

Welcome to your new home in Salterforth

3, 4 & 5 bedroom new homes

SALTERFORTH
2000

Southbeck Earby Road, Salterforth BB18 6SP

Seddon Homes.co.uk

Arrangement of the homes

3, 4 & 5 bedroom homes

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 Advisor.



Your Customer Journey

Everyone at Seddon Homes wants your new home buying experience to be as easy and informed as possible, so please take a look at your Customer Journey programme which is there to help you every step of the way. See www.seddonhomes.co.uk/customer-journey or ask any member of the team.



The Shelley

3 bedroom mews house with parking space

Plots 3, 4 & 5



The Bowland

3 bedroom semi or detached house with parking space

Plots 11, 12, 20, 21, 38 & 39



The Denholme

3 bedroom detached house with integral single garage

Plots 2, 24, 28, 33, 40 & 46



The Rishton

3 bedroom, 3 storey semi-detached house with parking space

Plots 6, 7, 13, 14, 15, 16, 31 & 32



The Bourne

4 bedroom detached house with integral single garage

Plots 26 & 42



The Carron

4 bedroom detached house with integral single garage

Plots 17, 19, 27 & 29



The Kelbrook

4 bedroom, 3 storey semi-detached house with detached single garage

Plots 9, 10, 22, 23, 36, 37, 48 & 49*

*P49 has parking space instead of garage



The Mearley

4 bedroom detached house with detached single garage

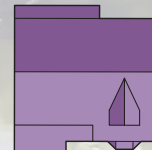
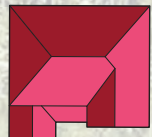
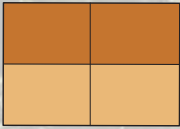
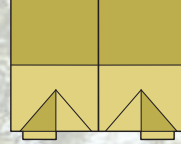
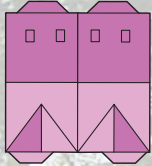
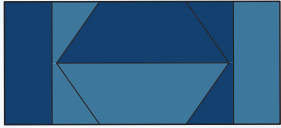
Plots 1, 8, 35, 43, 44, 45 & 47



The Budworth

5 bedroom, 3 storey detached house with integral single garage

Plots 18, 25, 30, 34 & 41



The Shelley

3 bedroom mews house
with parking space

Ground floor

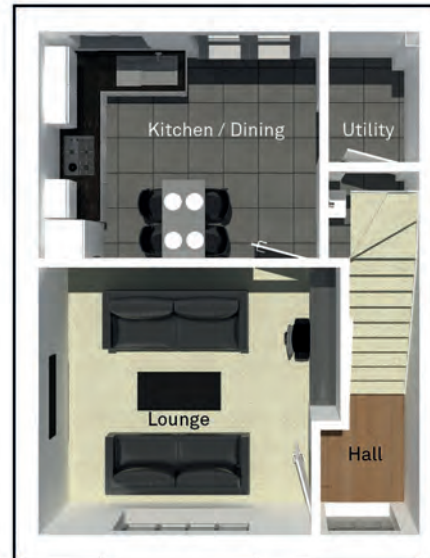
Lounge	4208mm x 3698mm
Kitchen/Dining	3290mm x 3187mm
Utility	1290mm x 1832mm
WC	1290mm x 1455mm

First floor

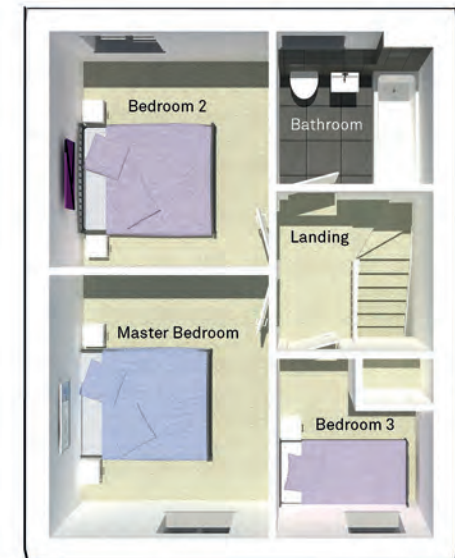
Master Bedroom	3045mm x 3642mm
Bedroom 2	3045mm x 3268mm
Bedroom 3	2190mm x 2492mm
Bathroom	2190mm x 2118mm



Ground floor



First floor



N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Shelley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.

