



**Welcome to  
your new home  
in Grimsargh**



**3, 4 & 5  
bedroom homes**



**Semi detached  
& detached**



**Freehold**

**Introducing...**

## **Orchard Manor**

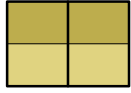
If you love the idea of living in a picture-perfect and idyllic setting, Grimsargh is the place you'll want to buy a new build home. This peaceful village is ideally located between Preston City Centre and Longridge, and lies South of Goosnargh. So, you can relish the tranquillity of semi-rural living without being too out of reach from the hustle and bustle of the nearby high streets. Within your community, you can enjoy a warm welcome and delicious meal at your local bar/restaurant. For outdoor leisure, Grimsargh boasts a beautiful village green.

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# Arrangement of the homes

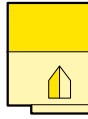
## 3, 4 & 5 bedroom homes



### The Bowland

3 bedroom semi detached house with parking spaces

Plots 22, 23, 44 & 45



### The Prestbury

3 bedroom semi detached dormer bungalow with parking spaces

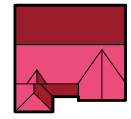
Plots 35 & 36



### The Denholme

3 bedroom detached house with integral single garage

Plots 21, 53, 55, 58, 59, 61 & 65



### The Carron

4 bedroom detached house with integral single garage

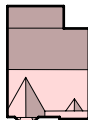
Plots 4, 12, 52 & 64



### The Brearley

4 bedroom detached house with integral single garage

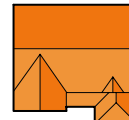
Plots 2, 13, 27, 29 & 51



### The Hartford

4 bedroom detached house with integral single garage

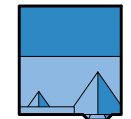
Plots 7, 20, 24, 26 & 43



### The Tatton

4 bedroom detached house with integral single garage

Plots 8, 25, 28 & 54



### The Marsden

4 bedroom detached house with parking spaces/detached double garage

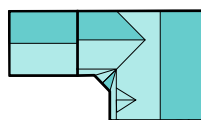
Plots 15 & 16



