed 5
3.31 x 3.60m
10.9 x 11.8ft

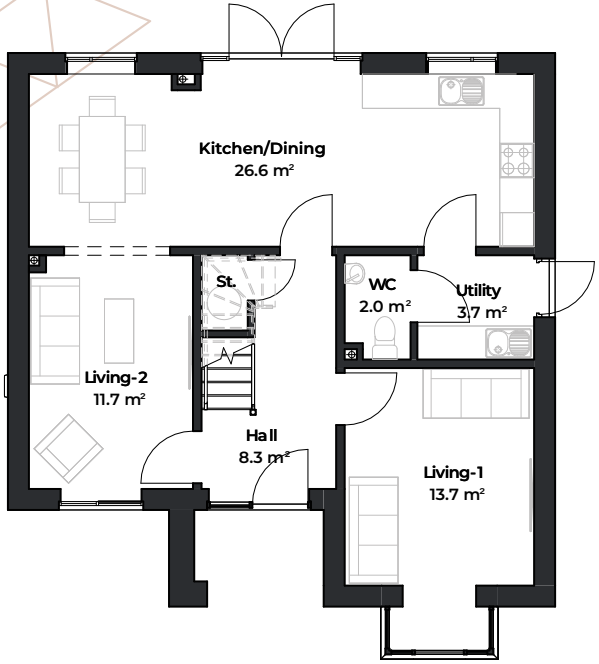
Bathroom
2.47 x 1.90m
8.1 x 6.2ft

SECOND FLOOR

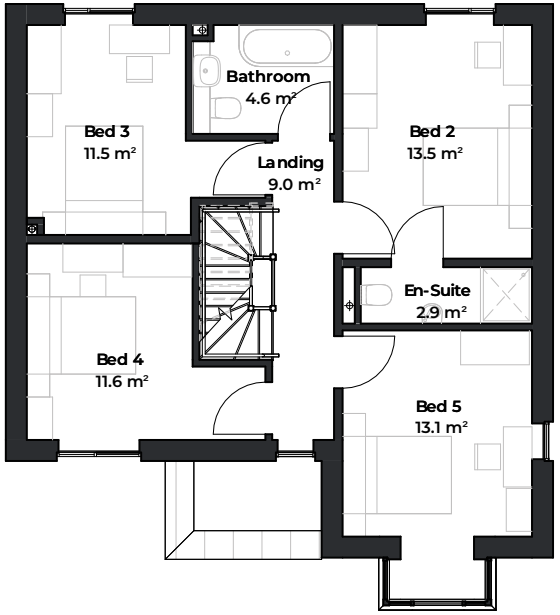
Principal Bed
4.42 x 4.23m
14.5 x 13.9ft

Bathroom
2.90 x 2.71m
9.5 x 8.9ft

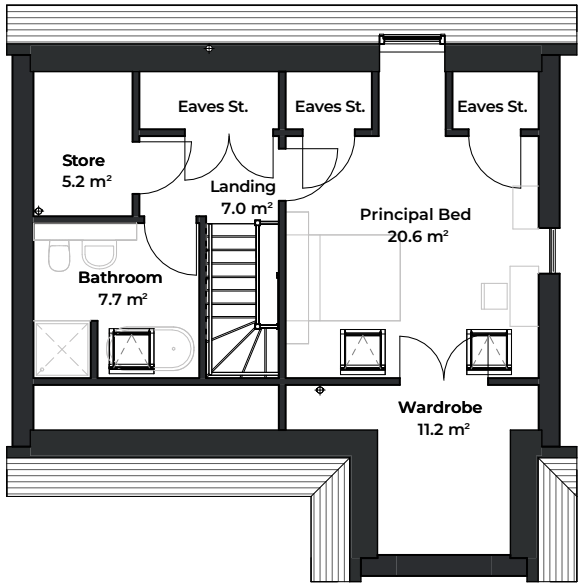
Floor_Plans



00 Ground Floor



01 First Floor



02 Second Floor

Ortus_Gardens
C1 – Detached_Plot 3

- **Approx. 1873 sqft**
- **5 Bedrooms**
- **Open Plan Kitchen/Living**
- **Dining Room**
- **Snug**
- **Downstairs WC**
- **2 Private Parking Spaces**

The open-plan kitchen/living space creates an inviting centrepiece, ideal for modern family life. Its generous proportions allow for relaxed dining, informal seating and everyday connection, while the wider ground floor arrangement provides clear separation between social spaces and quieter rooms.