The Bowland

3 bedroom semi or detached house with parking space

Ground floor

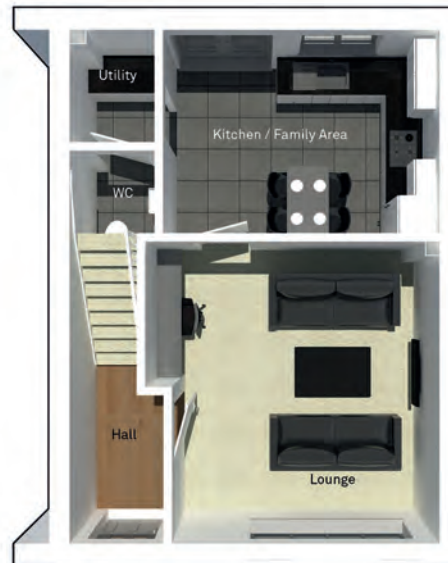
Lounge	4397mm x 4525mm
Kitchen/Family Area	4132mm x 3040mm
Utility	1290mm x 1685mm
WC	1290mm x 1565mm

First floor

Master Bedroom	3362mm x 3170mm
En Suite	2365mm x 1280mm
Bedroom 2	3258mm x 3065mm
Bedroom 3	2085mm x 2265mm
Bathroom	2189mm x 1995mm



Ground floor



First floor



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The Bowland kitchen at another Seddon Homes development (structural design and finishings may vary)

The Denholme

3 bedroom detached house
with integral single garage

Ground floor

Lounge	3473mm x 4633mm
Kitchen	2737mm x 3733mm
Dining Room	2472mm x 3835mm
WC	1612mm x 1130mm
Garage	2710mm x 4885mm

First floor

Master Bedroom	4255mm x 3237mm
En Suite	1980mm x 2207mm
Bedroom 2	3747mm x 2793mm
Bedroom 3	2488mm x 3758mm
Bathroom	2692mm x 2155mm

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Ground floor



First floor





The Rishton lounge at another Seddon Homes development (structural design and finishings may vary)

The Rishton

3 bedroom, 3 storey semi-detached house with parking space

Ground floor

Lounge	4394mm x 3757mm
Kitchen/Family Area	3047mm x 4342mm
WC	1919mm x 1085mm

First floor

Bedroom 2	4394mm x 3007mm
Bedroom 3	4394mm x 3588mm
Bathroom	1580mm x 2907mm

Second floor

Master Bedroom	3262mm x 5032mm
En Suite	1580mm x 2548mm
Dressing Room	1677mm x 2739mm

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Ground floor



First floor



Second floor





No.151 bridge over the Liverpool/Leeds canal at Salterforth

The Bourne

4 bedroom detached house
with integral single garage

Ground floor

Lounge	3610mm x 5075mm
Kitchen/Family Area	6785mm x 2878mm
Utility	1900mm x 1778mm
WC	1900mm x 1000mm
Garage	2888mm x 5583mm

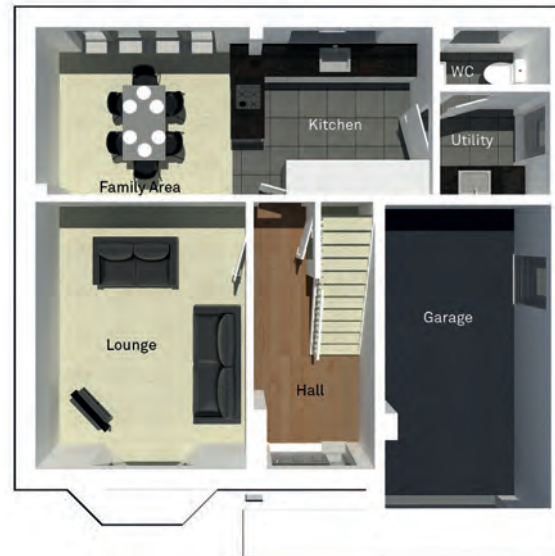
First floor

Master Bedroom	3610mm x 3238mm
En Suite	2730mm x 1410mm
Bedroom 2	2898mm x 3885mm
Bedroom 3	3610mm x 3030mm
Bedroom 4	2898mm x 2688mm
Bathroom	2128mm x 1930mm

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Ground floor



First floor





The Bowland bathroom at another Seddon Homes development (structural design and finishings may vary)

The Carron

4 bedroom detached house with integral single garage

Ground floor

Lounge	3385mm x 4500mm
Kitchen/Family Area	8786mm x 3173mm
WC	1075mm x 1956mm
Garage	2435mm x 5388mm

