



# SHELDON PINES

## NORTHFIELD

An exciting new development of 2, 3 and 4-bedroom homes

LaganHomes<sup>®</sup> 





The computer generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.





# SHELDON PINES

## NORTHFIELD

Sheldon Pines is a small, select development of just twenty seven 2, 3 and 4-bedroom homes conveniently located near to the A38 in Northfield, to the south west of Birmingham.

There are seven different exciting designs to choose from, ranging from two bedroom Discount Market Sale Homes to four bedroom detached family homes.





# welcome to NORTHFIELD

Northfield has been a busy place since the Roman Road to the Bristol Channel used to pass through the area. Today, Northfield is a popular suburb of Birmingham with a wide range of local facilities and plenty of surrounding green spaces.

Set to the south of the centre of Northfield, Sheldon Pines is located just minutes from the new multi-million pound facilities at Longbridge Village, which offer a wide range of stores including Marks and Spencer, Sainsbury's and Boots.

With both Longbridge and Northfield railway stations equally close by, the development is well placed for travel by train. The average journey time to Birmingham city centre by car is around twenty minutes.

For those coming to Sheldon Pines with young children, the development is less than a mile from Merritts Brook E-ACT Primary Academy (rated 'Good'), The Meadows Primary School and The Forestdale Primary School (rated 'Good').

The combination of a convenient location close to a wide range of local facilities together with easy access to Birmingham, to the M5 and M42 motorways, is sure to make Sheldon Pines a popular place to live.







Sheldon Pines is located around eight miles to the south west of the centre of Birmingham, putting all of the City's outstanding range of amenities within easy reach.

From world class shopping to internationally renowned cultural institutions, including the Symphony Orchestra, Royal Ballet, Repertory Theatre and the Library of Birmingham, the country's second city has something for everyone.

Looking for something more relaxing than the buzz of the big city? The Lickey Hills Country Park and its 524 acres of woodlands, heathland and grassland are only minutes away.

After working up a thirst on one of the many trails, why not pop into the Old Hare and Hounds for some well earned refreshments.

If you're drawn to the water, the Bartley Reservoir, a popular spot for sailing, paddle boarding and bird watching is also just a short drive from the development.

And if you want to get away from it all every now and then, Sheldon Pines is only half an hour from Birmingham International Airport.





# SHELDON PINES

## NORTHFIELD

DEVELOPMENT PLAN





# development PLAN

## 2-bedroom homes

● The Aspen

## 3-bedroom homes

● The Beech

● The Beech II

● The Chestnut

● The Lime

● The Juniper

## 4-bedroom homes

● The Spruce

● The Willow

BCP Bin Collection Point

NB: Plots 11 & 12 sold as Discount Market Sale Homes. Please ask for details.

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.







# the ASPEN

SHELDON PINES  
NORTHFIELD



The computer generated images represent the house types, however elevational treatments, banding, garage position, fencing and landscaping may vary.





# the ASPEN

## Plots 3, 4, 13

A 2 bedroom semi-detached or end of terrace home

### Ground Floor

|                |                   |               |
|----------------|-------------------|---------------|
| Living Room    | 3,555mm x 3,447mm | 11'8" x 11'3" |
| Kitchen/Dining | 4,442mm x 2,711mm | 14'7" x 8'11" |
| Utility        | 1,600mm x 1,403mm | 5'2" x 4'7"   |
| Cloakroom      |                   |               |

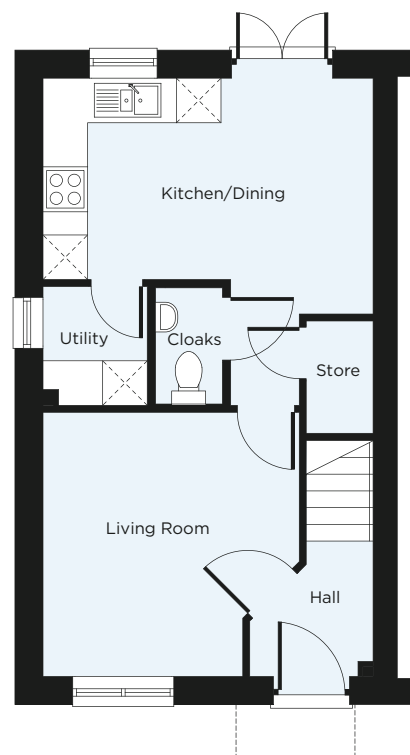
### First Floor

|           |                   |              |
|-----------|-------------------|--------------|
| Bedroom 1 | 3,242mm x 2,768mm | 10'8" x 9'1" |
| En-Suite  |                   |              |
| Bedroom 2 | 4,442mm x 2,689mm | 14'7" x 8'9" |
| Bathroom  |                   |              |

