

# Brookfield

Chapel Lane, Coppull, PR7 4NE

## Recent Seddon Developments

Ashcombe Place, Bolton



Bridgefold, Rochdale



St James Place, Wigan



Designed and produced by Stratford Marketing of Lichfield 01543 263942



Yarrow Valley Country Park

# Brookfield

Chapel Lane, Coppull, PR7 4NE

*A collection of modern new 2, 3 & 4 bedroom homes*

# Adel 2 bedroom home

Living / Dining Room	4593 x 4105	Master Bedroom	3463 x 3812
Kitchen	2248 x 3118	Bedroom 2	2344 x 3436
WC	975 x 1828	Bathroom	2174 x 2030
		En-suite	2029 x 1730

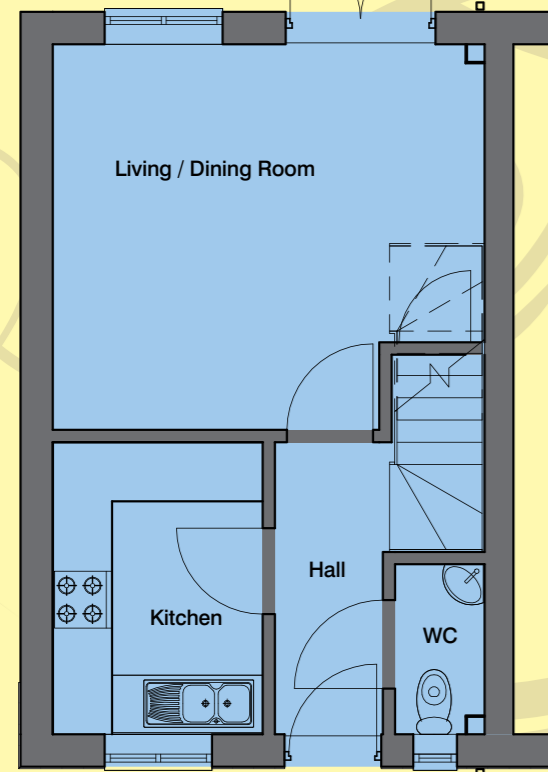


# Bowland 3 bedroom home

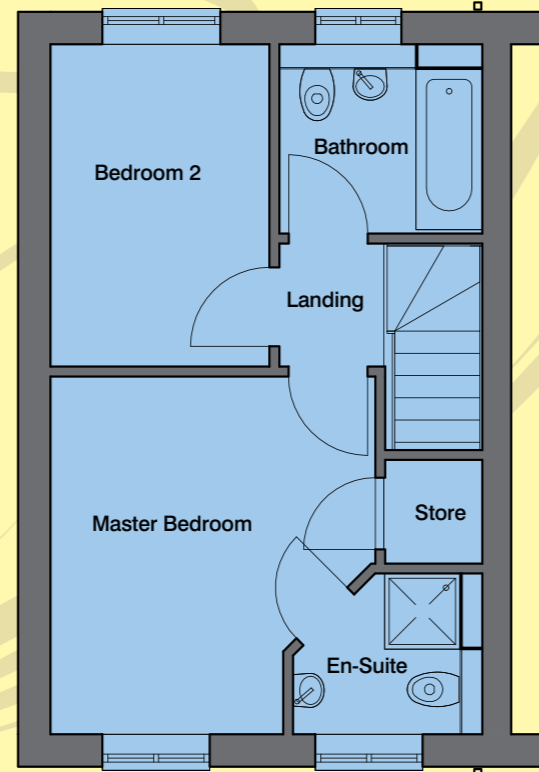
Lounge	4397 x 4525	Master Bedroom	3362 x 3170
Kitchen / Dining	4132 x 3040	Bedroom 2	3258 x 3065
Utility	1290 x 1685	Bedroom 3	2085 x 2265
WC	1290 x 1565	Bathroom	2189 x 1995
		En-suite	2365 x 1280