### The Bramhall

5 bedroom detached house with integral double garage

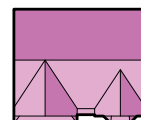
Plots 1, 14 & 19



### The Grizedale

5 bedroom detached house with integral double garage

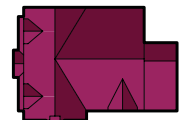
Plot 46



### The Stanbury

5 bedroom detached house with integral double garage

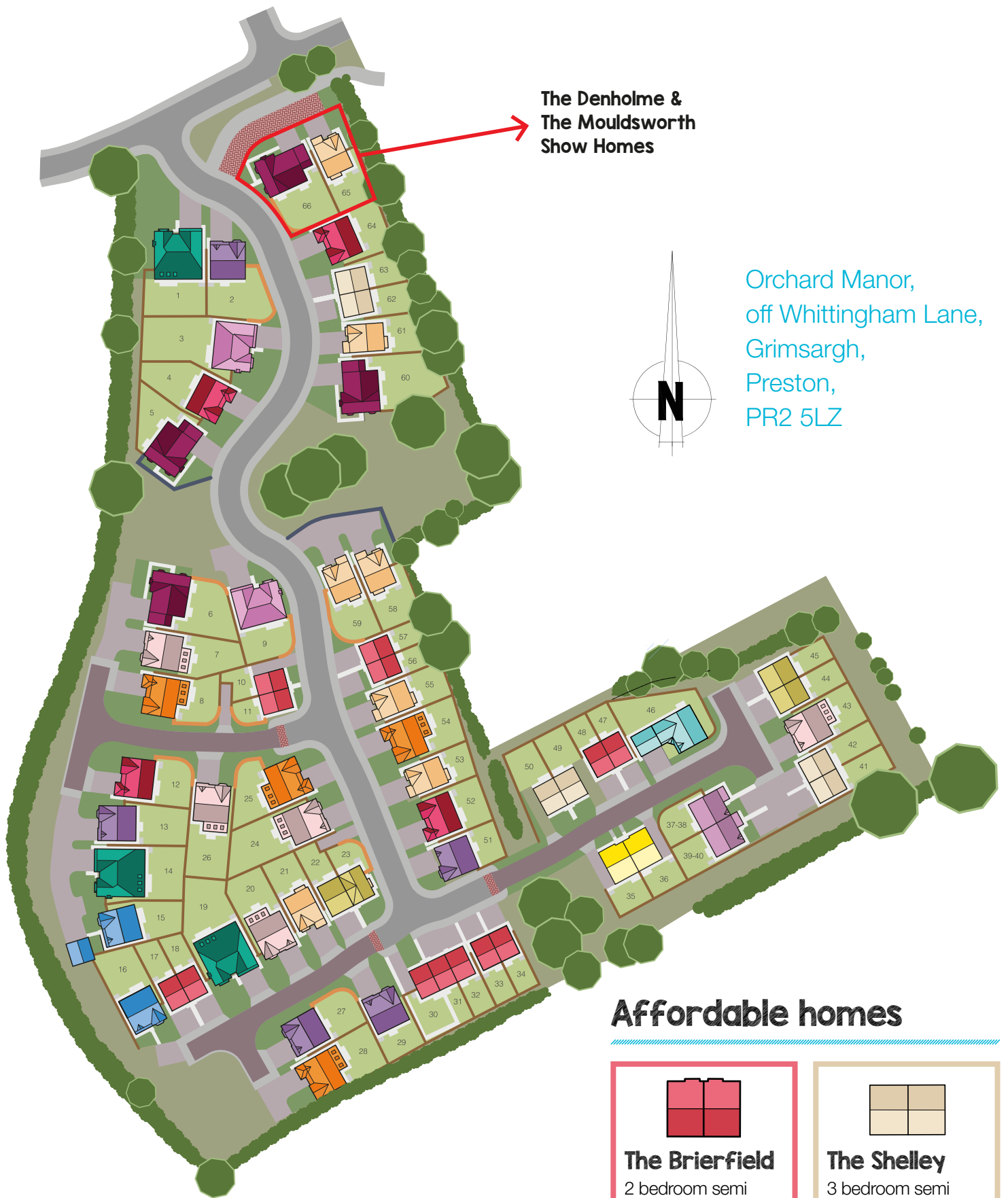
Plots 3 & 9



### The Mouldsworth

5 bedroom detached house with integral double garage

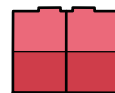
Plots 5, 6, 60 & 66



**The Denholme &  
The Mouldsworth  
Show Homes**

Orchard Manor,  
off Whittingham Lane,  
Grimsargh,  
Preston,  
PR2 5LZ

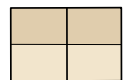
## Affordable homes



### The Brierfield

2 bedroom semi detached house with parking spaces

Plots 10, 11, 17, 18, 30, 31, 32, 33, 34, 47, 48, 56 & 57



### The Shelley

3 bedroom semi detached house with parking spaces

Plots 41, 42, 49, 50, 62 & 63

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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



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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 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 Prestbury

3 bedroom semi detached dormer bungalow with parking spaces



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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 bay)	16'10" x 12'11"
Bedroom 2	12'9" x 11'5"
Shower Room	7'4" x 4'11"

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# The Denholme

3 bedroom detached house with integral single garage



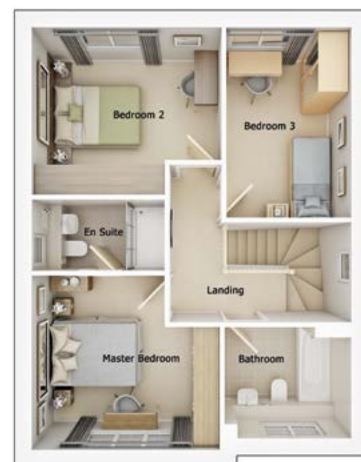
Seddon Homes.co.uk

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 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



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Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	21'9" x 11'3"
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 Hartford