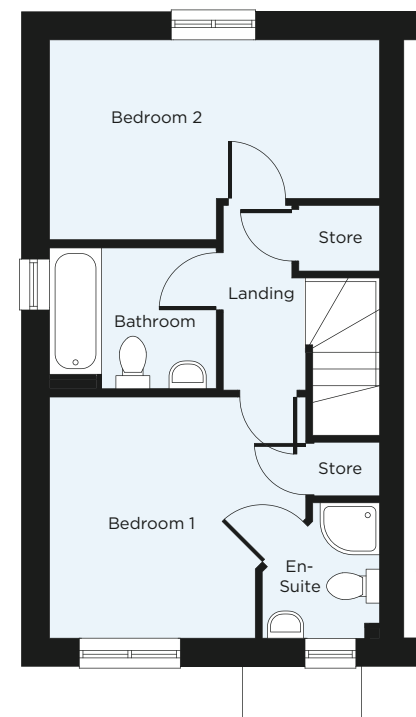
Plots 3 & 4 are semi-detached homes. Plot 13 is an end of terrace and has no en-suite.

Please note, plots 11 & 12, also The Aspen housetype, are available under the Discount Market Sale scheme. Please ask for details.

Ground Floor



First Floor



\*En-suite not applicable to plot 13





# the BEECH

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NORTHFIELD



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# the BEECH

## Plots 15, 16, 17, 18, 19

A 3 bedroom semi-detached or terraced home

### Ground Floor

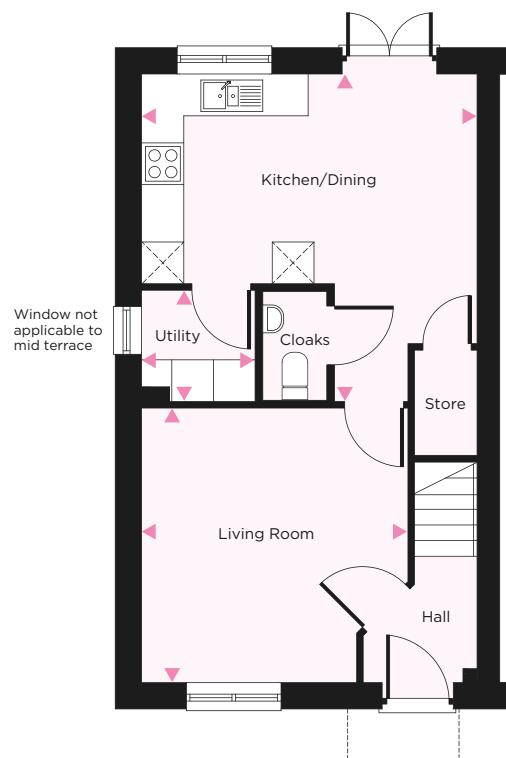
|                |                   |                |
|----------------|-------------------|----------------|
| Living Room    | 3,953mm x 3,836mm | 13'0" x 12'7"  |
| Kitchen/Dining | 4,822mm x 3,014mm | 15'10" x 9'11" |
| Utility        | 1,635mm x 1,603mm | 5'4" x 5'2"    |
| Cloakroom      |                   |                |

### First Floor

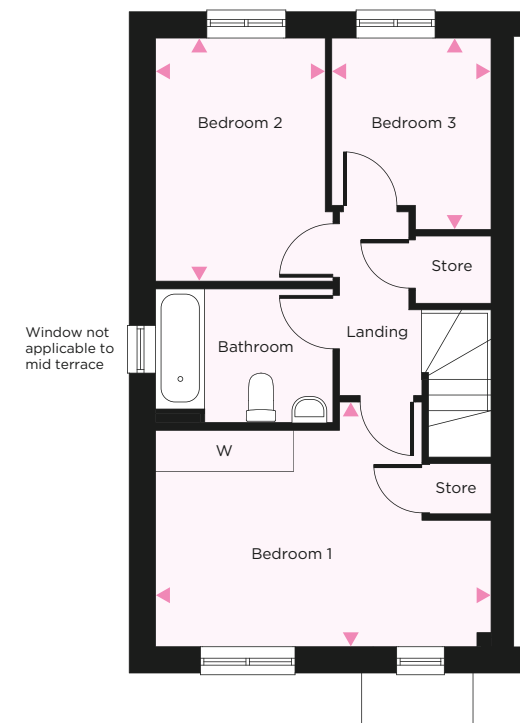
|           |                   |                |
|-----------|-------------------|----------------|
| Bedroom 1 | 4,822mm x 3,110mm | 15'10" x 10'2" |
| Bedroom 2 | 3,501mm x 2,445mm | 11'6" x 8'0"   |
| Bedroom 3 | 2,757mm x 2,292mm | 9'0" x 7'6"    |
| Bathroom  |                   |                |

Plots 18 & 19 are semi-detached homes. Plots 15 & 17 are end of terrace homes. Plot 16 is a mid-terrace home.

