

Welcome to  
your new home  
in Southport



2, 3 & 4  
bedroom homes



Semi detached  
& detached



Freehold

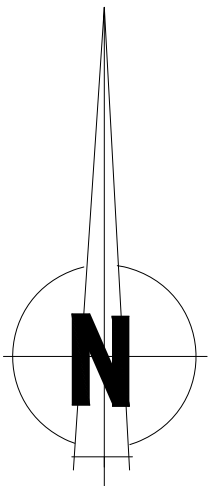
Introducing...

## Hawtree Grove

Hawtree Grove is a picturesque development of freehold homes, set in the grounds of a former stately home in the quaint coastal village of Banks. Located on the site of Greaves Hall mansion, this will be an attractive development of 2, 3 and 4 bedroom properties.

The renowned high standards of Seddon Homes' build quality will be evident in every property on this development. Items such as designer kitchens and top of the range appliances, which other house builders charge as 'extras', are included as standard in all the homes at Hawtree Grove.

**Seddon Homes.co.uk**



Hawtree Grove,  
Greaves Hall Lane,  
Banks,  
Southport,  
PR9 8BL

# DRAFT



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# Arrangement of the homes

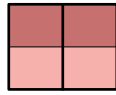
## 2, 3 & 4 bedroom homes



### The Elton

2 bedroom semi detached apartment with parking spaces

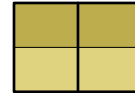
Plots 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 147, 148, 149 & 150



### The Adel

2 bedroom semi detached house with parking spaces

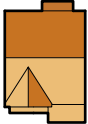
Plots 1, 2, 3, 4, 28, 36, 72, 73, 82, 83, 95 & 96



### The Bowland

3 bedroom semi detached house with parking spaces *(roof line may vary)*

Plots 5, 6, 7, 8, 14, 15, 23, 24, 26, 27, 29, 30, 32, 33, 34, 35, 37, 38, 49, 50, 51, 52, 68, 68A, 70, 71, 80, 81, 85, 85A, 87, 87A, 88, 89, 92, 93, 103, 104, 105, 106, 108, 109, 145, 146, 151 & 152



### The Lawton

3 bedroom detached house with integral single garage

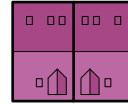
Plots 13, 16, 19, 22, 44, 45, 47, 53, 69, 76, 77, 79, 94, 107, 115, 119 & 122



### The Denholme

3 bedroom detached house with integral single garage

Plot 153

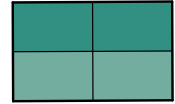


### The Firgrove

3 bedroom semi detached house with integral single garage

*(side bay to some plots)*

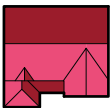
Plots 9, 10, 11, 12, 20, 21, 39, 40, 60, 61, 62, 63, 90, 91, 98, 99, 110, 111, 125 & 126



### The Mobberley

4 bedroom semi detached house with parking spaces

Plot 141 & 142



### The Carron

4 bedroom detached house with integral single garage

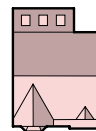
Plots 18, 31, 43, 58, 66, 75, 84, 100, 113, 118, 121, 123 & 127



### The Brearley

4 bedroom detached house with integral single garage

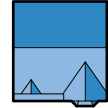
Plots 17, 42, 46, 48, 54, 55, 56, 57, 64, 74, 78, 86, 102, 114, 117, 120 & 124



### The Hartford

4 bedroom detached house with integral single garage

Plots 154 & 155



### The Marsden

4 bedroom detached house with detached garage

Plots 25, 41, 59, 65, 67, 97, 101, 112, 116 & 128

# The Elton

2 bedroom semi detached apartment with parking spaces



Seddon Homes.co.uk

Ground floor apartment



Lounge/Dining Area	12'5" x 16'8"
Kitchen	8'3" x 10'5"
Master Bedroom	12'1" x 10'3"
Bedroom 2	8'3" x 9'7"
Bathroom	8'3" x 7'0"

First floor apartment



Lounge/Dining Area	12'11" x 16'8"
Kitchen	8'11" x 10'5"
Master Bedroom	12'1" x 10'3"
Bedroom 2	12'9" x 9'7"
Bathroom	8'3" x 7'0"

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# The Adel



2 bedroom semi detached house with parking spaces



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## Ground floor



Lounge/Dining Area	14'11" x 13'5"
Kitchen	7'3" x 10'2"
WC	3'2" x 5'11"

## First floor



Master Bedroom	11'3" x 12'5"
En Suite	5'11" x 5'11"
Bedroom 2	7'8" x 11'2"
Bathroom	6'11" x 6'6"

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# The Bowland

3 bedroom semi detached house with parking spaces



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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 Lawton

3 bedroom detached house with integral single garage



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Ground floor



Lounge	13'1" x 12'1"
Kitchen	9'0" x 12'1"
Dining Room	8'1" x 12'3" (into bay)
WC	5'3" x 3'10"
Garage	9'9" x 15'10"

First floor



Master Bedroom	14'1" x 11'2"
En Suite	8'7" x 4'7"
Bedroom 2	12'2" x 10'9"
Bedroom 3	9'11" x 12'3"
Bathroom	8'0" x 7'2"

