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A DEVELOPMENT BY

Starship

Starship Hub  
Hythe  
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CH41 1AA

Wirral Waters Campus  
The Mobil Building  
Wallasey Bridge Road  
Wirral  
CH41 1HQ

Whilst every care has been taken to make sure that the specification, imagery, and measurements within this brochure are as accurate as possible, it may vary during construction. If there is any information or specification which is of particular importance to you please contact us to confirm details.

**H** Hilbre Sands  
West Kirby





# WELCOME TO HILBRE SANDS

## AN EXCLUSIVE COLLECTION OF LUXURY TWO-BEDROOM APARTMENTS.

Positioned on the edge of the Marine Lake, the merits of this location are undeniable with a vibrant town and coastal paradise at your feet. With breathtaking views and an exceptional open-plan living design, this is a rare opportunity to live in one of the most desirable coastal pockets of the Wirral – the perfect place to call home.

Expect an elevated standard of living from the moment you step inside, with beautiful touches that make daily living effortless. Each two-bedroom apartment has been thoughtfully designed for comfort and convenience, with spacious external wraparound terraces offering both privacy and

uninterrupted coastal views. Bi-fold doors invite in a flood of natural light, creating the perfect setting for moments to pause, entertain and live life to the fullest.

The architecture at Hilbre Sands is striking and recognisable, sitting comfortably within its context. The primary façade is finished in a bespoke brick-slip cladding with large slim aluminium windows finished in a muted bronze tone. Frameless glazed balconies wrap around the expansive terraces, interspersed with slatted feature cladding adding interest to the façade and additional privacy to the outdoor living spaces.

### CONTENTS

04	OUTDOOR LIVING
06	OPEN-PLAN LIVING
07	KITCHEN
08	BATHROOMS
09	BEDROOMS
10	WEST KIRBY
14	SURROUNDING AREAS
15	TRANSPORT
18	WIRRAL PENINSULA
23	GROUND FLOOR
24	FIRST FLOOR
26	SECOND FLOOR
28	THIRD FLOOR
30	SPECIFICATIONS
31	STARSHIP







A serene outdoor space that extends your home – the perfect place to relax and unwind beneath the sun or the stars.

## OUTDOOR LIVING

Where your private terrace becomes an extension of your home, this peaceful space is equipped with bi-fold doors connecting indoor and outdoor spaces, allowing you to enjoy the beauty of the coast from the comfort of your own living room.

Designed to function as true outdoor living rooms, each wraparound terrace provides a great space for dining, lounging and entertaining against the stunning backdrop of the Dee Estuary, Hilbre Island and Sandlea Park. Simply relax with a book, dine al fresco, enjoy a quiet morning coffee, soak up the sun and enjoy every moment.





From every corner is warmth and light – an idyllic open space offering luxury living and breathtaking coastal views.



## OPEN-PLAN LIVING

Hilbre Sands sets a new standard for luxury with its exceptional open-plan living design.

Each expansive apartment is crafted to provide a seamless flow between spaces, complementing the beautiful homely finishes. The generous floor plans are accentuated by floor-to-ceiling windows, which flood the interiors with natural light and offer breathtaking views of the surrounding green spaces and coastal landscape.

The thoughtful open-plan living design ensures every corner of the home feels bright and welcoming, making it the perfect space for those requiring a relaxed laid-back way of living, entertaining guests or welcoming visiting family.



## KITCHEN

Hilbre Sands offers spacious kitchens that blend functionality with sophistication.

Each kitchen features modern Porcelanosa handleless units, complemented by sleek quartz worktops extending to the island units for a seamless look. Equipped with a top-spec AEG single built-in oven and a second built-in combination oven/microwave, fridge freezer and dishwasher, these kitchens are perfect for welcoming family, hosting dinner parties, or enjoying a meal at home.

Smart storage solutions with integrated features and a separate utility room ensure a clutter-free environment. With a wine fridge and instant boiling water tap, these kitchens provide modern amenities that make daily living effortless. It is more than a place to cook; it is a space for conversation, entertaining and enjoying life's moments.





## BATHROOMS

Where elegant design seamlessly merges with practicality. Featuring modern sanitaryware, the space offers both style and functionality with heated towel radiators, soft-close cabinetry, sensor-activated LED mirrors, and a large bath/shower space. Luxury comes as standard with designer Porcelanosa tiles serving as a focal point for the stunning design while ensuring durability and easy maintenance.



A rare opportunity to reside in one of the Wirral's most coveted coastal pockets – where every little detail promises an elevated standard of living.