A dedicated dining area gives the home a sense of occasion, perfect for entertaining or family celebrations. The additional snug brings further flexibility and could be used as a home office, children's lounge, media room or calm retreat away from the main living space.

Across the upper floors, five bedrooms provide substantial accommodation. The principal suite has been designed as a private sanctuary, with en-suite facilities and space for storage or dressing. Additional bedrooms provide excellent flexibility for children, guests or hybrid working.

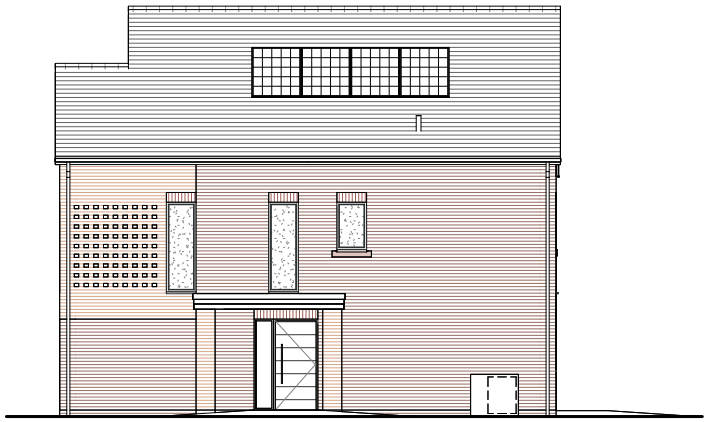




Elevations_



Front Elevation



Side (1) Elevation



Rear Elevation



Side (2) Elevation

C1 - Detached_Plot 3

SCHEDULE OF DIMENSIONS

GROUND FLOOR

Kitchen/Dining
6.91 x 4.72m
22.7 x 15.5ft

Living 1
3.00 x 4.17m
9.8 x 13.7ft

Living 2
3.76 x 3.28m
12.3 x 10.8ft

Utility/WC
2.55 x 1.50m
8.4 x 4.9ft

FIRST FLOOR

Bed 2
3.00 x 3.55m
9.8 x 11.6ft

Bed 3
3.76 x 3.29m
12.3 x 10.8ft

Bed 4
3.46 x 3.11m
11.4 x 10.2ft

Ensuite
1.28 x 2.14m
4.2 x 7.0ft

Bed 5
3.30 x 2.39m
10.8 x 7.8ft

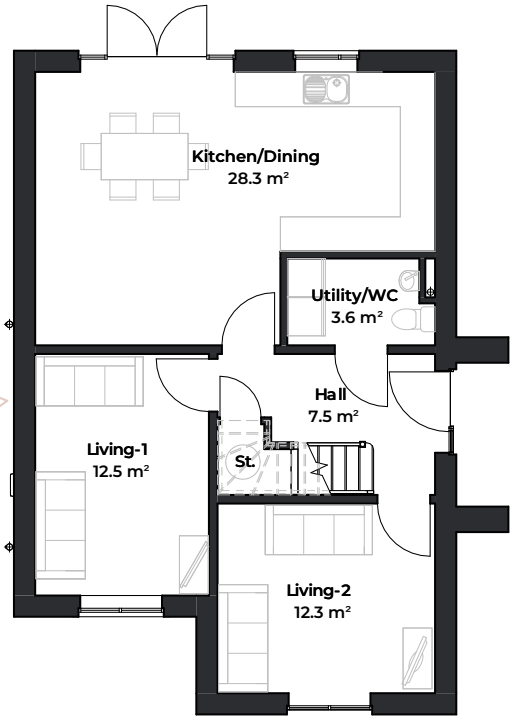
Bathroom
2.19 x 2.38m
7.2 x 7.8ft

SECOND FLOOR

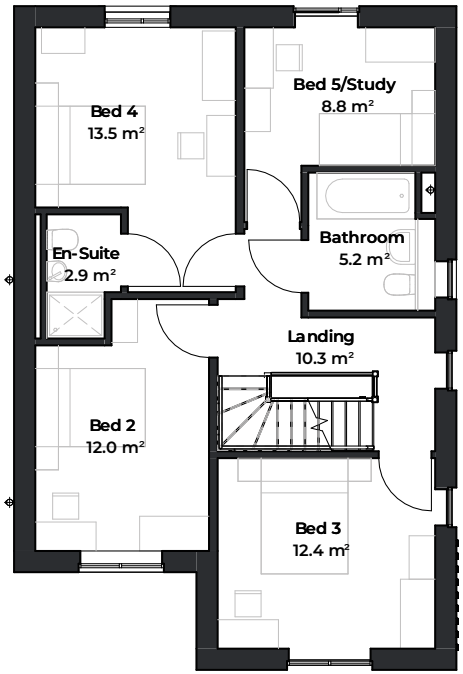
Principal Bed
4.33 x 4.78m
14.2 x 15.7ft

Shower Room
3.05 x 1.60m
10.0 x 5.2ft

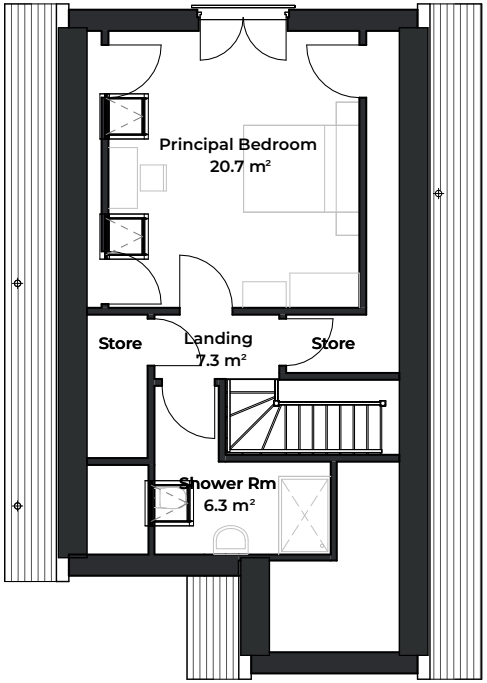
Floor_Plans



00 Ground Floor



01 First Floor



02 Second Floor

Ortus_Gardens

D1/D2 – Semi Detached_Plots 6,7,8&9

- **Semi Detached**
- **Approx. 1593 sqft (D1) & 1798 sqft (D2)**
- **Open Plan Kitchen/Dining**
- **Living Room**
- **Downstairs WC**
- **2 Private Parking Spaces**

These beautifully considered semi-detached homes offer a practical yet stylish layout, designed to support the rhythm of modern family life. The ground floor delivers an excellent balance of open and private space, with a welcoming kitchen/dining area complemented by an attached utility, useful storage and a downstairs WC. A separate living room provides a more peaceful setting away from the main household activity, ideal for relaxing, entertaining or enjoying quiet evenings in.

Upstairs, the first floor features generously sized bedrooms, including one with its own en-suite, alongside a large family bathroom that adds comfort and convenience for busy households. The second floor is dedicated to an impressive principal bedroom, creating a private retreat complete with en-suite facilities and a walk-in wardrobe.

With flexible accommodation arranged across three floors, these homes combine sociable living, practical storage and private bedroom spaces to create a refined and highly liveable family home.