Ground Floor

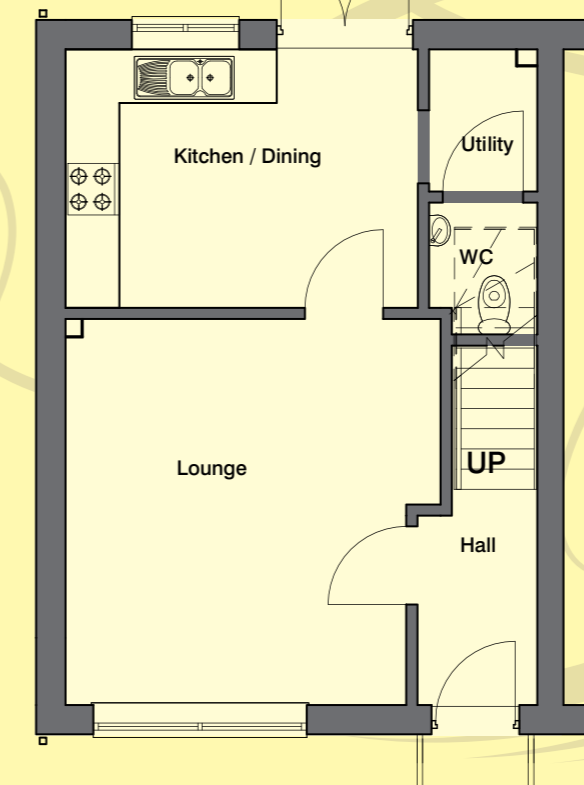


First Floor

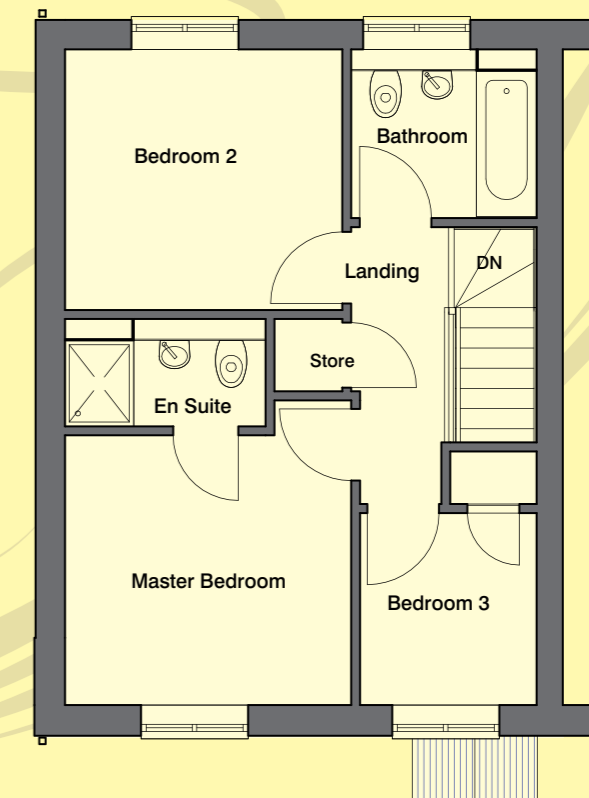


The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales adviser to show you the architects plans.

Ground Floor



First Floor



Elevational Treatments may vary. Please speak with Sales Adviser for clarification.

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# Lawton 3 bedroom home

Lounge	4036 x 4633	Master Bedroom	4818 x 3275
Kitchen	2737 x 3733	Bedroom 2	3051 x 3758
Dining Room	2472 x 3835	Bedroom 3	3747 x 2905
WC	1612 x 1130	Bathroom	2692 x 2005
Garage	3025 x 4885	En-suite	1980 x 2207

