

**Welcome to
your new home
in Leigh**



**2, 3 & 4
bedroom homes**



**Semi detached
& detached**



Freehold

Introducing... Highfield

Highfield is Seddon Homes' modern new homes development, situated in a pleasant residential part of the ever-growing town of Leigh in Greater Manchester. This emerging, hustling and bustling town is earning its spot as one of the most convenient places to live in Greater Manchester. If you love the idea of living an easy life that's a stone's throw away from an abundance of amenities, plus accessible transport links, then Leigh is the place that you'll want to be.

This exciting development will comprise a range of 2, 3 & 4 bedroom homes, taken from our portfolio of popular house types. Each new build property will be built to Seddon Homes' renowned high standards and come with a range of quality fixtures and fittings, and a rigid-built kitchen – at no extra cost!

Seddon Homes.co.uk

Arrangement of the homes

2, 3 & 4 bedroom homes

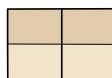


DRAFT

The Brierfield

2 bedroom semi detached/mews house with parking spaces

Plots 12, 13, 46, 47, 50, 51, 52, 53, 62, 63 & 64



DRAFT

The Shelley

3 bedroom semi detached house with parking spaces

Plots 14, 15, 16, 19, 20, 44, 45, 48, 49, 54, 55, 56, 57, 76 & 77

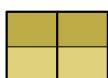


DRAFT

The Prestbury

3 bedroom semi detached dormer bungalow with parking spaces

Plots 1 & 2



DRAFT

The Bowland

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

Plots 4, 5, 8, 9, 10, 11, 17, 18, 65, 66, 70, 71, 78, 79, 84, 85, 86, 87, 88, 89, 97 & 98



DRAFT

The Firgrove

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

Plots 21, 22, 24, 25, 29, 30, 68, 69, 72, 73, 91 & 92

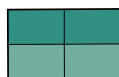


DRAFT

The Denholme

3 bedroom detached house with integral single garage

Plots 7, 38, 39, 41, 43, 67, 74, 82, 83, 93, 94 & 99



DRAFT

The Mobberley

4 bedroom semi detached house with parking spaces

Plots 31, 32, 58 & 59



DRAFT

The Chelford

4 bedroom detached house with parking spaces

Plots 35, 37, 40, 75, 80 & 81



DRAFT

The Reedley

4 bedroom detached house with integral single garage

Plots 3, 6, 23, 26, 27, 28, 36, 42, 90, 95 & 96



Highfield,
Sovereign Fold Road,
Leigh,
Greater Manchester,
WN7 5HX

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The Brierfield

2 bedroom semi detached house with parking spaces



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Ground floor



Kitchen	14'11" x 8'2"
Lounge	11'3" x 14'3"
WC	4'2" x 4'11"

First floor



Master Bedroom	14'11" x 9'10"
Bedroom 2	7'7" x 12'7"
Bathroom	7'0" x 6'6"

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The Shelley

3 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	13'8" x 12'3"
Kitchen/Dining	12'8" x 10'3"
Utility	4'2" x 5'3"
WC	4'2" x 4'7"

First floor



Master Bedroom	10'0" x 12'5"
Bedroom 2	10'0" x 10'0"
Bedroom 3	6'11" x 6'1"
Bathroom	6'11" x 6'6"

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The Prestbury

3 bedroom semi detached dormer bungalow with parking spaces



Seddon Homes.co.uk

Ground floor



Kitchen/Dining/Lounge	20'3" x 12'8"
Bedroom 3	13'3" x 10'6"
Bathroom	8'10" x 5'8"

First floor



Master Bedroom (into dormer)	16'10" x 12'11"
Bedroom 2	12'9" x 11'5"
Shower Room	7'4" x 4'11"

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The Bowland

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



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 Firgrove

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

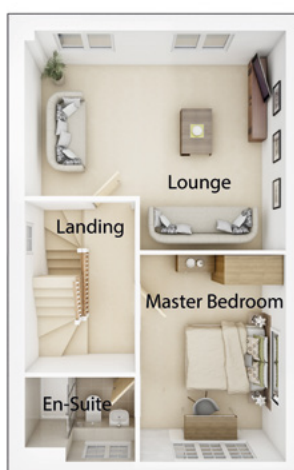


Seddon Homes.co.uk

Ground floor



First floor



Second floor



Kitchen/Dining	17'3" x 10'10"
WC	3'3" x 5'6"
Garage	9'8" x 16'4"