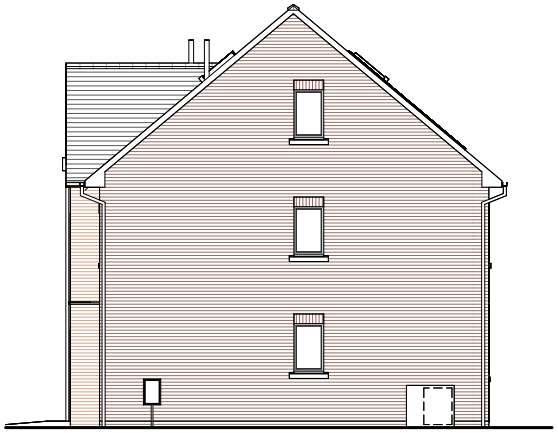




Elevations_



Front Elevation



Side Elevation

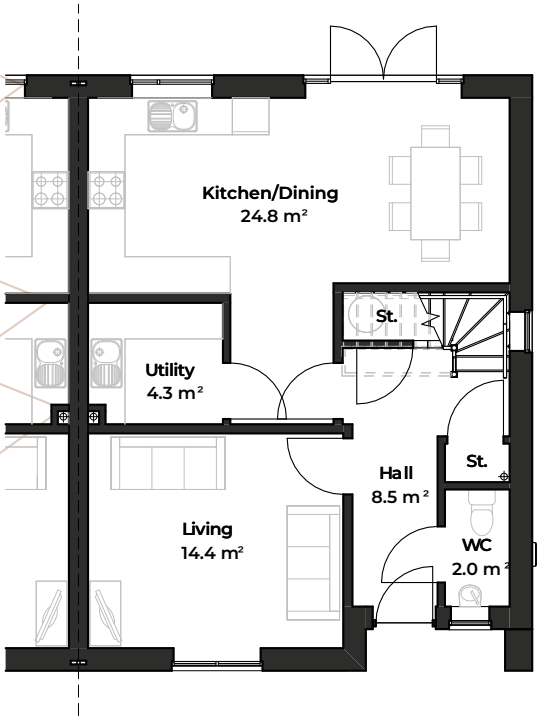


Rear Elevation

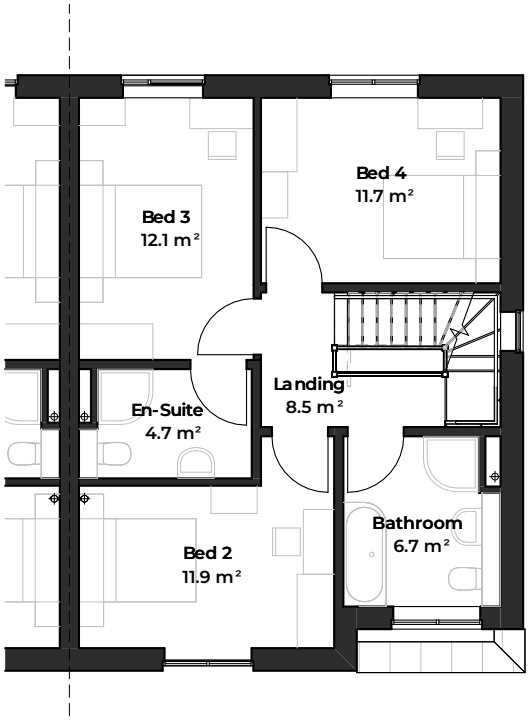
D1 - Semi Detached_Plots 6 &7

SCHEDULE OF DIMENSIONS	
GROUND FLOOR	
Kitchen/Dining	6.84 x 3.18m 22.4 x 10.4ft
Living 1	4.14 x 3.49m 13.6 x 11.5ft
Utility	2.19 x 1.97m 7.2 x 6.5ft
WC	1.05 x 1.90m 3.4 x 6.2ft
FIRST FLOOR	
Bed 2	4.14 x 2.62m 13.6 x 8.6ft
Bed 3	2.84 x 4.25m 9.3 x 13.9ft
Ensuite	2.81 x 1.77m 9.2 x 5.8ft
Bed 4	3.90 x 3.01m 12.8 x 9.9ft
Bathroom	2.55 x 2.76m 8.4 x 9.1ft
SECOND FLOOR	
Principal Bed	3.34 x 4.34m 11.0 x 14.2ft
Ensuite	3.39 x 1.50m 11.1 x 4.9ft