Ground Floor



First Floor







# the BEECH II

SHELDON PINES  
NORTHFIELD



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# the BEECH II

## Plots 23, 24

A 3 bedroom semi-detached home

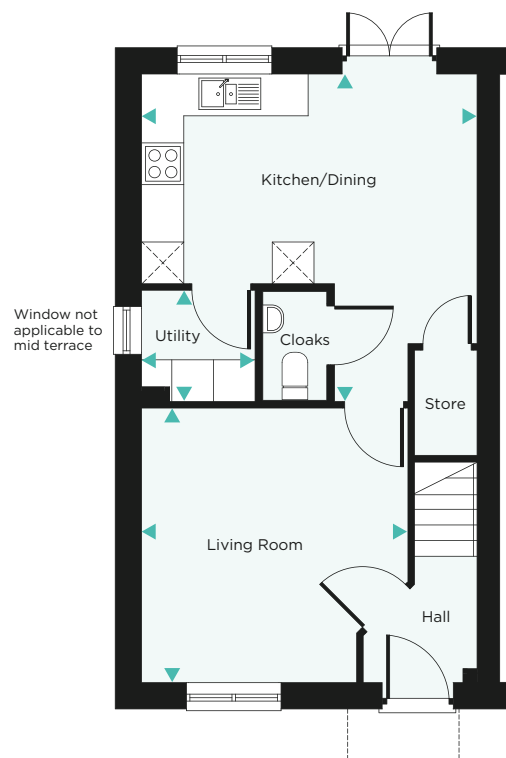
### Ground Floor

|                |                   |                |
|----------------|-------------------|----------------|
| Living Room    | 3,953mm x 3,836mm | 13'0" x 12'7"  |
| Kitchen/Dining | 4,822mm x 3,014mm | 15'10" x 9'11" |
| Utility        | 1,635mm x 1,603mm | 5'4" x 5'2"    |
| Cloakroom      |                   |                |

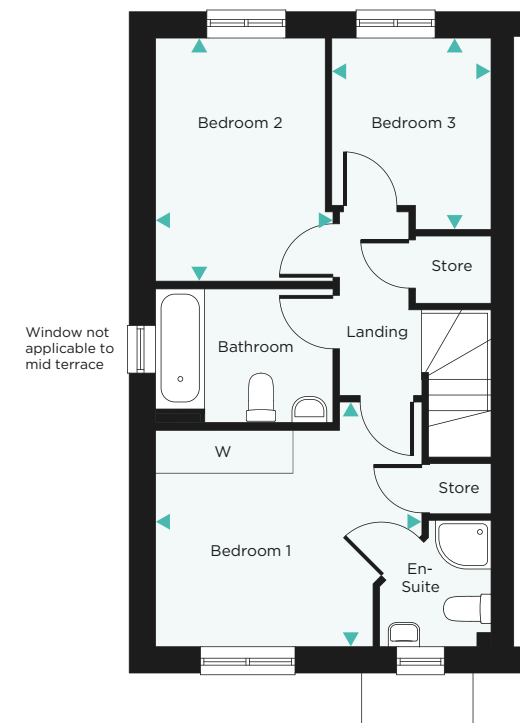
### First Floor

|           |                   |               |
|-----------|-------------------|---------------|
| Bedroom 1 | 3,814mm x 3,110mm | 12'6" x 10'2" |
| En-Suite  |                   |               |
| Bedroom 2 | 3,501mm x 2,536mm | 11'6" x 8'4"  |
| Bedroom 3 | 2,757mm x 2,292mm | 9'0" x 7'6"   |
| Bathroom  |                   |               |