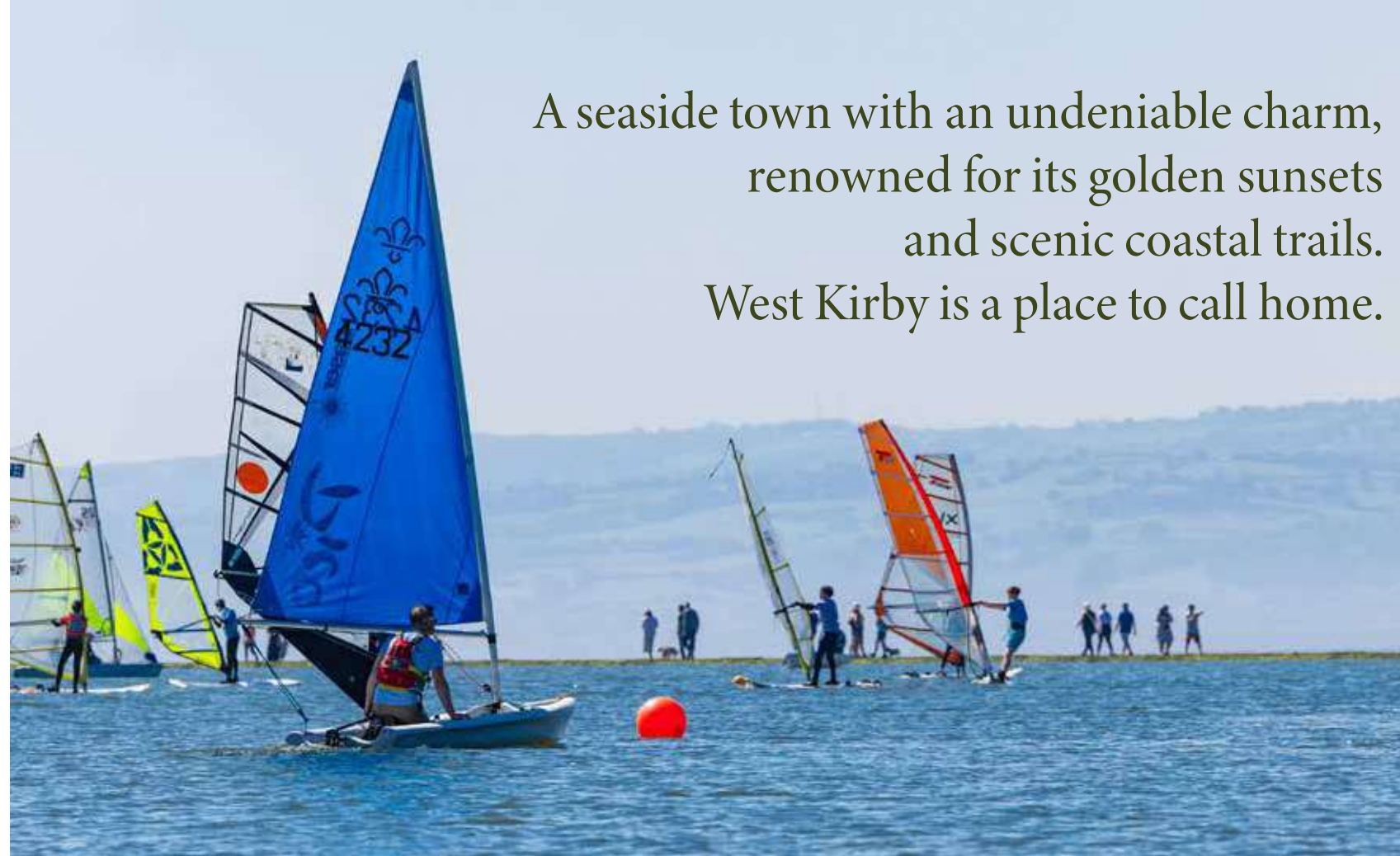


## BEDROOMS

Each apartment features two spacious double bedrooms, with the master bedroom offering a walk-in wardrobe and en-suite bathroom. Full-height glazing enhances each room, allowing natural light to flood each bedroom, while ample storage ensures a clutter-free environment.

The expansive layout creates the ideal space to relax and unwind, with every detail carefully considered to provide comfort from dusk to dawn.





A seaside town with an undeniable charm,  
renowned for its golden sunsets  
and scenic coastal trails.  
West Kirby is a place to call home.



## WEST KIRBY

Nestled along the picturesque Wirral Peninsula, West Kirby stands as a testament to both history and natural beauty. With roots tracing back to medieval times, the charming coastal town has evolved into a sought-after destination renowned for its stunning landscape, captivating scenery and vibrant community, while retaining an undeniable charm that attracts visitors and residents to its shores.

On the edge of the Dee Estuary, West Kirby residents are spoilt with breathtaking views of rolling Welsh hills, tranquil waters and golden sunsets with coastal trails and beautiful beaches that offer endless opportunities for walks and exploration. Gaze out over the Dee Estuary to find Hilbre Island, one of the most beautiful jewels in Wirral's crown; walk out over the sand, and take in the incredible views and rare wildlife that call the island home.

West Kirby can be explored by land or water and is arguably one of the

most beautiful spots for water sports in the North West, whether that be sailing, windsurfing or paddleboarding, the Marine Lake provides coastal winds without relying on the tide.

Away from the waterfront, West Kirby's lively town is complemented by plenty of places for a bite to eat, whether it is a cosy breakfast, leisurely lunch or a tasty dinner, the artisan bakehouses, independent eateries and delightful delis add to the vibrant food scene. Celebrating local artists and makers, notable spots like MerseyMade showcase original paintings and prints that capture the essence of the surrounding coastal landscape.

Named in The Sunday Times as the best place to live by the sea, West Kirby has gained recognition for its exceptional quality of life with its vibrant array of shops, cafes and attractions, providing the perfect blend of coastal living and modern convenience.





Restaurants & Bars

The Wro

Awarded Wirral’s Bar of the Year – small plates, light bites, in the day and after dark.

0.1 miles | 2 mins walk | 1 min drive

Ring O’Bells

Heart of old West Kirby Village – cosy and traditional, a proper pub.

1 miles | 16 mins walk | 3 mins drive

LEAF

A relaxed welcoming restaurant for breakfast, lunch and dinner.

0.8 miles | 19 mins walk | 3 mins drive

Andres Italian

A classic taste of Italy – fresh and local, warm and welcoming.

0.3 miles | 7 mins walk | 2 mins drive

The West Kirby Tap

A real ale house in the centre of West Kirby.

0.1 miles | 2 mins walk | 1 min drive

Slinkys

Taking you from daytime coffees to night-time drinks.

0.2 miles | 4 mins walk | 1 min drive

The White Lion

A historical treasure – log burner winter evenings and beer garden summer days.

0.3 miles | 6 mins walk | 1 min drive

Sport & Leisure

Caldy Rugby Club

A championship club home to Caldy.

2.0 miles | 48 mins walk | 6 mins drive

West Kirby Concourse Leisure Centre

Leisure and swimming facility with pool, gym and sports hall.

0.3 miles | 7 mins walk | 2 mins drive

West Kirby Sailing Club

Tidal sailing and paddleboarding on the Dee Estuary and Marine Lake.

0.8 miles | 14 mins walk | 3 mins drive

Royal Liverpool Golf Club

Iconic links course and host to the Open Championship.

1.1 miles | 23 mins walk | 5 mins drive

Caldy Golf Club

A unique seaside experience with breathtaking views over the River Dee and Welsh hills.

2.5 miles | 9 mins drive

Coastal Adventures

Hilbre Island

Beautiful nature reserve with rare wildlife and panoramic views across the Wirral coastline.

2.2 miles | 55 mins walk

Red Rocks

Coastal reserve covering 10 acres of sand dunes, reedbeds and marshes.