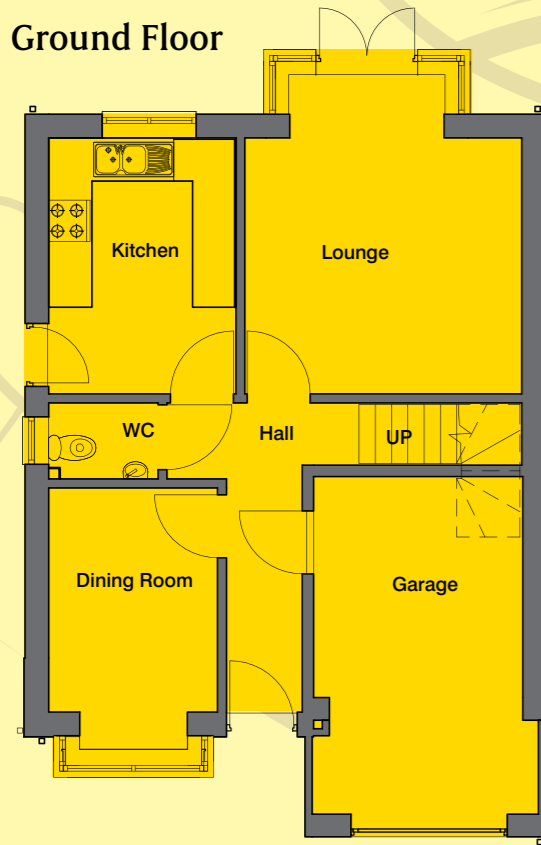


# Kerridge 4 bedroom home

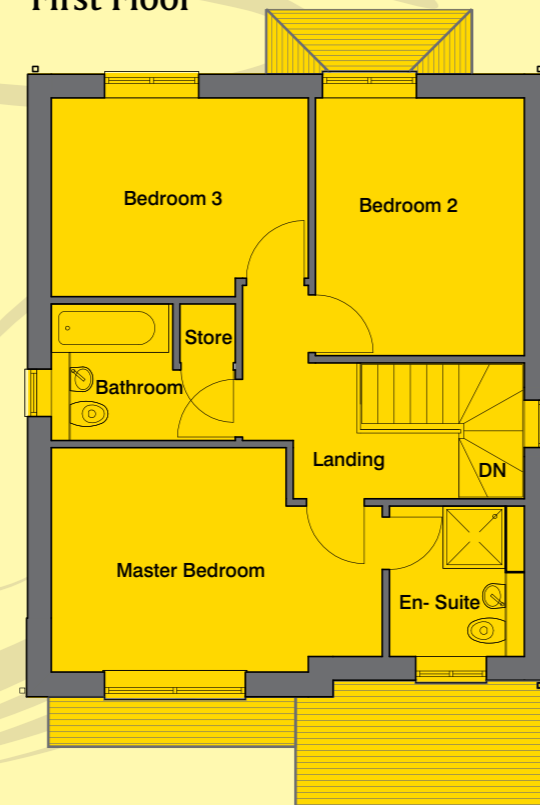
Lounge	5500 x 3415	Master Bedroom	3920 x 3890
Kitchen	2848 x 5565	Bedroom 2	3010 x 3540
Dining Room	2848 x 3345	Bedroom 3	2873 x 3805
WC	1080 x 1750	Bedroom 4	2873 x 3070
Garage	2935 x 5495	Bathroom	2873 x 1985
		En-suite 1	3010 x 1430
		En-suite 2	1505 x 2650