First floor

Master Bedroom	3758mm x 3683mm
En Suite	2508mm x 1200mm
Bedroom 2	2648mm x 4200mm
Bedroom 3	3385mm x 3010mm
Bedroom 4	2230mm x 2245mm
Bathroom	2510mm x 2035mm

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Ground floor



First floor



The Kelbrook

4 bedroom, 3 storey semi-detached house with detached single garage
(P49 has parking space instead of garage)

Ground floor

Lounge	5436mm x 3494mm
Kitchen/Family Area	3035mm x 5529mm
WC	1061mm x 2038mm

First floor

Bedroom 2	3088mm x 4263mm
Bedroom 3	3088mm x 4223mm
Bedroom 4	2273mm x 2877mm
Bathroom	2273mm x 2063mm

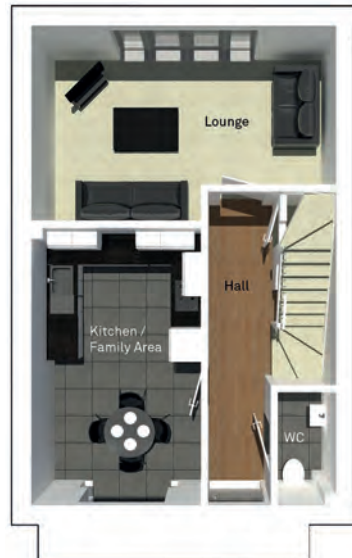
Second floor

Master Bedroom	4265mm x 5776mm
En Suite	1786mm x 2897mm

N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Kelbrook house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor



Second floor



The Mearley

4 bedroom detached house with detached single garage

Ground floor

Lounge	3345mm x 5860mm
Kitchen/Family Area	3345mm x 5860mm
Utility	2233mm x 1642mm
WC	1088mm x 1650mm

First floor

Master Bedroom	3370mm x 3426mm
En Suite	2233mm x 1667mm
Bedroom 2	3370mm x 3426mm
Bedroom 3	3413mm x 2360mm
Bedroom 4	3311mm x 2360mm
Bathroom	2249mm x 1880mm

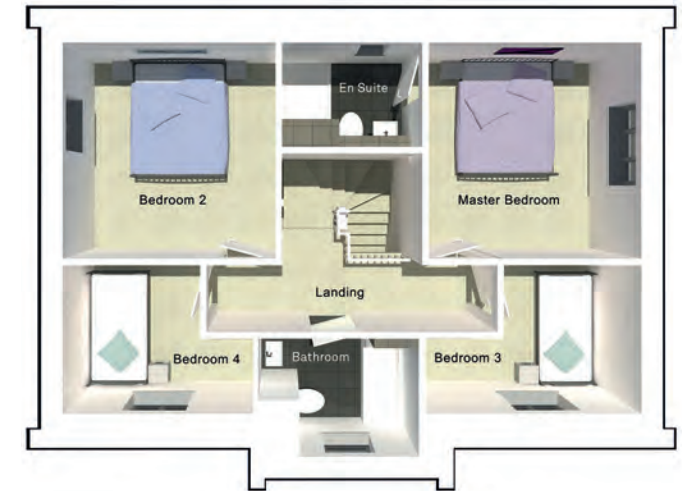
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Mearley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor





The Bowland master bedroom at another Seddon Homes development (structural design and finishings may vary)

The Budworth

5 bedroom, 3 storey detached house with integral single garage

Ground floor

Lounge	3725mm x 4668mm
Kitchen	5073mm x 4008mm
Dining Room	3725mm x 3588mm
Utility	1830mm x 1880mm
WC	1005mm x 1813mm
Garage	2823mm x 5583mm

First floor

Bedroom 2	3725mm x 3183mm
En Suite 2	2785mm x 1530mm
Bedroom 3	3725mm x 3623mm
Bedroom 4	2823mm x 3705mm
Bedroom 5	2823mm x 2980mm
Bathroom	2510mm x 1950mm

Second floor

Master Bedroom	5975mm x 5891mm
En Suite 1	2848mm x 2499mm
Dressing Room	2848mm x 2004mm

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Ground floor



First floor



Second floor



Finishing touches



Construction

All the homes at Southbeck will be traditionally built using natural stone and block construction with a slate roof. Foundations will be piled. First floors will receive tongue & groove moisture resistant boarding.

Comfort and Security

Gas fired, thermostatically controlled central heating from an energy efficient combi-boiler. Roof insulation comprising 400mm glass fibre. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Security system with passive detectors. Smoke detectors. Gas point and fused spur to receive buyers own fire if need be.