1.2 miles | 27 mins walk | 6 mins drive



Green Spaces

Sandlea Park

49ft | 1 min walk | 1 min drive

Thurstaston Common

2.8 miles | 66 mins walk | 10 mins drive

Coronation Gardens

0.5 miles | 10 mins walk | 4 mins drive

Meols Park

2.7 miles | 58 mins walk | 8 mins drive

Ashton Park

0.3 miles | 8 mins walk | 2 mins drive

Queens Park

2.1 miles | 46 mins walk | 6 mins drive

Fun Days Out

Chester Zoo

23.6 miles | 33 mins drive

Albert Dock

12.2 miles | 27 mins drive

Ness Gardens

11 miles | 25 mins drive

Aintree Racecourse

15.1 miles | 36 mins drive

Amenities

Marine Lake Medical Practice

0.3 miles | 7 mins walk | 2 mins drive

St Bridget’s Church

0.6 miles | 13 mins walk | 3 mins drive

Heathfield Dental Practice

0.2 miles | 4 mins walk | 1 min drive

Morrisons Petrol Station

0.3 miles | 6 mins walk | 2 mins drive

Welsh’s Pharmacy

0.1 miles | 3 mins walk | 1 min drive

West Kirby Library

0.3 miles | 7 mins walk | 2 mins drive

Schools

Hilbre Sands is less than a 5-minute drive from two secondary schools, West Kirby Grammar School and Calday Grange Grammar School, rated outstanding by Ofsted, with both featured in The Sunday Times' list of top 100 schools nationally.

The Wirral is also home to the prestigious Birkenhead School, a top-performing independent day school, alongside many outstanding primary schools.



SURROUNDING AREAS

Liverpool

Approximately 40 minutes on a direct train, take advantage of everything Liverpool has to offer.

Steeped in history, it is home to iconic landmarks such as the Royal Albert Dock, Liverpool Cathedral and The Three Graces.

Liverpool's rich cultural heritage and vibrant atmosphere offer something for everyone, from world-class museums and galleries, like the Tate Liverpool and the Museum of Liverpool, to a lively music scene, diverse restaurants and bars, peaceful green spaces and two world-famous football clubs.



Voted the best city for food in the UK and 11th best in the world by Time Out Magazine.

Chester

A city rich in history, you can reach Chester in less than an hour.

Walk along the famous Roman walls, explore the amphitheatre, and visit Chester Cathedral. Offering a delightful mix of boutiques, shops and eateries, Chester is a beautiful city with vibrant cultural scene welcoming visitors to its cobbled streets.



Voted the prettiest city in the world by Golden Ratio Study.

North Wales

Just a 40 minute drive from Hilbre Sands, North Wales is a stunning region renowned for its breathtaking landscape, beaches and quaint seaside towns.

Home to Snowdonia National Park, it offers endless opportunities for hiking climbing and walking – a perfect day trip for those looking to explore and those looking to relax.



TRANSPORT

Despite its tranquil setting, West Kirby is well-connected and easily accessible.

The Merseytravel network provides regular train and bus services to Liverpool and Chester and major motorways connect the Peninsula to the wider region, ensuring you are never too far from the excitement and amenities of nearby cities.

Liverpool City Centre	39 mins	37 mins
John Lennon Airport	1 hour 17 mins	1 hour
Manchester Airport	2 hours 3 mins	57 mins
Chester City Centre	1 hour 7 mins	41 mins





As the sun dips below the horizon,  
enjoy the warm glow of twilight on your  
terrace, revel in its comfort and warmth  
and savour the simple joys of life.



## Key

- |                                 |                                            |
|---------------------------------|--------------------------------------------|
| 1 Birkenhead Park               | 9 Lady Lever Art Gallery                   |
| 2 Brimstage Maze                | 10 Leasowe Lighthouse                      |
| 3 Caldy Golf Club               | 11 Ness Botanic Gardens                    |
| 4 Caldy RUFC                    | 12 Port Sunlight Museum and Garden Village |
| 5 Eureka! Science and Discovery | 13 Royal Liverpool Golf Club               |
| 6 Floral Pavilion               | 14 Tranmere Rovers Football Club           |
| 7 Fort Perch Rock               | 15 Williamson Art Gallery and Museum       |
| 8 Future Yard CIC               | — Wirral Way                               |



## WIRRAL PENINSULA

Located between the River Dee and the River Mersey, overlooking both the Welsh hills and the iconic Liverpool skyline, if you are seeking an outdoor adventure, interactive exhibition, or cultural inspiration, the Wirral is a haven for nature lovers, day trippers, outdoor enthusiasts and those who call it home.

Affectionately known as the Paradise Peninsula by locals, the Wirral is not short of historic landmarks, charming villages and a thriving arts scene, all adding to the area's unique character. Excellent transport links make commuting to nearby cities like Liverpool and Chester easy and convenient.



Where land and rivers meet, with beautiful green spaces and inviting lively places, the Wirral really does have it all.



### Stunning Natural Landscapes

With over 50 miles of beautiful walks and 22 miles of breathtaking coastline, it is no surprise the Wirral is voted one of the happiest places to live in the North West. Renowned for its natural landscapes, the coastline is dotted with beautiful beaches, including West Kirby Beach and Thurstaston Beach. Explore the scenic trails of Wirral Country Park on foot or by bike or venture down the Wirral Way, a long-distance footpath, starting in West Kirby, that follows the route of an old railway line.

### Charming Towns & Villages

Home to a variety of charming towns and villages, the Wirral Peninsula offers several popular destinations each with its own unique character and appeal. West Kirby's inviting promenade, independent eateries, and artisan bakehouses remain ever-popular, while nearby Hoylake is known for its prestigious golf club. Perched on the hillside, Heswall and Thurstaston offer stunning views over the Dee Estuary and are home to an array of fine dining options and stylish bars.

### Rich Culture & Heritage

The Wirral Peninsula is made special and inviting by its historic landmarks. Parkgate offers a peaceful retreat with its stress-free way of living and panoramic views that can be accessed via the Wirral Way trail. Dating back thousands of years, the Wirral Peninsula protects its heritage, while also celebrating its contemporary culture with those lucky enough to experience its diverse offering.