Ground Floor

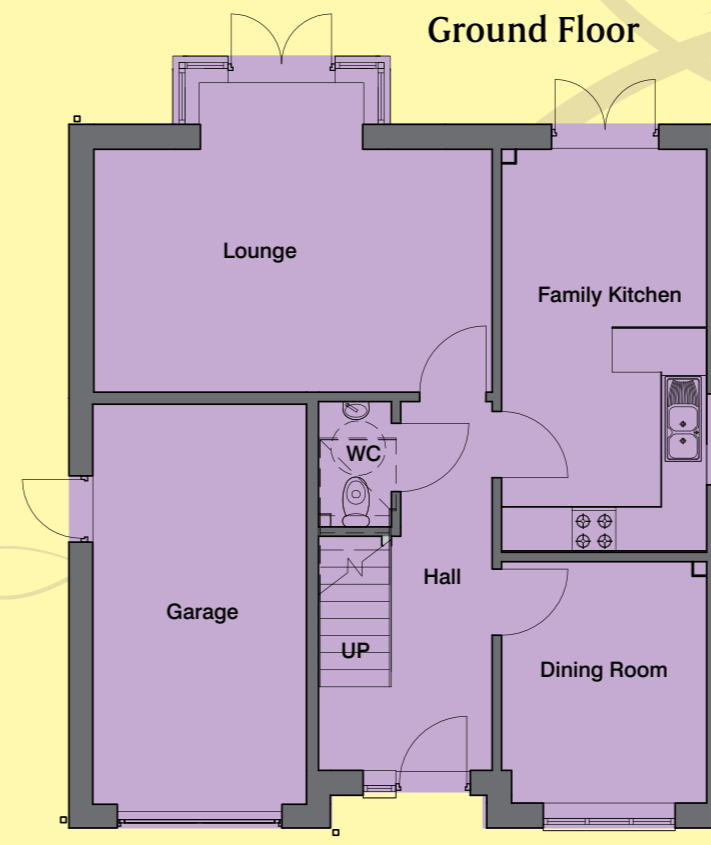


First Floor

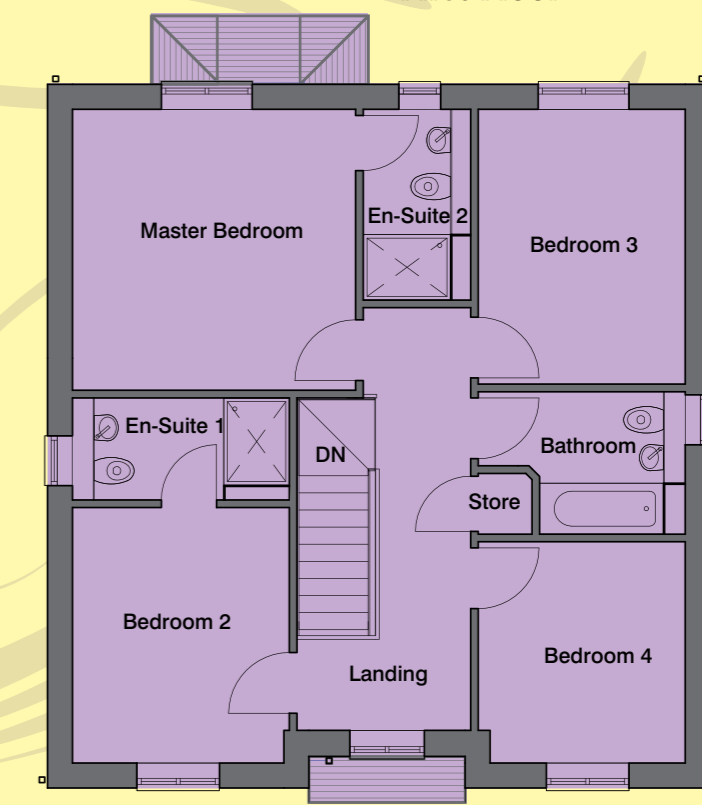


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Ground Floor

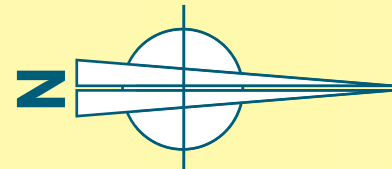


First Floor



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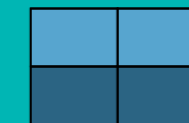
# Arrangement of Homes



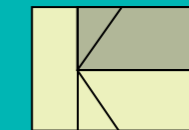
**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Artist's impression drawn from developer's plans and landscaping layouts. This is a two dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Adviser.

