

Welcome to
your new home
in Penwortham



3 & 4
bedroom homes



Semi detached
& detached



Freehold

Introducing...

Belle Wood View

Belle Wood View is a Seddon Homes' development of new homes in the charming market town of Penwortham in Preston, Lancashire. Penwortham is situated on the south bank of the stunning River Ribble, and neighbours Preston City Centre. With easy access to an abundance of amenities, neighbouring towns and villages, and transport links, you can expect a plentiful life at Belle Wood View.

Every home on this development will be built to Seddon Homes' renowned build quality and offer spacious rooms, well thought out living areas and high specification fixtures and fittings included as standard.

Seddon Homes.co.uk

Arrangement of the homes

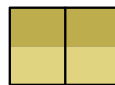
3 & 4 bedroom homes



The Astbury

3 bedroom semi detached house with parking spaces

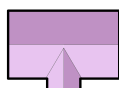
Plots 22, 23, 24, 25, 26, 54 & 55



The Bowland

3 bedroom semi detached house with parking spaces

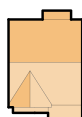
Plots 51, 52, 61 & 62



The Wynbury

3 bedroom detached house with parking spaces

Plot 50



The Denholme

3 bedroom detached house with parking spaces (side bay to some plots)

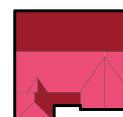
Plots 28, 29, 36, 38, 40, 42, 43 & 46



The Brearley

4 bedroom detached house with integral single garage

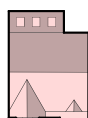
Plots 4, 27, 37, 39 & 45



The Carron

4 bedroom detached house with integral single garage

Plots 1, 5 & 53



The Hartford

4 bedroom detached house with integral single garage

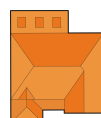
Plots 2, 3, 6, 30, 33, 34, 41, 49 & 63



The Kerridge

4 bedroom detached house with integral single garage

Plots 32 & 44



The Tatton

4 bedroom detached house with integral single garage

Plots 31, 35 & 47



The Marsden

4 bedroom detached house with detached double garage

Plots 7 & 48



Belle Field Close, Penwortham, Preston, PR1 9SD

N.B. Plots 8-21 & 56-60 are Affordable properties.

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The Astbury

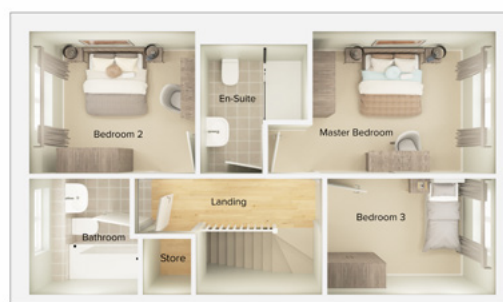
3 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

Ground floor

First floor



Kitchen/Dining/Lounge	15'8" x 17'8"
Snug	8'1" x 9'11"
WC	3'2" x 6'4"

Master Bedroom	8'6" x 10'11"
En Suite	7'9" x 6'5"
Bedroom 2	8'6" x 9'11"
Bedroom 3	6'11" x 10'1"
Bathroom	6'11" x 6'6"

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The Bowland

3 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	14'4" x 13'9"
Kitchen/Dining	13'5" x 10'11"
Utility	4'1" x 5'7"
WC	4'1" x 4'3"

First floor



Master Bedroom	10'9" x 9'8"
En Suite	7'8" x 4'7"
Bedroom 2	10'9" x 10'1"
Bedroom 3	6'11" x 7'4"
Bathroom	6'11" x 6'6"

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The Wynbury

3 bedroom detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	9'11" x 15'9"
Kitchen/Dining	9'11" x 15'9"
WC	3'6" x 5'2"

First floor



Master Bedroom	10'0" x 10'10"
En Suite	10'0" x 4'8"
Bedroom 2	10'0" x 8'6"
Bedroom 3	10'0" x 6'11"
Bathroom	7'3" x 6'6"

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The Denholme

3 bedroom detached house with integral single garage (side bay to some plots)



Seddon Homes.co.uk

Ground floor



Kitchen/Dining/Family Area	20'6" x 12'1"
Lounge	8'1" x 12'3"
WC	5'3" x 3'10"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'2"
En Suite	8'7" x 4'7"
Bedroom 2	12'2" x 10'9"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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The Brearley

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	10'11" x 16'8"
Kitchen/Dining	21'7" x 11'2"
Utility	4'7" x 5'10"
WC	4'7" x 5'1"
Garage	7'10" x 17'4"

First floor



Master Bedroom	10'9" x 14'4"
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 10'11"
En Suite 2	8'0" x 4'10"
Bedroom 3	11'4" x 9'9"
Study	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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The Carron

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	11'4" x 14'10"
Kitchen/Family Area	29'10" x 9'11"
WC	3'6" x 6'6"
Garage	8'8" x 18'0"

