



**Welcome to
your new home
in Poulton-le-Fylde**



**2, 3 & 4
bedroom homes**



**Semi detached
& detached**



Freehold

Introducing...

Roman Heights

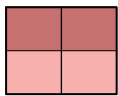
Roman Heights is Seddon Homes' modern new homes development, situated in the characterful town of Poulton-le-Fylde in Lancashire. This exciting development comprises a range of 2, 3 & 4 bedroom homes, taken from Seddon Homes' portfolio of popular house types.

Each new build house 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



The Adel

2 bedroom semi detached house with parking spaces

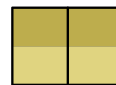
Plots 26, 27, 36, 37, 96 & 97



The Astbury

3 bedroom semi detached house with parking spaces

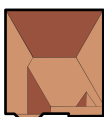
Plots 1, 2, 24, 30, 31, 39, 40, 48, 49, 61, 62, 63, 64, 70, 73, 80, 81 & 88



The Bowland

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

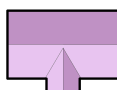
Plots 4, 5, 6, 7, 8, 9, 19, 20, 32, 33, 42, 43, 65, 66, 74, 75, 91, 92, 101 & 102



The Bretherton

3 bedroom detached house with parking spaces

Plots 52, 56, 93, 98 & 99



The Wynbury

3 bedroom semi detached/detached house with parking spaces

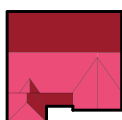
Plots 3, 23, 47, 50, 71, 72, 87 & 90



The Denholme

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

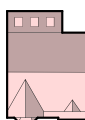
Plots 21, 22, 25, 28, 51, 54, 57, 68, 83, 85, 86 & 95



The Carron

4 bedroom detached house with integral single garage

Plots 35, 60, 94 & 100



The Hartford

4 bedroom detached house with integral single garage

Plots 29, 34, 38, 41, 44, 53, 55, 58, 69, 77, 79, 82, 84 & 89



The Kerridge

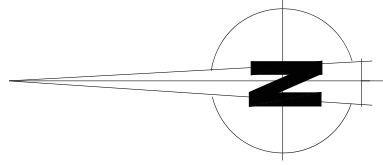
4 bedroom detached house with integral single garage

Plots 45, 46, 59, 67, 76 & 78

The Wynbury
& The Hartford
Show Homes



Roman Heights,
Holts Lane
Poulton-le-Fylde,
FY6 8HP



N.B. Plots 10-18 are Affordable properties.

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 Section 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 land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do decide to change house types, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. The dimensions shown of the floor plans 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.

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 Astbury

3 bedroom semi detached house with parking spaces



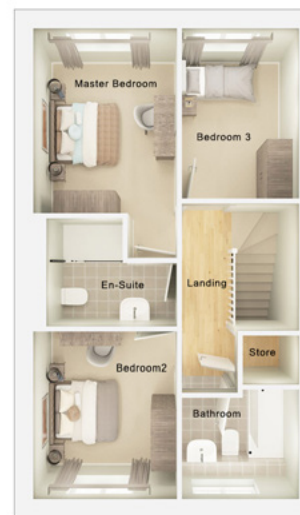
Seddon Homes.co.uk

Ground floor



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

First floor



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 (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 Bretherton

3 bedroom detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge (into bay)	10'11" x 16'8"
Kitchen/Family/Dining Area	26'5" x 11'0"
Utility	8'0" x 6'4"
WC	8'0" x 3'5"
Study	8'0" x 6'4"

First floor



Master Bedroom (into bay)	10'9" x 20'0"
En Suite 1	6'3" x 5'10"
Dressing Room	7'6" x 8'0"
Bedroom 2	11'5" x 10'11"
En Suite 2	8'0" x 4'10"
Bedroom 3	11'4" x 9'9"
Bathroom	6'11" x 8'0"

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The Wynbury

3 bedroom detached house with parking spaces



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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)



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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 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



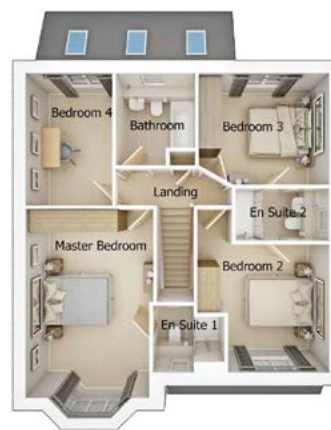
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Ground floor



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 Kerridge

4 bedroom detached house with integral single garage



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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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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 & rear gardens. 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. Maintenance fee is estimated £178 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.

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Kitchen Finishing Touches	Adel	Astbury	Bowland	Bretherton	Wynbury	Denholme	Carron	Hartford	Kerridge
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 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 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.

Why buy your new home in Poulton-le-Fylde?

Poulton-le-Fylde offers a plethora of convenient amenities to its local residents, as well as a vibrant nightlife, eateries, public spaces and coffee shops. Being part of the coastal plain means Poulton is just a short distance away from the coastline and seaside towns, including well-known Blackpool. The infamous Blackpool Pleasure Beach is just 6 miles away!

For families, you will be delighted to know that Poulton offers several highly-rated schools at primary, secondary and college-level, some of which are situated nearby to our Roman Heights 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. Slightly further out, but at a very reasonable distance, are Lancaster University and University of Central Lancashire – both of which are less than a 40-minute drive away from the development.

Marketing Suite open
Thursday to Monday
10am - 5pm

01253 599 536

romanheights@seddonhomes.co.uk



Find us

Roman Heights, Holts Lane,
Poulton-le-Fylde, FY6 8HP



**CONSUMER
CODE FOR
HOME BUILDERS**

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