# House Type Index



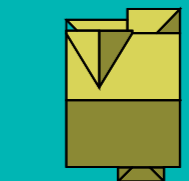
**The Adel**  
2 bedroom home with parking space



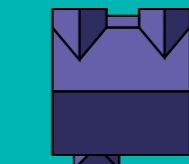
**The Bowland (Rendered)**  
3 bedroom home with parking space



**The Bowland 1 (Brick)**  
3 bedroom home with parking space



**The Lawton**  
3 bedroom home with integral garage



**The Kerridge**  
4 bedroom home with integral garage



**The Mearley**  
4 bedroom home with detached garage



**The Reedley**  
4 bedroom home with integral garage

# Mearley 4 bedroom home

Lounge	3345 x 5860	Master Bedroom	3370 x 3426
Kitchen	3345 x 2603	Bedroom 2	3370 x 3426
Dining Room	3345 x 3257	Bedroom 3	3413 x 2671
Utility	2233 x 1642	Bedroom 4	2186 x 3132
WC	1088 x 1550	Bathroom	2248 x 1880
		En-suite	2233 x 1667

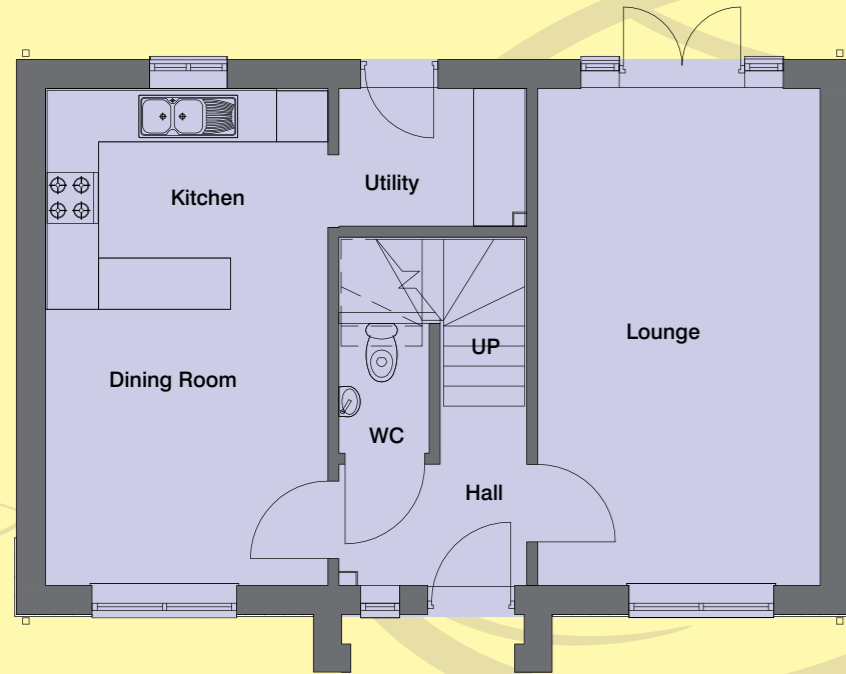


# Reedley 4 bedroom home

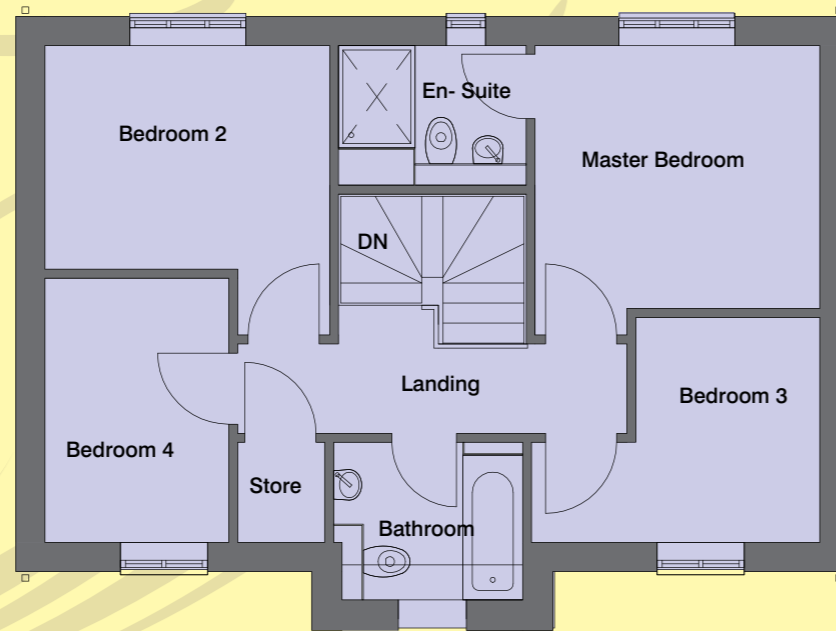
Lounge	3275 x 4543	Master Bedroom	3165 x 4105
Kitchen	4003 x 2904	Bedroom 2	2898 x 4159
Dining Room	4445 x 2904	Bedroom 3	3366 x 2805
WC	980 x 1732	Bedroom 4	2898 x 2751
Garage	2823 x 5219	Bathroom	2309 x 1758
		En-suite	1180 x 2415