4 bedroom detached house with integral single garage



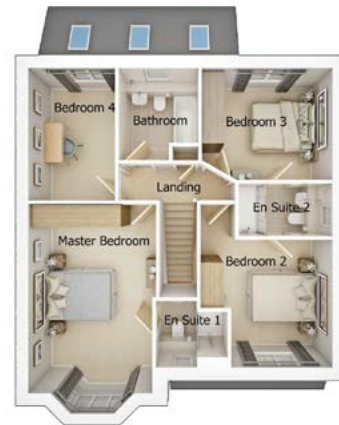
Seddon Homes.co.uk

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 Tatton

4 bedroom detached house with integral single garage



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Ground floor



Lounge	11'5" x 14'10"
Kitchen	12'2" x 10'0"
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	8'4" x 4'7"
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 parking spaces/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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# The Bramhall

5 bedroom detached house with integral double garage



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Ground floor



Lounge	12'10" x 18'5"
Kitchen	10'7" x 12'7"
Family/Dining Area	28'6" x 18'3"
Study	8'1" x 7'2"
Utility	6'0" x 6'11"
WC	6'0" x 4'5"
Garage	16'5" x 18'5"

First floor



Master Bedroom	16'7" x 10'5"
Dressing Room	7'7" x 7'9"
En Suite 1	8'7" x 5'2"
Bedroom 2	12'10" x 12'1"
En Suite 2	9'9" x 5'2"
Bedroom 3	10'0" x 11'7"
Bedroom 4	8'7" x 12'11"
Bedroom 5	9'6" x 7'0"
Bathroom	7'9" x 7'0"

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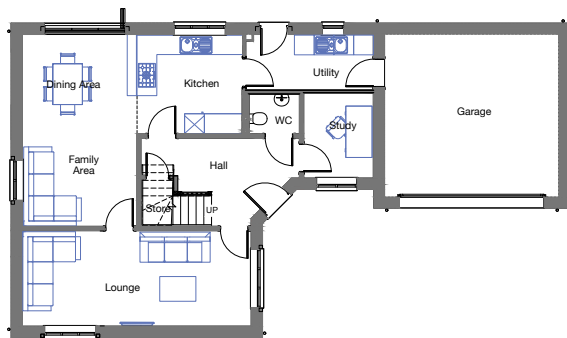
# The Grizedale

5 bedroom detached house with integral double garage



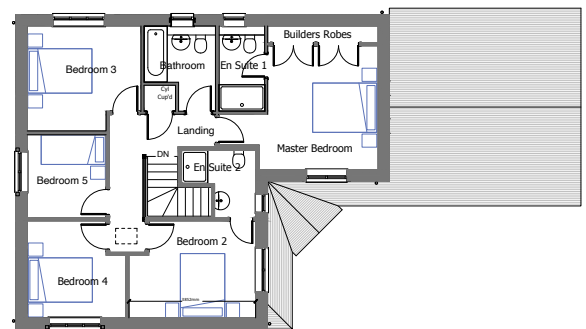
Seddon Homes.co.uk

Ground floor



Lounge	22'9" x 9'5"
Kitchen/Dining/Family Area	21'11" x 19'0"
Utility	12'8" x 5'5"
Study	6'10" x 8'5"
WC	4'11" x 3'11"
Garage	17'4" x 16'3"

First floor



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

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# The Stanbury

5 bedroom detached house with integral double garage



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Ground floor



Lounge	12'11" x 20'7" (into bay)
Kitchen	10'4" x 12'7"
Family Area	20'3" x 10'7"
Utility	6'1" x 7'0"
WC	6'1" x 5'5"
Garage	16'7" x 18'8"

First floor



Master Bedroom	16'7" x 10'6"
Dressing Room	7'8" x 7'8"
En Suite 1	8'8" x 5'4"
Bedroom 2	12'11" x 12'0"
En Suite 2	9'10" x 5'4"
Bedroom 3	10'1" x 11'8"
Bedroom 4	8'8" x 12'11"
Bedroom 5	9'7" x 7'1"
Bathroom	7'10" x 7'1"

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# The Mouldsworth

5 bedroom detached house with integral double garage



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Ground floor



Lounge (into bay)	11'0" x 17'1"
Dining Room (into bay)	11'0" x 14'3"
Kitchen/Dining	11'0" x 18'9"
Study	8'5" x 7'1"
WC	6'8" x 3'3"
Garage	17'0" x 17'11"

