

**Welcome to
your new home
in Congleton**



**2, 3, 4 & 5
bedroom homes**



**Semi detached
& detached**



Freehold

Introducing...

The Moorings

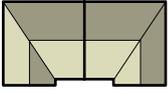
The Moorings is Seddon Homes' modern development of new build homes in the pretty, semi-rural Cheshire town of Congleton. The development will comprise 2, 3, 4 & 5 bedroom semi detached and detached houses, offering contemporary homes for professionals, couples, downsizers and families alike. Located close to the town centre, nearby nature hot spots and with easy access to major transport links, you can expect a convenient, peaceful, well-rounded life at The Moorings.

Every new home on this quaint 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

The Homes

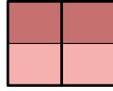
2, 3, 4 & 5 bedroom homes



The Alderley

2 bedroom semi detached bungalow with parking spaces

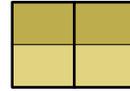
Plots 31 & 32



The Adel

2 bedroom semi detached house with parking spaces

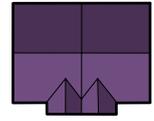
Plots 16, 17, 24, 25, 37 & 38



The Bowland

3 bedroom semi detached house with parking spaces

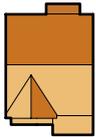
Plots 18, 19, 27 & 28



The Denshaw

3 bedroom semi detached house with parking spaces

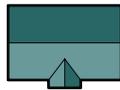
Plots 39, 40, 41 & 42



The Lawton

3 bedroom detached house with integral single garage

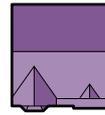
Plots 3, 14, 20, 22, 29 & 52



The Mearley

4 bedroom detached house with parking spaces

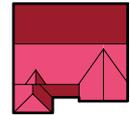
Plots 26 & 33



The Brearley

4 bedroom detached house with integral single garage

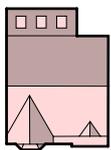
Plot 9



The Carron

4 bedroom detached house with integral single garage

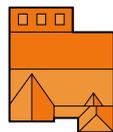
Plots 21 & 35



The Hartford

4 bedroom detached house with integral single garage

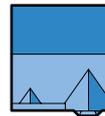
Plots 2, 10, 13, 15, 23 & 53



The Tatton

4 bedroom detached house with integral single garage

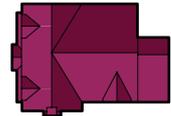
Plots 1, 30 & 51



The Marsden

4 bedroom detached house with detached single garage

Plot 36



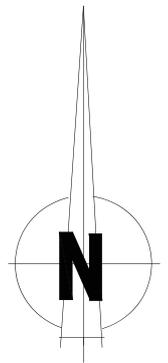
The Mouldsworth

5 bedroom detached house with integral double garage

Plot 34



The Moorings,
 off The Moorings,
 Congleton,
 Cheshire,
 CW12 3RF



N.B. Plots 4 - 8, 11, 12 & 43 - 50 are Affordable properties.

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The Alderley

2 bedroom semi detached bungalow with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	10'7" x 15'6"
Kitchen	10'7" x 11'4"
Master Bedroom	10'3" x 9'1"
En Suite	7'1" x 4'7"
Bedroom 2	8'2" x 10'5"
Bathroom	6'11" x 6'6"

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The Adel

2 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

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



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 Denshaw

3/4 bedroom semi detached house with parking spaces



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Lower ground floor



Kitchen	8'2" x 17'6"
Family / Dining Area	17'9" x 11'11"
Utility	9'2" x 5'2"

Ground floor



Lounge	17'9" x 11'11"
WC	8'2" x 3'10"
Dining Room	8'2" x 13'0"
Store	2'4" x 4'3"

First floor



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

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The Lawton

3 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Kitchen/Dining/Family Area	22'4" x 12'0"
Lounge	7'9" x 14'7"
WC	3'9" x 4'11"
Garage	9'9" x 15'10"