### Dining & Entertainment

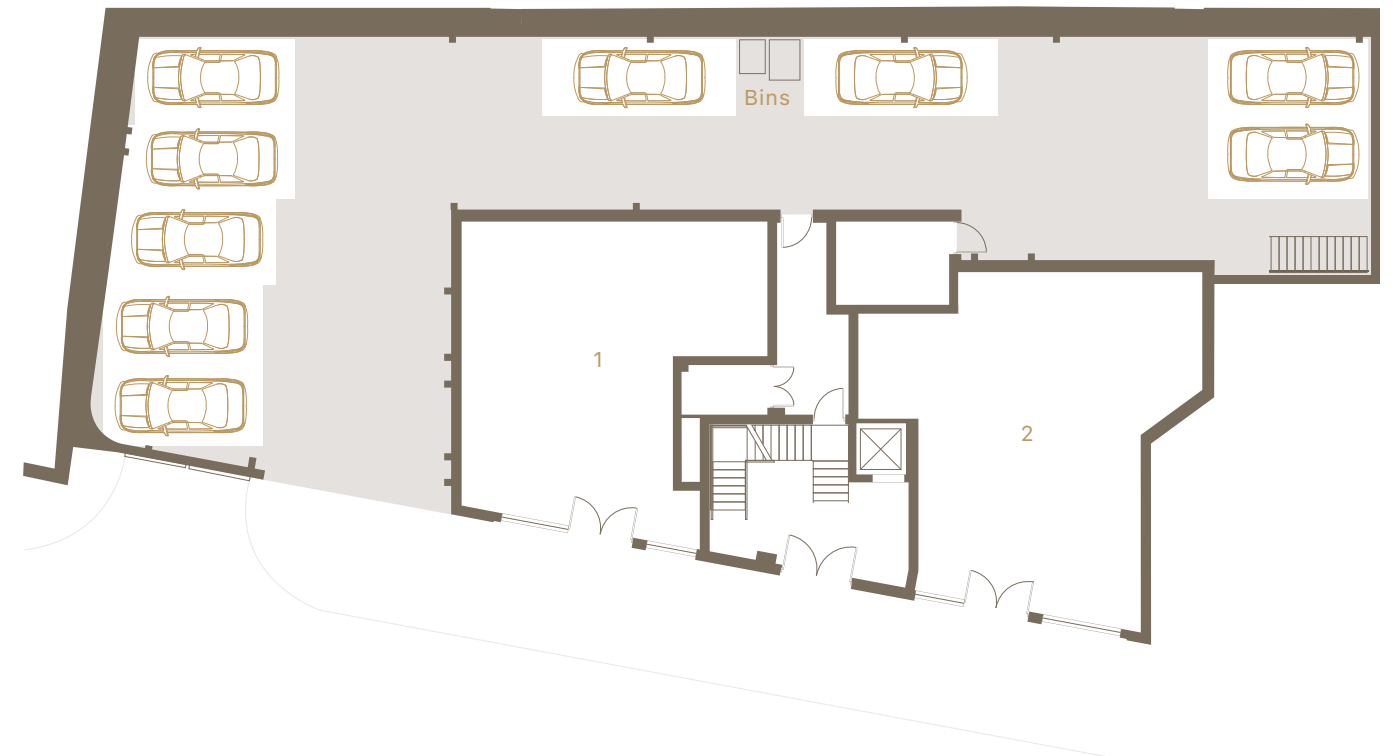
With plenty to delight your taste buds, the region has an excellent culinary scene, with everything from traditional pubs and charming tea rooms to contemporary restaurants and lively bars. Fresh, locally sourced produce is a hallmark of the Wirral's dining establishments, whether enjoying a seafood treat or sampling a Michelin standard meal, dining on the Wirral is an experience.







## GROUND FLOOR

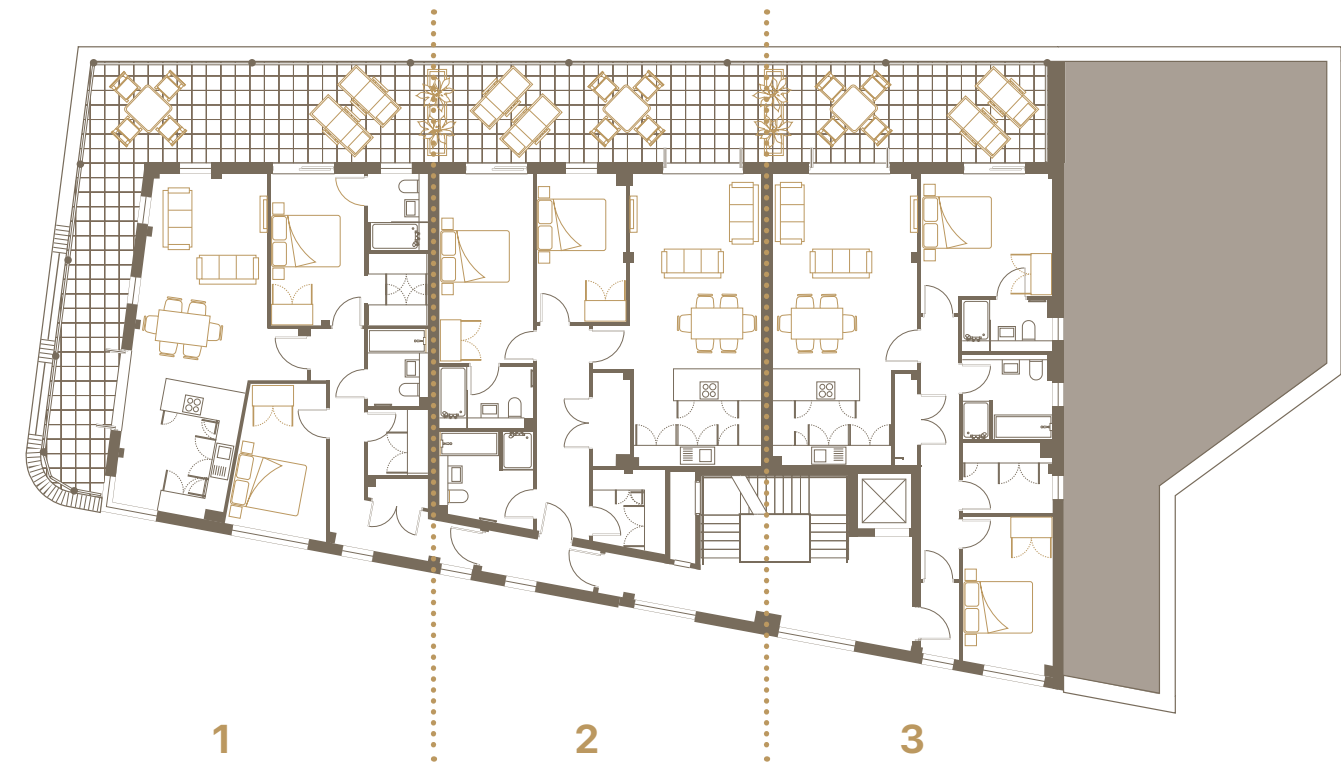


Parking	9 spaces
Retail Space 1	834 sq. ft.
Retail Space 2	942 sq. ft.