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# The Denholme

3 bedroom detached house with integral single garage



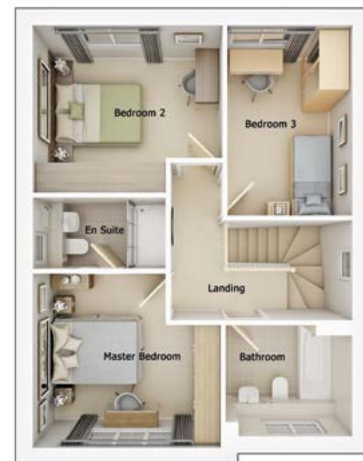
**Seddon Homes.co.uk**

Ground floor



Lounge	11'3" x 12'1"
Kitchen	9'0" x 12'1"
Dining Room	8'1" x 12'3" (into bay)
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 Firgrove

3 bedroom semi detached house with integral single garage

(side bay to some plots)

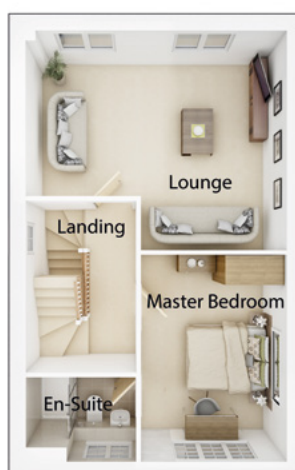


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Ground floor



First floor



Second floor



Kitchen/Dining	17'3" x 10'10"	Lounge	17'3" x 14'6"	Bedroom 2	10'0" x 11'0"
WC	3'3" x 5'6"	Master Bedroom	9'9" x 13'8"	Bedroom 3	13'7" x 11'3" (into dormer)
Garage	9'8" x 16'4"	En Suite	7'4" x 5'8"	Bathroom	7'0" x 5'8"

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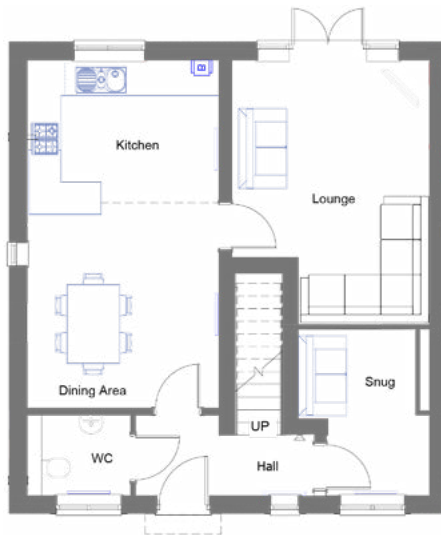
# The Mobberley

4 bedroom semi detached house with parking spaces



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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 Carron

4 bedroom detached house with integral single garage



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## 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 Brearley

4 bedroom detached house with integral single garage



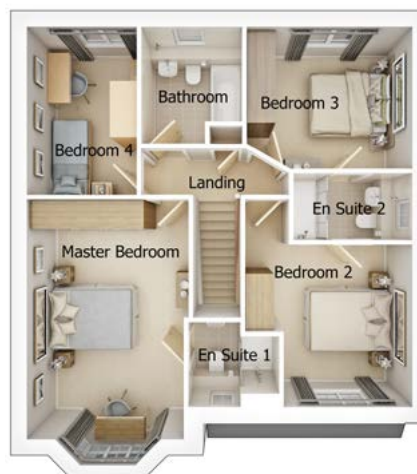
Seddon Homes.co.uk

Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	20'2" x 11'2"
Utility	5'11" x 7'6"
WC	5'4" x 3'4"
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 Hartford

4 bedroom detached house with integral single garage



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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 Marsden

4 bedroom detached house with detached garage



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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 boarding.

**Comfort and Security** Gas fired, thermostatically controlled central heating with energy efficient combi-boilers. 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 internal doors with chrome lever furniture. Built in sliding mirror robes 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 gloss to all internal timbers including stair spindles. Oak handrail. 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. Super fast broadband capability (subject to arranging your own rental agreement with BT).

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac 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.** Maintenance fee is estimated £180 per annum.

**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](http://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.

**Seddon Homes.co.uk**



<b>Kitchen Finishing Touches</b>	<b>Elton</b>	<b>Adel</b>	<b>Bowland</b>	<b>Firgrove</b>	<b>Mobberley</b>	<b>Lawton</b>	<b>Denholme</b>	<b>Carron</b>	<b>Brearley</b>	<b>Hartford</b>	<b>Marsden</b>
4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Curved glass chimney cooker hood									✓		
60cm stainless steel chimney cooker hood	✓	✓	✓	✓	✓	✓	✓				
60cm stainless steel island tube cooker hood								✓			✓
Space for washer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated 70/30 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*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.

Hawtree Grove, Banks, Southport PR9 8BL

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# Banks

Located to the North of Southport, Banks is a large village beside the Ribble Estuary, surrounded by farmland, marshes and a nationally important nature reserve. Situated on the West Lancashire coast, Banks has a church, a pub, a post office, a large leisure centre and a selection of local shops.

There are two primary schools near to Hawtree Grove: Banks Methodist Primary School and Banks St Stephens Primary School. Nearby Tarleton High School was rated 'good' in its most recent OFSTED report.

Just four miles from Southport, Banks is the ideal location for commuters. Preston is 12 miles away and Southport train station is just a 10 minute drive from Hawtree Grove.

**Marketing Suite  
and Show Village open  
Thurs to Mon 10am - 5pm**

**01704 212 741**

**[hawtreegrove@seddonhomes.co.uk](mailto:hawtreegrove@seddonhomes.co.uk)**



## Find us

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