First floor



Master Bedroom	14'7" x 13'2"
En Suite 1	8'3" x 8'1"
Bedroom 2	11'1" x 10'7"
En Suite 2	11'1" x 4'8"
Bedroom 3	12'2" x 8'6"
Bedroom 4	11'1" x 10'5"
Bedroom 5	11'1" x 7'8"
Bathroom	6'7" x 7'1"

Artists' impressions are drawn from an imaginary viewpoint within an open space and are intended to give an impression of the house design. Photographs are from Seddon Homes developments across the North West and are intended to show typical street scenes. Neither the artists' impressions nor the photographs are intended to give an accurate description of any specific property offered for sale, its setting or its surroundings. These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. Floor plans: The dimensions shown are approximate. Each home is built individually and so the precise measurements may vary from that shown, although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. All layouts, including kitchens, are for illustrative purposes only and may differ by development. Please speak to your Sales Advisor for more information.

# 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 3 & 4 beds. Traditional gas central heating to 5 beds. 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. PV panels to plots 1, 2, 9, 12, 13, 14, 15, 26, 29, 52, 58 & 59.

**Finishing Touches** Contemporary skirting board and architrave. White ladder style internal doors with chrome lever furniture. Built in builders robes to master bedrooms where applicable on 4 & 5 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. White 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 house types only. Glazed shower cubicles with thermostatic mains showers with rainfall 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 (excluding cloaks WC).

**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** All homes Freehold. Maintenance fee is estimated £200 per annum for open space maintenance.

**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).



## Kitchen Finishing Touches

	Bowland	Prestbury	Denholme	Carron	Brearley	Hartford	Tatton	Marsden	Bramhall	Grizedale	Stanbury	Mouldsworth
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			✓		✓							
90cm curved glass island cooker hood				✓			✓	✓	✓	✓	✓	✓
Integrated washer		✓	✓	✓			✓					✓
Integrated 50/50 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Please note: The Finishing Touches do not apply to The Brierfield and The Shelley house types. For more information, please speak to our Sales Advisor.

**\*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. 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. Please speak to your Sales Advisor for more information.

Orchard Manor, off Whittingham Lane, Grimsargh, Preston, PR2 5LZ

**Seddon Homes.co.uk**

# 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

# Grimpsargh

Transport links are excellent in and around Grimpsargh. Orchard Manor lies just under 3 miles away from the all-important M6 motorway. Locally, there are several bus stops – starting just half a mile away – offering services from Longridge straight through to Preston City Centre. Supermarkets, schools and Redscar Industrial Estate and Business Park are just some of the useful amenities that you can conveniently access via the local bus routes.

Grimpsargh is notable for its charming rural surroundings. For a great day out, and certainly one for keen naturalists, Orchard Manor is on the doorstep of striking wetlands. Grimpsargh Reservoir is just under a mile away and is a haven for a range of stunning wildlife. Slightly further out, Beacon Fell Country Park has 185 acres of conifer woods and moorland and is just a 20 minute drive away from the new housing development.

Marketing Suite open  
Thursday to Monday

10am - 5pm

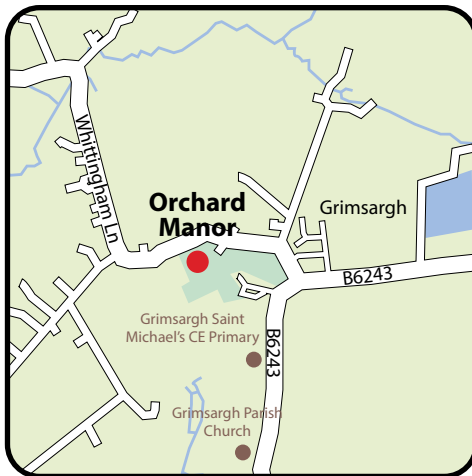
01772 737 180

[orchardmanor@seddonthomes.co.uk](mailto:orchardmanor@seddonthomes.co.uk)



## Find us

Orchard Manor, off Whittingham Lane,  
Grimpsargh, Preston, PR2 5LZ



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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