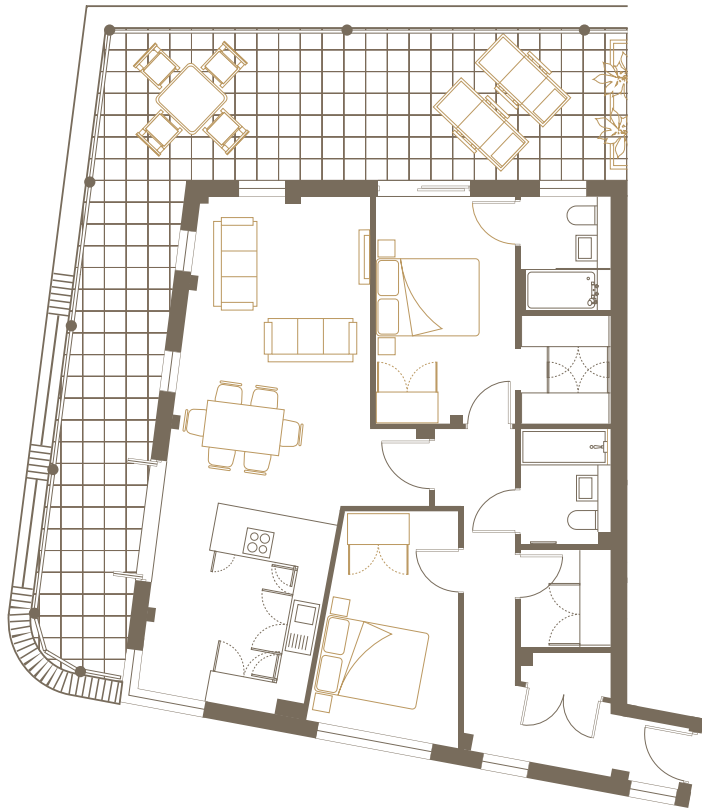
# FIRST FLOOR



## APARTMENT 1

2 Bedrooms 1006 sq. ft.

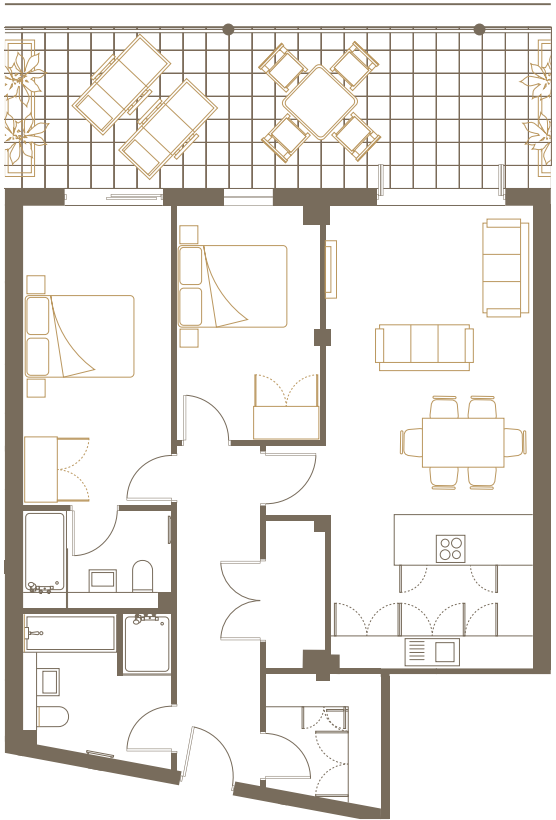
Living / Dining	5100mm x 6010mm
Kitchen	3450mm x 4210mm
Master Bedroom	2710mm x 4420mm
En-suite	1760mm x 2220mm
Walk-in Wardrobe	1760mm x 2100mm
Bedroom 2	2960mm x 4630mm
Bathroom	1760mm x 2250mm
Utility	1760mm x 1900mm
Storage Cupboard	1760mm x 880mm
Balcony	511 sq. ft.



## APARTMENT 2

2 Bedrooms 1018 sq. ft.

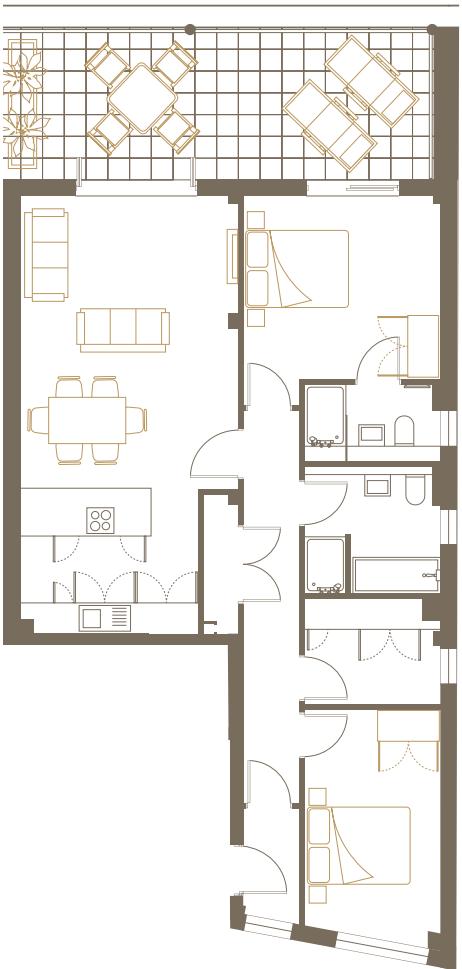
Living / Dining	3810mm x 5710mm
Kitchen	3720mm x 2830mm
Master Bedroom	2730mm x 5510mm
En-suite	2780mm x 1800mm
Bedroom 2	2630mm x 4810mm
Bathroom	2730mm x 2860mm
Utility	2120mm x 2480mm
Storage Cupboard	1090mm x 2710mm
Balcony	301 sq. ft.