First floor



Master Bedroom	12'4" x 11'2"
En Suite	8'3" x 4'7"
Bedroom 2	9'10" x 10'0"
Bedroom 3	11'4" x 9'0"
Bedroom 4	8'11" x 10'2"
Bathroom	6'11" x 6'6"

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The Hartford

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	21'9" x 11'3"
Family Area	17'9" x 7'9"
Utility	4'8" x 5'11"
WC	4'8" x 5'2"
Garage	7'11" x 17'4"

First floor



Master Bedroom	11'1" x 18'0" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 11'2"
En Suite 2	8'2" x 4'7"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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The Kerridge

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	9'2" x 15'10"
Kitchen/Dining/Family Area	27'7" x 13'1"
WC	3'4" x 5'3"
Garage	9'9" x 19'8"

First floor



Master Bedroom	11'8" x 13'4"
En Suite 1	5'2" x 8'6"
Bedroom 2	9'10" x 10'11"
En Suite 2	9'10" x 4'6"
Bedroom 3	9'11" x 12'2"
Bedroom 4	9'11" x 9'7"
Bathroom	9'11" x 6'11"

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The Tatton

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	11'5" x 14'10"
Kitchen	12'2" x 10'00"
Family Area	17'8" x 17'10"
WC	3'6" x 6'6"
Garage	8'8" x 18'1"

First floor



Master Bedroom	11'2" x 10'5"
En Suite	7'6" x 10'5"
Bedroom 2	10'1" x 9'10"
Bedroom 3	9'0" x 11'5"
Bedroom 4	10'3" x 8'11"
Bathroom	5'7" x 6'11"

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The Marsden

4 bedroom detached house with detached double garage



Seddon Homes.co.uk

Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Family Area	26'6" x 11'1"
Study	8'0" x 6'4"
Utility	8'0" x 6'2"
WC	8'0" x 3'5"

First floor



Master Bedroom	11'1" x 18'0" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 11'2"
En Suite 2	8'2" x 4'7"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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Finishing Touches

All house types will enjoy the following as standard:-

Construction All the homes will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture resistant boarding.

Comfort and Security Gas fired, thermostatically controlled central heating with energy efficient combi-boilers, which will have a gas fired thermostatically controlled central heating boiler. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers own fire if need be to 4 bedroom homes. Fuse spur only to all other types.

Finishing Touches Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom on 4 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

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

Bathrooms, En Suites 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 with waterfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms.

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. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes.

External Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rotivated rear garden finished with topsoil. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. 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 Freehold.

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. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number to the ones noted in this brochure.

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DRAFT

Kitchen Finishing Touches	Astbury	Bowland	Wynbury	Denholme	Brearley	Carron	Hartford	Kerridge	Tatton	Marsden
4 ring gas hob	✓	✓								
5 ring gas hob			✓	✓	✓	✓	✓	✓	✓	✓
Single electric oven	✓	✓								
Double electric oven			✓	✓	✓	✓	✓	✓	✓	✓
60cm stainless steel chimney cooker hood	✓	✓		✓						
90cm stainless steel chimney cooker hood				✓	✓			✓		
Curved glass island cooker hood			✓			✓	✓		✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer	✓		✓	✓		✓		✓		
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under pelmet LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage

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. Please speak to your Sales Advisor for more information.



Building special memories



Building Special Memories...

At Seddon Homes, we don't want to just sell you a house, we work hard to build homes that can be filled with happy memories. We want to let each and every one of our buyers add their own individual touch to their new home, making their home more personal to them.

Here are your options:

Making your home more personal



Lay-a-Brick



Your house-buying journey doesn't get more hands-on than laying a brick on your future forever home. Providing that your home is at an early enough build stage, with health and safety permitting, you will have the opportunity to play a small, but significant, role in the build of your house. We will photograph the occasion to give you a permanent reminder of your involvement in the building of your home.

Time Capsule



Treasure the moment of becoming a homeowner by creating a Time Capsule filled with memory-provoking items that you are happy to bury in your back garden. We will provide you with a container in which you can fill with memories that will keep for years to come. This could be anything from today's newspaper, to a polaroid snap of your household outside your new home, to a letter you have written to yourself expressing your journey to becoming a homeowner or plans for the future. We will help place your capsule in a spot that can be accessed in years to come.

Crystals



Buying a brand new home is your opportunity for a fresh start; and what better way to kick-off this new part of your life by setting out your intentions. If you are after a life that is grounded and relaxed, you will want to go with Obsidian. For a life that requires optimism, Citrine focuses on prosperity, joy and positive energy. If a new career is on the horizon, Apatite will provide you with a sense of focus, learning and clarity. These are just a few of many options. Let us know your intentions, however big or small, and we will find the appropriate crystal specifically for you, to set the right energy in your home.

N.B. Each Building Special Memories activity will be dependent on build-stage.