Ground Floor

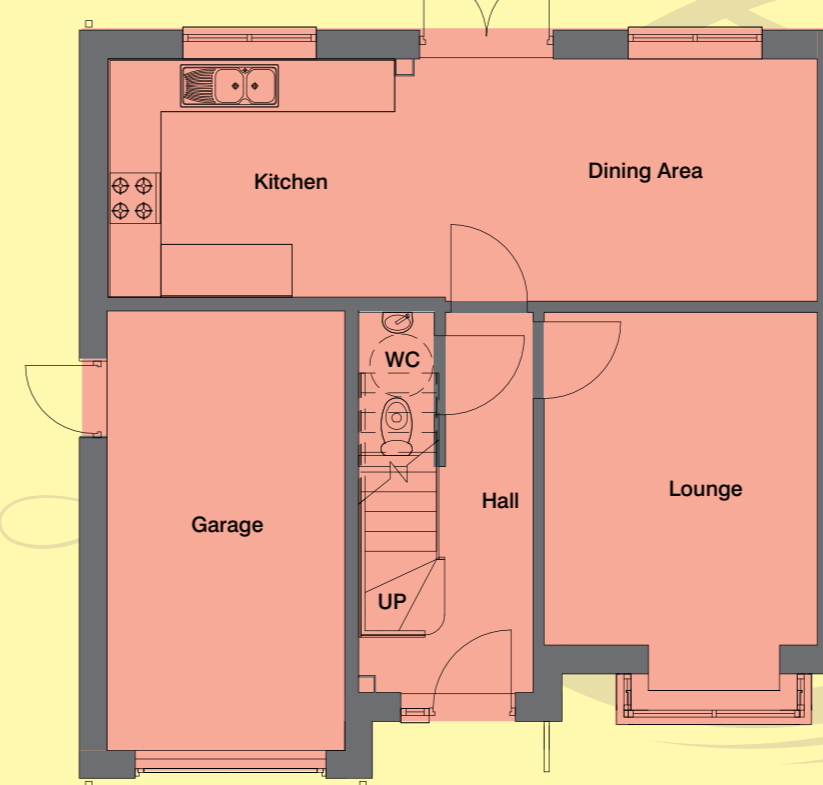


First Floor

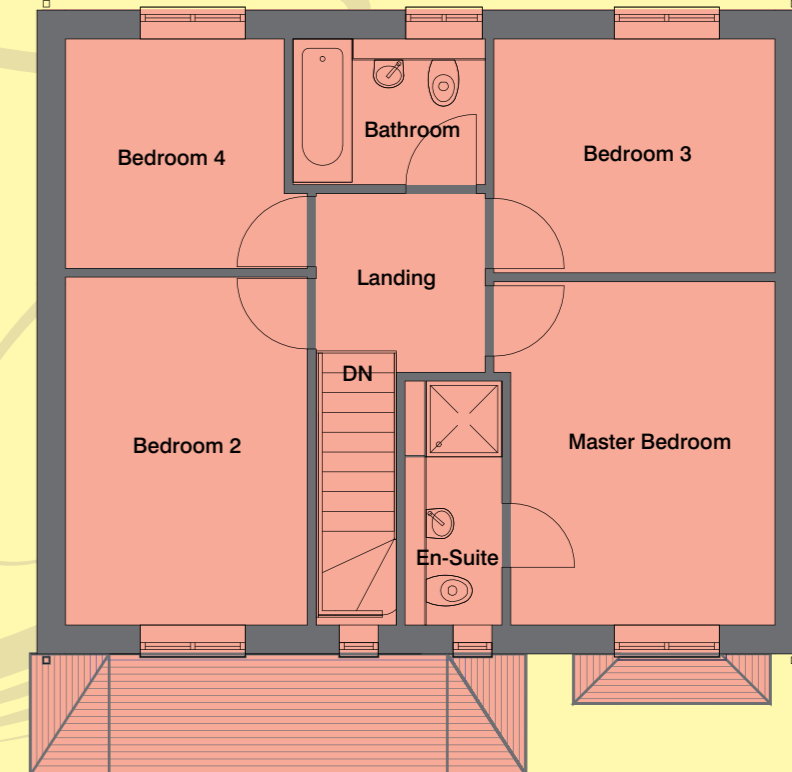


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Ground Floor



First Floor



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# Energy efficient,

high performance, low running cost homes, with added benefits!

## Key Points

- 1 Secured by design
- 2 Smart meters
- 3 Solar panels (PV) to roof with feed in tariff
- 4 Mainly "A" rated appliances
- 5 Flow restrictors to basin, shower and kitchen taps\*
- 6 Low energy front and rear external lights with sensor
- 7 Three, 10 litre capacity integrated recycling bins in kitchen
- 8 Timber shed / cycle store
- 9 External water butt
- 10 Garden compost bin
- 11 Outdoor clothes drying facility
- 12 Home office capability

\*(105ltr per person estimated daily water usage)



**Seddon Homes.co.uk**

## Finishing Touches

### Construction

All the homes at Brookfield will be traditionally built using brick and block construction with a concrete tile roof. Foundations are either vibro piled or traditional strip footings with beam and block suspended concrete floor. First floors will receive tongue & groove moisture resistant boarding.

### Comfort and Security

Gas fired thermostatically controlled central heating. Roof insulation comprising 400mm glass fibre. Insulated walls. Locking UPVC windows. Multi point lock to front and rear doors. Smoke detectors. Security System with door sensors (not patio) and passive detectors to NACOS standards.

### Kitchens

Will be contemporary incorporating a stylish range of floor and wall cabinets from a selection of colours (subject to build stage). 1.5 bowl sink and tap. Integrated within the kitchen will be a Electrolux stainless steel fan oven with 4 burner gas hob and chimney hood plus Fridge/freezer. Washer/drier space. Dishwasher optional upgrade as customer extra (subject to build stage). Stylish European wall tiling. Karndean flooring to kitchen and utility (where applicable).