## APARTMENT 3

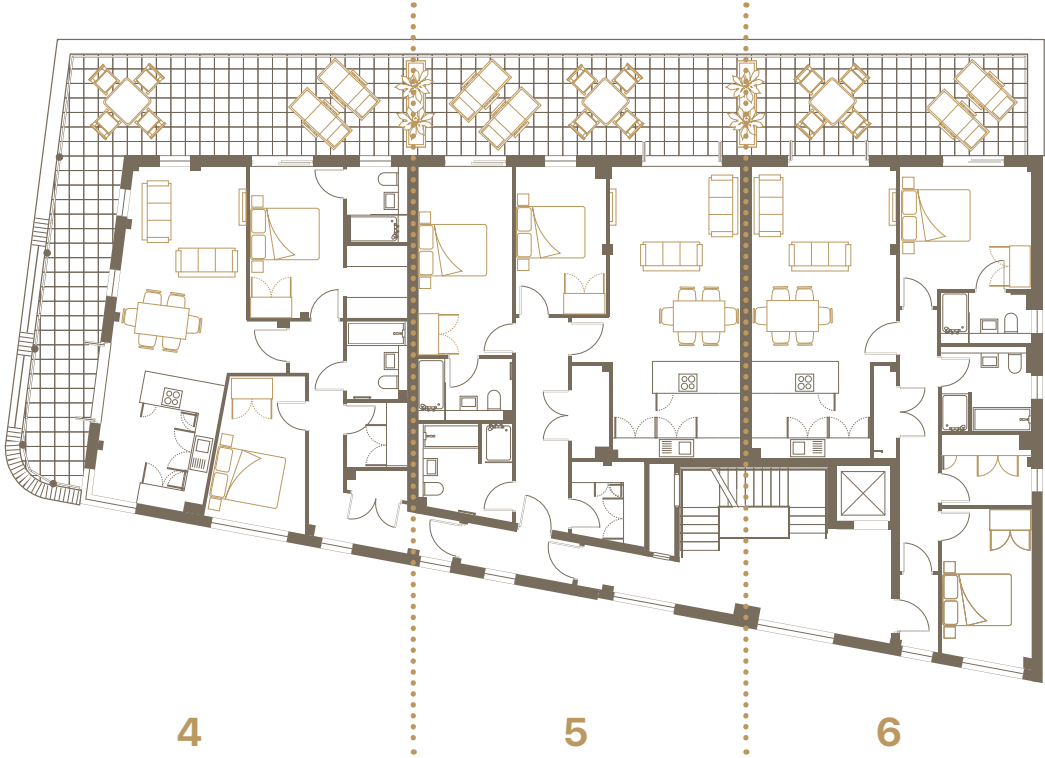
2 Bedrooms 1004 sq. ft.

Living / Dining	4240mm x 5710mm
Kitchen	3470mm x 2830mm
Master Bedroom	3840mm x 3560mm
En-suite	2640mm x 1500mm
Bedroom 2	2640mm x 4650mm
Bathroom	2640mm x 2460mm
Utility	2640mm x 2050mm
Storage Cupboard	660mm x 2700mm
Balcony	256 sq. ft.





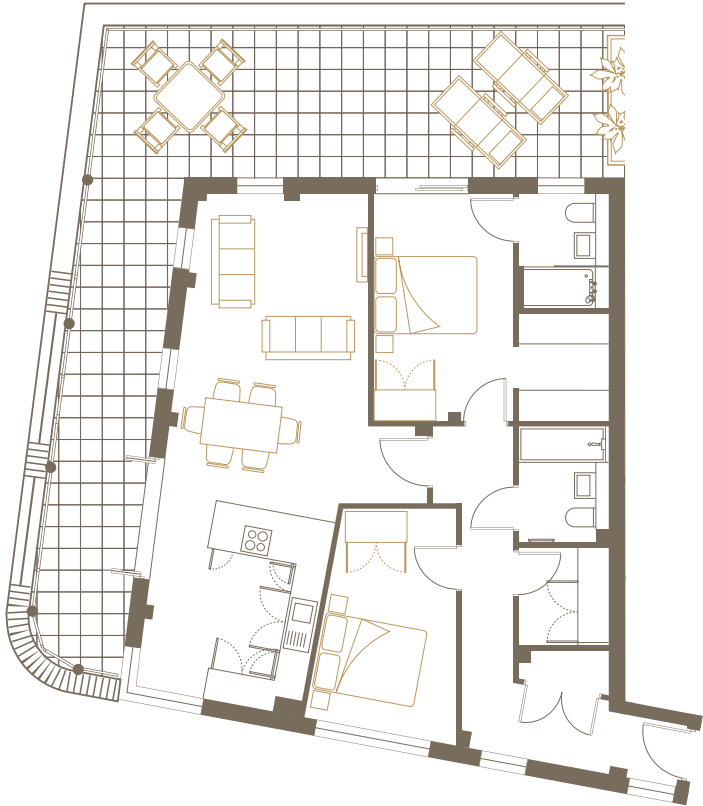
SECOND FLOOR



APARTMENT 4

2 Bedrooms 1006 sq. ft.

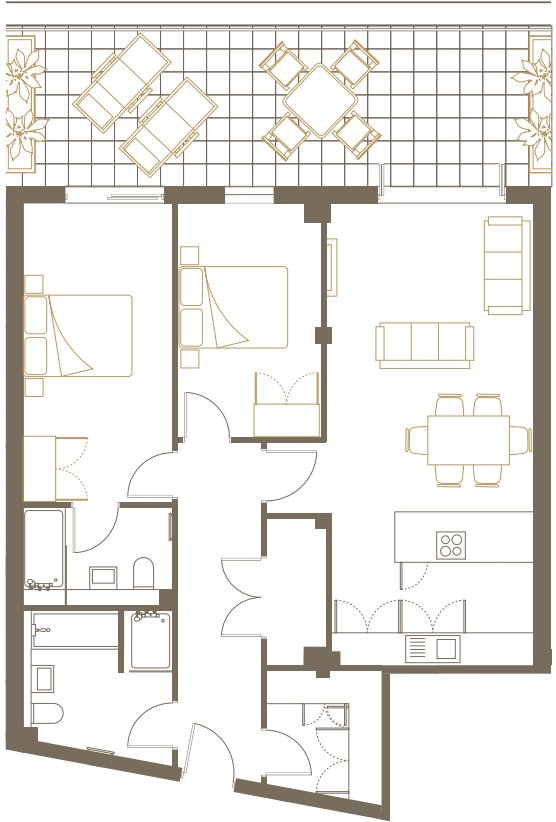
Living / Dining	5100mm x 6010mm
Kitchen	3450mm x 4210mm
Master Bedroom	2710mm x 4410mm
En-suite	1780mm x 2210mm
Walk-in Wardrobe	1760mm x 2100mm
Bedroom 2	2960mm x 4610mm
Bathroom	1760mm x 2250mm
Utility	1760mm x 1900mm
Storage Cupboard	1760mm x 880mm
Balcony	511 sq. ft.