Lounge	17'3" x 14'6"
Master Bedroom	9'9" x 13'8"
En Suite	7'4" x 5'8"

Bedroom 2	10'0" x 11'0"
Bedroom 3	13'7" x 11'3" (into dormer)
Bathroom	7'0" x 5'8"

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The Denholme

3 bedroom detached house with integral single garage



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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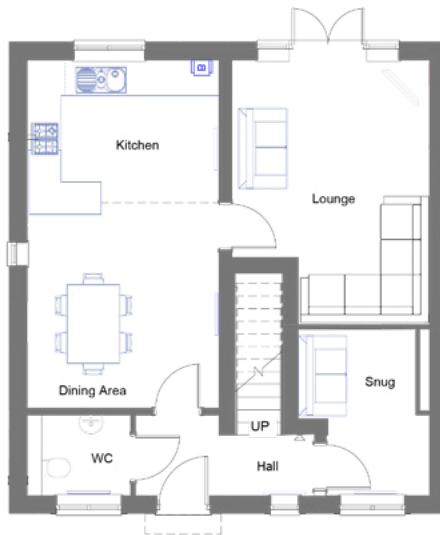
The Mobberley

4 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Kitchen/Dining Area	11'11" x 21'9"
Lounge	12'3" x 16'6"
Snug	6'4" x 10'4"
WC	6'5" x 5'0"

First floor



Master Bedroom	12'9" x 11'2"
En Suite	8'10" x 6'5"
Bedroom 2	11'11" x 10'2"
Bedroom 3	12'1" x 9'0"
Bedroom 4	8'10" x 9'6"
Bathroom	6'6" x 6'11"

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The Chelford

4 bedroom detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	11'1" x 17'5"
Kitchen	11'9" x 8'10"
Dining Room	8'1" x 13'3"
WC	6'6" x 4'4"

First floor



Master Bedroom	11'3" x 12'8"
En Suite	6'5" x 8'1"
Bedroom 2	8'2" x 11'4"
Bedroom 3	8'2" x 10'7"
Bedroom 4	7'7" x 9'3"
Bathroom	7'0" x 5'9"

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The Reedley

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	10'0" x 16'11" (into bay)
Kitchen/Dining	21'5" x 9'3"
Family Area	6'0" x 9'3"
WC	3'5" x 5'7"
Garage	9'2" x 17'4"

First floor



Master Bedroom	9'6" x 13'8"
En Suite	4'9" x 8'4"
Bedroom 2	9'4" x 13'8"
Bedroom 3	10'10" x 9'0"
Bedroom 4	9'4" x 9'0"
Bathroom	7'0" x 5'9"

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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 to all homes. 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. White ladder-style internal doors with chrome lever furniture. 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 finish to all internal timbers including stair spindles. White handrail. Plastered walls and ceilings will receive white satin 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 and master bedroom. 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. Super fast broadband capability (subject to arranging your own rental agreement with BT).

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 to rear & 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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Kitchen Finishing Touches	Shelley	Brierfield	Prestbury	Bowland	Firgrove	Mobberley	Chelford	Denholme	Reedley
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							✓	✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Franke stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cushioned vinyl floor covering to kitchen area	✓	✓	✓	✓	✓	✓	✓	✓	✓
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...

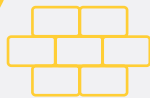
At Seddon Homes, we don't want to just sell you a house, we work hard to build homes that can be filled with happy memories. We want to let each and every one of our buyers add their own individual touch to their new home, making their home more personal to them.

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.

Why buy your new house in Leigh?

A key player during the Industrial Revolution, Leigh once specialised predominantly in spinning, weaving and textile materials. Keeping some of its heritage, the remnants of industrial past can be seen in the remaining red brick mills around Leigh – some of which are now listed buildings. Today, Leigh can be seen as an emerging, hustling and bustling town, and is earning its spot as one of the most convenient places to live in Greater Manchester.

For families, Leigh offers several highly-rated schools at primary-, secondary- and college-level – many of which situated nearby our Highfield development. At 'good' and 'outstanding' Ofsted ratings, you can be sure that your child or children will have a prosperous education ahead. There are also a range of nurseries in the area for pre-school age groups.

Marketing Suite open
Thursday to Monday
10am - 5pm

01942 926 012

highfield@seddonhomes.co.uk



Find us

Highfield, Sovereign Fold Road, Leigh,
Greater Manchester, WN7 5HX



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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Seddon Homes.co.uk