### Finishing Touches

Contemporary skirting board and architrave. Flush panel Oak effect internal doors with chrome lever furniture. Chrome sockets and switch plates to ground floor. White elsewhere. Class 2 flue to receive buyers own gas fire for Lawton, Reedley, Kerridge & Mearley. Others to receive fused spur.

### Paintwork

Front and rear external doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour white. Ceilings white matt emulsion.

### Bathrooms, En suite, & Cloakrooms

Stylish white sanitary ware from Ideal Standard. Glazed shower cubicles with resin stone trays and electric 10.5kw shower's where applicable. Mixers to all baths. Chromium taps. Half height wall tiling to bath area with splash back elsewhere except shower cubicle which will be full height. Splash back tiling to cloaks. Karndean flooring to bathroom and en-suite.



### Electrical

TV point and BT socket to lounge and master bedroom. Switch and wiring for porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes. Energy display device. Smart Meters. 100% low energy light fittings.

### External

Turfed front garden and seeded rear. Tarmacadam driveway. Timber post and panel fencing to side & rear boundaries. Side gate. Garden tap. Estate landscaping in accordance with architects approved layout. PVCu white fascias and soffits. Black rainwater goods. Rain water butt and compost bin. Clothes drying facility. Garden shed & cycle store.

### Warranty

All homes carry the LABC 10-year warranty.

### Tenure

All homes sold with the balance of a 999 year lease for which a ground rent of £195.00 PA RPI is payable.



This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursue a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserve the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.