APARTMENT 5

2 Bedrooms 1018 sq. ft.

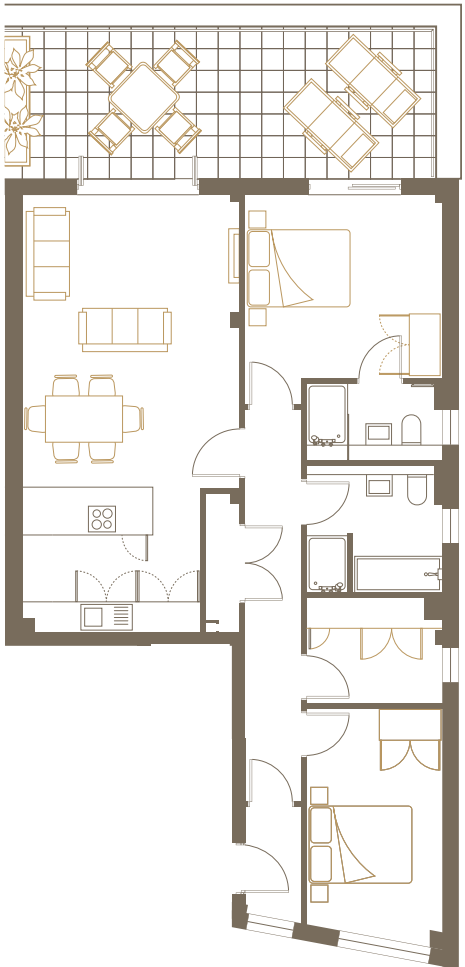
Living / Dining	3810mm x 5680mm
Kitchen	3810mm x 2830mm
Master Bedroom	2730mm x 5510mm
En-suite	2730mm x 1800mm
Bedroom 2	2630mm x 4310mm
Bathroom	2730mm x 2860mm
Utility	2120mm x 2470mm
Storage Cupboard	2710mm x 1000mm
Balcony	301 sq. ft.



APARTMENT 6

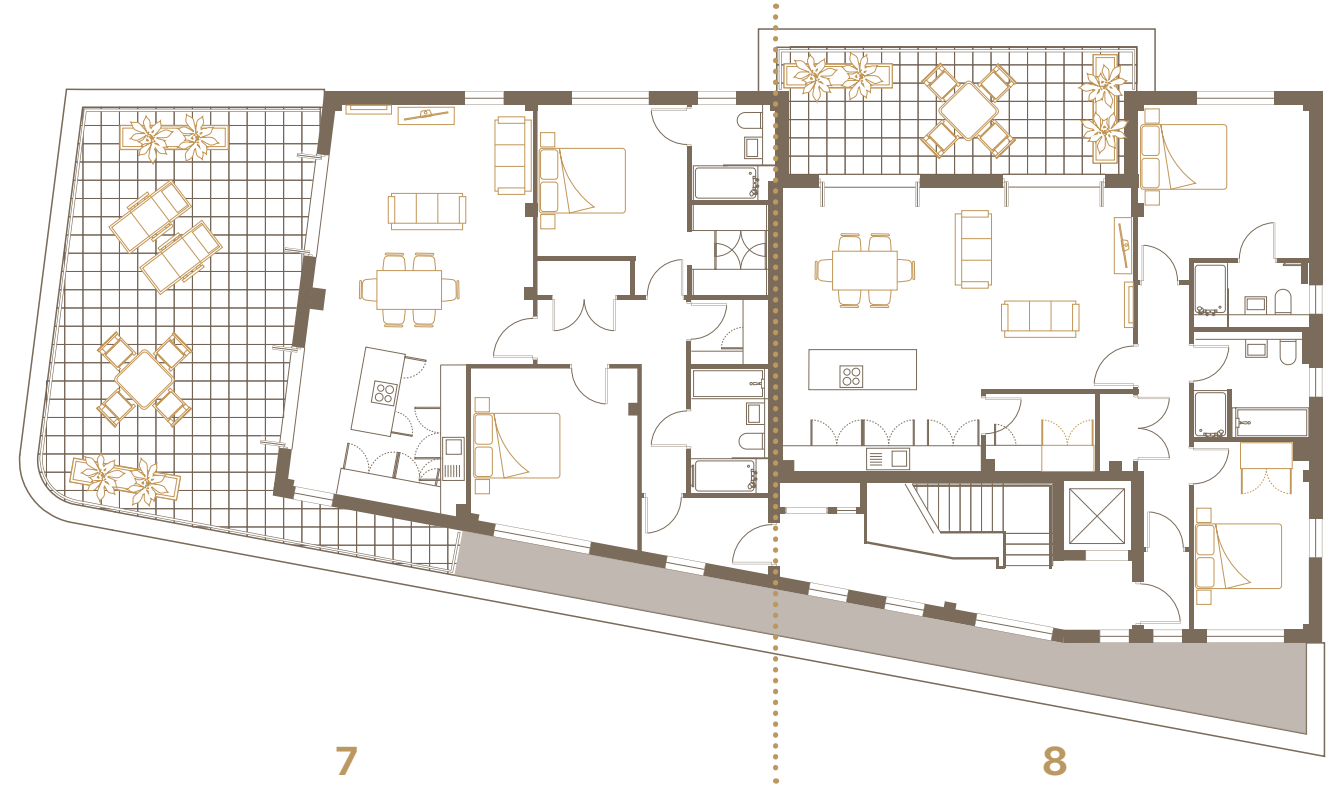
2 Bedrooms 1000 sq. ft.

Living / Dining	4240mm x 5710mm
Kitchen	3470mm x 2830mm
Master Bedroom	3840mm x 3560mm
En-suite	2640mm x 1500mm
Bedroom 2	2640mm x 4650mm
Bathroom	2640mm x 2460mm
Utility	2640mm x 2050mm
Storage Cupboard	660mm x 2700mm
Balcony	256 sq. ft.