First floor



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

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The Mearley

4 bedroom detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	12'7" x 19'1"
Kitchen/Dining Area	10'8" x 19'1"
Utility	7'6" x 5'5"
WC	3'7" x 6'8"

First floor



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

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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



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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 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 detached single 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 Mouldsworth

5 bedroom detached house with integral double garage



Seddon Homes.co.uk

Ground floor



First floor



Lounge	10'10" x 15'4"
Kitchen/Dining	10'10" x 31'7"
Study	8'3" x 7'0"
WC	6'6" x 3'1"
Garage	17'0" x 17'8"

Master Bedroom	14'6" x 13'1"
En Suite 1	8'0" x 8'0"
Bedroom 2	11'0" x 10'7"
En Suite 2	11'0" x 4'5"
Bedroom 3	12'0" x 8'5"
Bedroom 4	11'0" x 10'4"
Bedroom 5	11'0" x 7'7"
Bathroom	6'6" x 7'0"

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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 to 2, 3 & 4 bed homes. 5 Bed homes 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 & 5 bedroom homes.

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 & 5 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s. Kitchens by JJO Ormerod. Glass hob splashback to selected house types.

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 (excluding WC/Cloakrooms).

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 and 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. Feature artstone to windows and cills.

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

Tenure Freehold. Maintenance fee is estimated £210 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.

Seddon Homes.co.uk

DRAFT

Kitchen Finishing Touches	Alderley	Adel	Bowland	Denshaw	Lawton	Mearley	Brearley	Carron	Hartford	Tatton	Marsden	Mouldsworth
Bosch 4 ring gas hob	✓	✓	✓	✓								
Bosch 5 ring gas hob					✓	✓	✓	✓	✓	✓	✓	✓
Bosch single electric oven	✓	✓	✓	✓								
Bosch double electric oven					✓	✓	✓	✓	✓	✓	✓	✓
60cm stainless steel chimney cooker hood	✓	✓	✓	✓								
90cm stainless steel chimney cooker hood						✓	✓					
Curved glass island cooker hood					✓			✓	✓	✓	✓	✓
Integrated washer	✓	✓			✓			✓		✓		✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
25mm Egger square edge worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard 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 note that plots may be subject to amended specifications under new regulations. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number. Please speak to your Sales Advisor for more information.

The Moorings

The charming town centre, just a short walk from The Moorings, has an eclectic mix of independent shops and eateries, with two major supermarkets nearby. All the nearby primary schools, together with Congleton High School, are rated 'good' by Ofsted.

Well known for its floral displays, monthly Makers Market and popular Food and Drink and Jazz & Blues Festivals, Congleton is also known as 'bear town' due to its association with bear baiting in the 17th century. It boasts a thriving local community with leisure facilities including two golf clubs, a theatre and a leisure centre and one of the oldest rugby union clubs in the country.

The Moorings is just a 10 minute drive from junction 17 or 18 of the M6 motorway, Congleton is an ideal location for commuters. The Moorings is a short drive to Congleton Railway Station which is on the Manchester Piccadilly to Stoke-on-Trent Line via Stockport and Macclesfield. The nearest airport is Manchester, 20 miles away.

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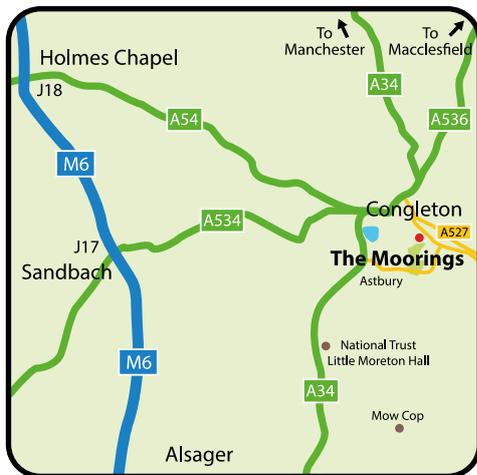
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