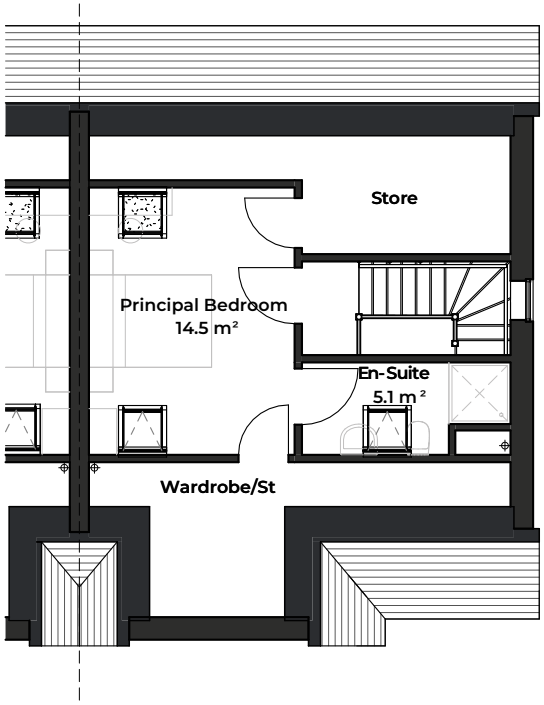
Floor_Plans



00 Ground Floor



01 First Floor

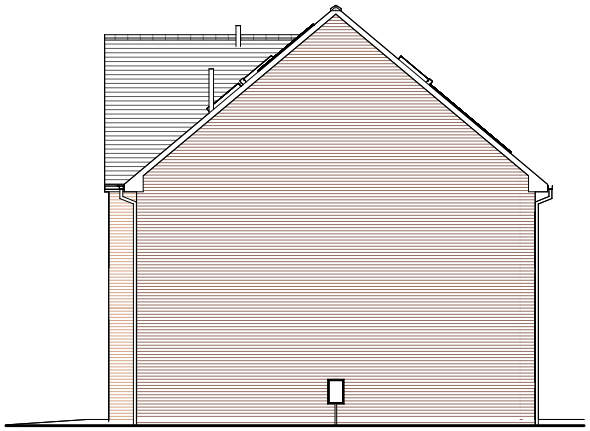


02 Second Floor

Elevations_



Front Elevation



Side Elevation



Rear Elevation

D2 - Semi Detached_Plots 8 & 9

SCHEDULE OF DIMENSIONS

GROUND FLOOR

Kitchen/Dining
6.84 x 3.59m
22.4 x 11.8ft

Living 1
4.21 x 3.49m
13.8 x 11.5ft

Utility
1.81 x 1.56m