Help2Move



**Struggling to sell
your property?
We can help!**

**Sell your existing home at no cost
to you with Help2Move!***

The scheme has numerous benefits including:

- Your chosen Seddon home is reserved for you for up to 6 weeks
- Your agents fees may be paid when you buy a new Seddon home*
- We will find you a local agent to sell your property
- Realistic market price for your current home

With Seddon doing all the chasing, Help2Move will save you time, worry, hassle...and money!

You could be moving into your new Seddon home within a matter of months!

Ask your Sales Advisor for more information.



1
**Choose and
reserve your
new home**



2
**Sell your home
through our
approved local
agent**



3
**Seddon Homes
may pay your
agent's fees***



4
**Move into
your Seddon
Home**

*Offer available on selected plots and developments in conjunction with no other offers, subject to status.

Available to pre-qualified buyers at sole discretion of Seddon Homes. Bespoke agreements will be confirmed in writing.

Seddon Homes operate under the Consumer Code for Home Builders for additional peace of mind.

[See website for details.](#)

Seddon Homes Limited

Birchwood One Business Park, Dewhurst Road,

Birchwood, Warrington, Cheshire WA3 7GB

Tel: 01925 839504

Seddon Homes.co.uk

Q. How does it work?

A. Once you have selected your new Seddon home and paid the refundable deposit our Sales Advisor we will arrange for House To Home to contact you to complete a property information form who will then contact you to arrange a convenient time to value your existing property.

During this time the new plot will be withdrawn from sale for your peace of mind. Once the valuer's recommendations are to hand, a member of the House To Home Team will make contact to discuss with you the property valuation. If agreeable your new home will then be held for four weeks, to find a buyer for your home. If after four weeks no buyer has been found we will ask you to consider a price reduction to reserve your new home for a further two weeks pending a suitable buyer being found.

Q. What happens when a buyer is found?

A. Seddon Solicitors will issue contracts to your solicitors on the basis of exchange within 28 days. A provisional or fixed moving date will be agreed at this point dependent on the build stage of your new home.

Our Sales Advisors are on hand to answer any further questions you may have.

'Help2Move' could be just what you need to get you moving quickly.

Q. What happens if a buyer is not found within the period?

A. Our Sales Advisor will review the situation with you after four weeks of the reservation period and agree a revised action plan. After a further two weeks, your reservation will be cancelled if we cannot mutually agree on the best way forward for both sides.

Q. What happens to my reservation fee?

A. The Reservation Fee is refundable if no suitable buyer is found and you are unable to then proceed to a full reservation. In the eventuality that you do not proceed in buying a Seddon home, you will be fully responsible for all estate agent fees and costs.



Seddon Homes Limited

Birchwood One Business Park, Dewhurst Road,
Birchwood, Warrington, Cheshire WA3 7GB

Tel: 01925 839504

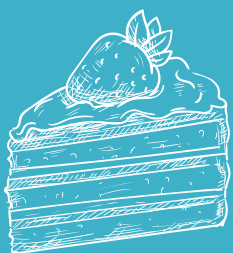
Seddon Homes.co.uk

Cake Meetings

Buying a new build home is an exciting experience that will be one of the biggest decisions you'll ever make. At Seddon Homes we want to take the stress out of the home buying process and make your experience as enjoyable as possible. That's why our Sales Advisors are on hand to help you understand every stage of the home buying process and assist with the move to your new home.

We don't believe in simply sending large amounts of information by email and then leaving you to make all the difficult decisions. For this reason, Seddon Homes include cake meetings as part of the home buying process. This is a chance for our Sales Advisors to sit down with you and discuss your new home whilst enjoying some sweet treats. We will help break down the jargon involved in the conveyancing process and discuss any questions you might have regarding your new home. Our Sales advisors will even help you choose the fixtures, fittings and extras that will complete your home.

Moving into your new home shouldn't feel like a chore. Together we can make every step of the way as exciting as the first ensuring your happy memories of your new home begin on the day you decided to make it a Seddon Home.



Why buy your new home in Penwortham?

If fuss-free living is your idea of a perfect life, then look no further than Penwortham in Lancashire. Penwortham is part of the South Ribble borough, alongside neighbouring villages, Lostock Hall, Walton-le-Dale and Bamber Bridge, and is situated just outside of the hustling and bustling Preston City Centre. All the amenities you will ever need is within a short walking and driving distance from our new homes at Belle Wood View.

There are several highly rated primary and high schools in and around Penwortham – many of which are rated 'good' or 'outstanding' by Ofsted. So, if you – or if you are planning to – have a family, you can be assured that your child or children will have a prosperous education ahead of them. At degree level, the University of Central Lancashire offers over 200 different courses and is just under 4 miles away!

Marketing Suite open
Thursday to Monday
10am - 5pm

01772 953 472

bellewoodview@seddonhomes.co.uk



Find us

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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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