Kitchens

Will be modern and stylish incorporating a range of rigid built floor and wall cabinets with handles from a selection of styles and colours (subject to build stage) with soft close drawers and doors. Cutlery tray. Laminate worktops with matching up stands to kitchen incorporating 1.5 bowl Blanco sink with mono tap. Laminate tops to utility with sink to 4 & 5 bed homes (except Mearley). Integrated within the kitchen will be a Bosch stainless steel electric double oven (single oven to Shelley) 4 burner SS gas hob with glass splash back. Chimney hood and fridge/freezer. Dishwasher option as upgrade subject to build stage. Ceramic flooring. Inset ceiling and feature under cabinet lighting.

Finishing Touches

Contemporary skirting board and architrave. Flush panel veneered oak effect internal doors with chrome lever furniture. Built in sliding mirror robes to master bedroom on 4 & 5 bedroom homes only. Chrome sockets to ground floor bathroom and en suite. Door bell and chimes.



Paintwork

Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair spindles. Oak handrail. Plastered walls and ceilings will receive white matt emulsion.

Bathrooms, En Suite and Cloakrooms

Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height Porcelanosa wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Inset LED lighting. Chrome towel rail to all en suite.

Electrical

TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. Loft light point switched to landing. All internal light points low energy. Porch light.

External

Dark grey/black uPVC fascia and ventilated soffit, rainwater goods. Turfed front and rear garden. Block paved driveway. Timber close boarded fencing & gate. Light and power point to garage where provided. Garden tap. Estate landscaping in accordance with architect's approved layout.



Warranty

All homes carry the NHBC 10-year warranty (from date of CML sign off).

Tenure

Leasehold for which an annual ground rent of £195.00 RPI is payable.

Maintenance Charge

An annual estimated fee of £195.00 PA is payable.

General

Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode

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 pursues 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 reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.





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... you're in safe hands.

We began building more than 100 years ago and remain a family-run business to this day.

As such, we're rather passionate about our new homes.

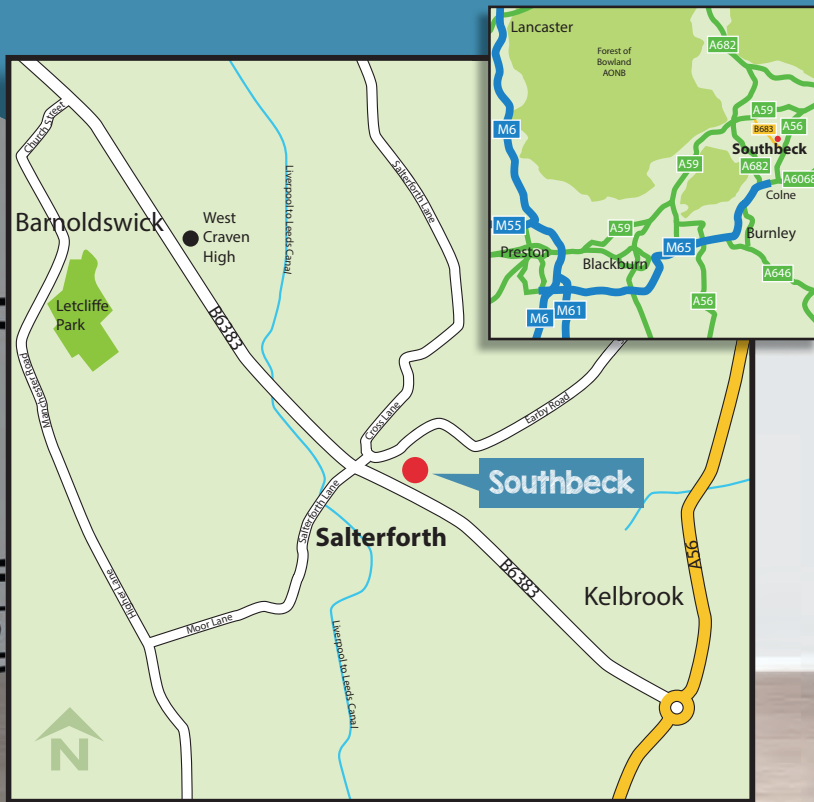
Our knowledge and experience are second to none.

So, choose your new Seddon home today... it's built on a century of experience.

The footpath alongside Salterfoth beck

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Designed and produced by Eclipse Creative Consultants 01244 347545



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