5.9 x 5.1ft

WC
0.95 x 1.90m
3.1 x 6.2ft

FIRST FLOOR

Bed 2
2.81 x 4.09m
9.2 x 13.4ft

Bed 3
3.93 x 2.88m
12.9 x 9.4ft

Bed 4
3.89 x 2.97m
12.8 x 9.7ft

Bed 5/Study
2.79 x 2.33m
9.2 x 7.6ft

WC
1.47 x 1.50m
4.8 x 4.9ft

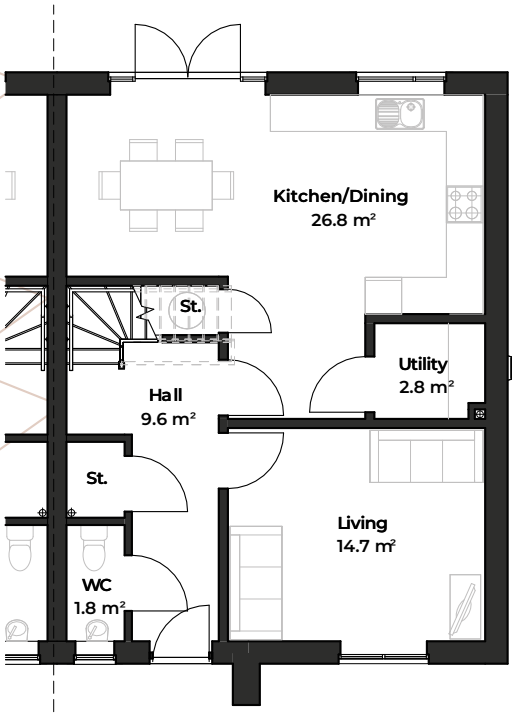
Bathroom
2.81 x 1.70m
9.2 x 5.6ft

SECOND FLOOR

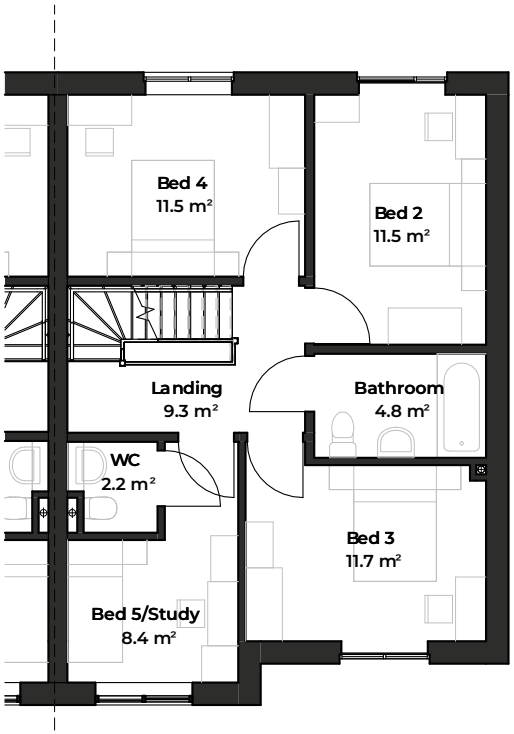
Principal Bed
4.15 x 5.46m
13.6 x 17.9ft