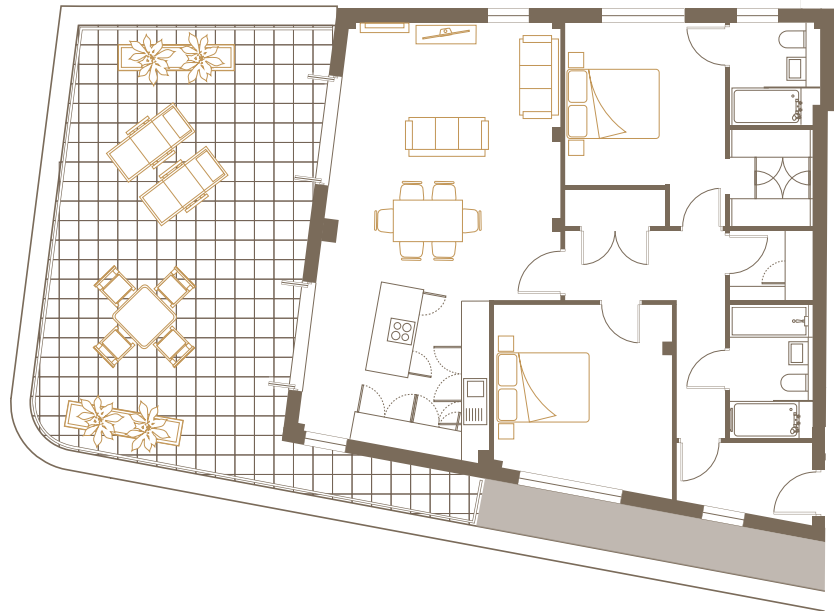
THIRD FLOOR



APARTMENT 7

2 Bedrooms 1117 sq. ft.

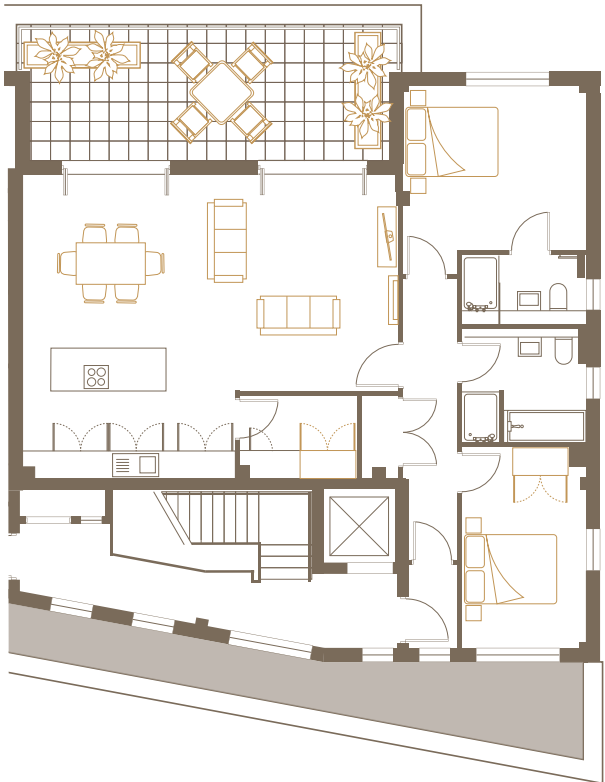
Living / Dining	5300mm x 6020mm
Kitchen	4140mm x 3530mm
Master Bedroom	3500mm x 3500mm
En-suite	2010mm x 2200mm
Walk-in Wardrobe	1850mm x 2100mm
Bedroom 2	3860mm x 4200mm
Bathroom	1850mm x 2900mm
Utility	1850mm x 1500mm
Storage Cupboard	2170mm x 800mm
Balcony	619 sq. ft.



APARTMENT 8

2 Bedrooms 1151 sq. ft.

Living / Dining	8080mm x 4700mm
Kitchen	4600mm x 2830mm
Master Bedroom	3960mm x 3560mm
En-suite	2690mm x 1500mm
Bedroom 2	2690mm x 4350mm
Bathroom	2690mm x 2460mm
Utility	2550mm x 1800mm
Storage Cupboard	790mm x 1800mm
Balcony	258 sq. ft.





# SPECIFICATIONS

## Doors & Windows

- Large slim profile windows finished in a beige grey (RAL7006) with feature aluminium panels to each window head
- Thermally broken double-glazed aluminium windows and doors
- Sliding bi-fold doors with black ironmongery
- Solid single-panelled internal doors

## Internal Finish

- Painted dry lining to walls and ceilings in matt white emulsion
- Floor finishes provided throughout the apartment

## External Works

- Primary facade finished in a bespoke brick-slip cladding with double soldier course brick band detail wrapping the full building. Insulated light gauge steel frame and non-combustible insulation (estimated U value of 0.8W/m2K)
- Roof is a steel frame, non-combustible insulation, single ply/Ruberoid roof finish (estimated U value of 0.13W/m2K)
- Top storey steps back from the primary facade of the building, finished in a standing-seam bronze aluminium cladding which extends onto the projecting roof overhang
- Frameless glazed balconies wrapped around expansive terrace, interspersed with slatted feature cladding screens adding interest to the facade and additional privacy to outdoor living spaces
- Soft curved edges to each corner terrace
- Balcony floor finished in grey porcelain tiles

## Electrical

- White sockets and switches throughout
- Convenient USB sockets in all bedrooms, kitchen, dining and living areas

## Lifts

- Communal lift servicing all floors via the lobby entrance

## Plumbing & Heating

- Combined air source heat pump and mechanical ventilation system with heat recovery
- Underfloor heating installed throughout each apartment for even, comfortable warmth
- Multi-zone heating control allows precise temperature management in different areas
- Hot water cylinder for a consistent supply of hot water
- The fabric-first approach is complemented by high-performance building comfort systems and low-energy fixtures and fitting

## Kitchen

- Modern, fully integrated handleless units in a brown veneered oak and white design
- White quartz worktop, with cut-out sink and grooved drainer for unbeatable durability and easy maintenance
- Quartz splashback to the rear of the induction hob
- AEG single oven and induction hob
- Slimline extractor and wine cooler
- Integrated appliances including fridge freezer, oven, microwave and dishwasher
- Chrome Carysil hot tap with stainless steel sink

## Bathrooms & En-suites

- White ceramic sanitaryware
- Shower over bath and separate shower cubicle
- Shower tray in ensuites
- Sensor-activated LED mirror and soft-close cabinetry
- Chrome taps and fittings
- Heated towel rail
- Quality Porcelanosa tiles – Beige stone effect wall tiles, full height to the bath/shower enclosures and white stone effect floor tiles designed to bring the tranquillity of the outdoors into your interior design scheme

## Security

- Security alarms fitted to all apartments

## Warranty

- All apartments come with full assurance of quality and protection for a full decade, providing homeowners with protection against the structure under a 10-year warranty from the date of completion
- All apartments are leasehold on a 250-year lease

A DEVELOPMENT BY

Starship

PURPOSE-DRIVEN  
TO BUILD BETTER.  
WE ARE HONEST  
INNOVATIVE AND  
RESPONSIBLE.  
  
WE ARE STARSHIP.

### Funders

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34 Capital

### Contractor

Starship Build

### Architect

DK-Architects

### Planning

Eden

### Structural Engineer

AJF Engineering Consultants

### M&E Engineer

Progressive Services Designs

### Warranty Provider

Advantage

### Building Control

Assent

### Fire Engineering

SPL Fire Safety  
Specialist Façade Inspections Ltd