Ensuite
2.57 x 2.18m
8.4 x 7.2ft

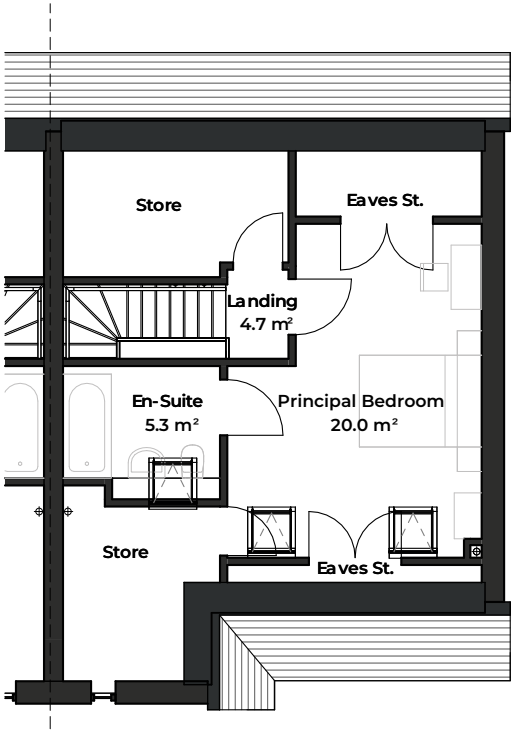
Floor_Plans



00 Ground Floor



01 First Floor



02 Second Floor

Kitchen & Utility Specifications_

KITCHEN FEATURES — PLOT No.	1	2	3	4	5	6	7	8	9
Pronorm X-Line Handleless Furniture	✓		✓			✓	✓	✓	✓
Pronorm Proline Handled Narrow Framed Doors		✓		✓	✓				
Hendel & Hendel Belgravia Handles		✓		✓	✓				
Dekton 20mm with full height splashbacks and downturn on peninsular	✓	✓	✓	✓	✓				
Silestone 20mm with full height splashbacks and downturn on peninsular						✓	✓	✓	✓
Quooker Boiling Water Tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Blanco Dark Steel Sink	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Single Oven with touch display, 13 functions	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Combination Oven with Microwave, touch display, 19 functions	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Induction Air Venting Hob, 4 zones, 1 combiZone & ventilation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bosch 70/30 Fridge/Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bosch 60cm Dishwasher with Vario Cutlery Drawer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Caple 30cm Black Steel Wine Cooler	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pronorm Integrated Bins	✓	✓	✓	✓	✓	✓	✓	✓	✓
Peninsular with space for 3 stools comfortably	✓	✓	✓	✓	✓	✓	✓	✓	✓
UTILITY FEATURES									
Pronorm X-Line Handless Furniture to match kitchen	✓		✓			✓	✓	✓	✓
Pronorm Proline Handled Furniture to match kitchen		✓		✓	✓				
Hendel & Hendel Belgravia Handles		✓		✓	✓				
Dekton 20mm to match kitchen with 100mm Upstands	✓	✓		✓	✓				
Silestone 20mm to match kitchen with 100mm Upstands						✓	✓		
Blanco Sink & Tap	✓	✓		✓	✓	✓	✓	✓	✓
Bosch Freestanding Washing Machine, 8kg capacity	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bosch Freestanding Tumble Dryer, 8kg capacity	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stacking kit for appliances		✓	✓	✓	✓			✓	✓









Bathroom_ Specifications

BATHROOM & ENSUITE FEATURES	A1	B1	B2	C1	D1	D2
Contemporary white sanitaryware	✓	✓	✓	✓	✓	✓
Stylish vanity unit and sink	✓	✓	✓	✓	✓	✓
Mirror fitted to wall	✓	✓	✓	✓	✓	✓
Thermostatic shower over bath (main bathroom)	✓	✓	✓	✓	✓	✓
Thermostatic shower over bath (principal bathroom)	✓	✓	✓			✓
Thermostatic shower (master bathroom)				✓	✓	
LED mirror	✓	✓	✓	✓	✓	✓
Thermostatic shower (ensuite)	✓	✓	✓	✓	✓	
Full height tiling to all bath and shower areas	✓	✓	✓	✓	✓	✓
Fully tiled flooring	✓	✓	✓	✓	✓	✓
Timber flooring	✓	✓	✓	✓	✓	✓
Towel radiator	✓	✓	✓	✓	✓	✓

Environmental/Other_ Specifications

- **EPC: A**
- **Freehold**
- **10 Year Structural Warranty provided by** ICW

- The home will benefit from a highly efficient, renewable heating system powered by a Mitsubishi Air Source Heat Pump. Underfloor heating will be installed throughout the ground floor, providing consistent, comfortable warmth and freeing up wall space for flexible interior layouts.

- The upper floors will be heated via a modern radiator system with individual room temperature control, while electric underfloor heating will be provided to upper-floor bathrooms for added comfort and luxury.

- A zoned heating control system will allow separate temperature management between the ground floor and upper floors, helping to maximise comfort and energy efficiency throughout the home.

Sales Contact Information

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Disclaimer: CGIs, floorplans and imagery are for illustrative purposes only and may differ from the completed development. Dimensions are approximate and specifications, finishes, landscaping and layouts may be subject to change. Furniture, furnishings and decorative items shown are not included unless stated. Information is correct at time of publication and does not form part of any contract or warranty.