Ground Floor



First Floor







# the CHESTNUT

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NORTHFIELD



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# the CHESTNUT

Plots 7, 8, 26, 27

A 3 bedroom semi-detached home

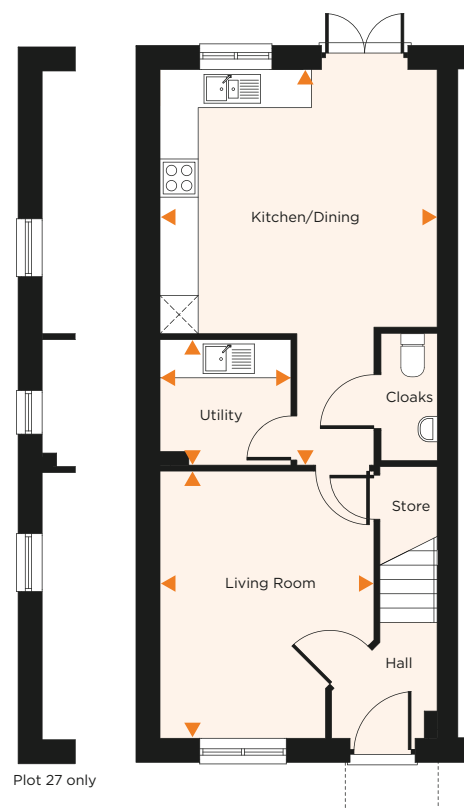
## Ground Floor

|                |                   |               |
|----------------|-------------------|---------------|
| Living Room    | 4,199mm x 3,363mm | 13'8" x 11'0" |
| Kitchen/Dining | 6,203mm x 4,357mm | 20'4" x 14'4" |
| Utility        | 2,059mm x 1,974mm | 6'9" x 6'6"   |
| Cloakroom      |                   |               |

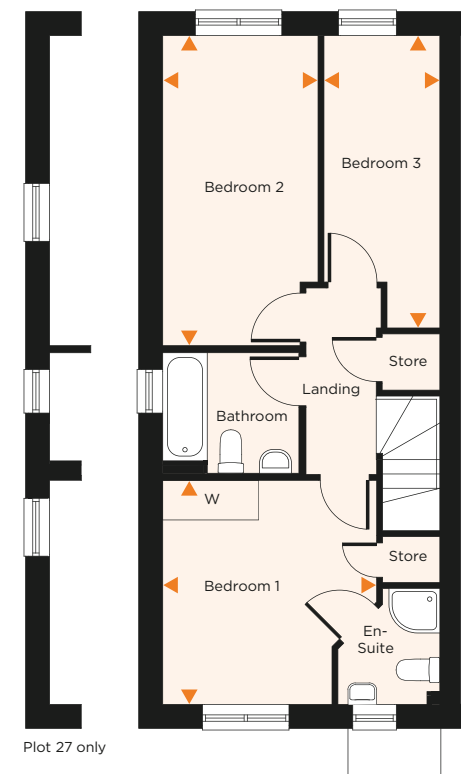
## First Floor

|           |                   |               |
|-----------|-------------------|---------------|
| Bedroom 1 | 3,497mm x 3,363mm | 11'5" x 11'0" |
| En-Suite  |                   |               |
| Bedroom 2 | 4,874mm x 2,442mm | 16'0" x 8'0"  |
| Bedroom 3 | 4,596mm x 1,820mm | 15'1" x 6'0"  |
| Bathroom  |                   |               |

Ground Floor



First Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.





the LIME

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NORTHFIELD



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# the LIME

## Plot 1

A 3 bedroom detached home

### Ground Floor

Living Room 4,288mm x 3,202mm 14'1" x 10'5"

Kitchen/Dining 4,286mm x 3,396mm 14'0" x 11'1"

Cloakroom

### First Floor

Bedroom 2 4,290mm x 3,202mm 14'0" x 10'5"

Bedroom 3 3,396mm x 2,290mm 11'1" x 7'6"

Bathroom

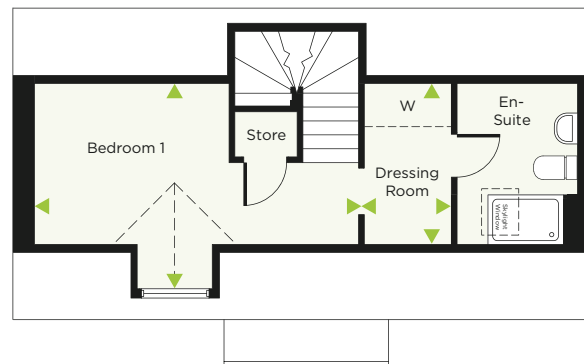
### Second Floor

Bedroom 1 3,149mm x 2,603mm 10'4" x 8'6"

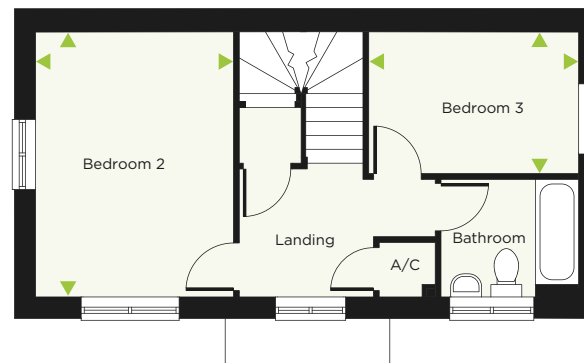
Dressing Room 2,603mm x 1,408mm 8'6" x 4'7"

En-Suite

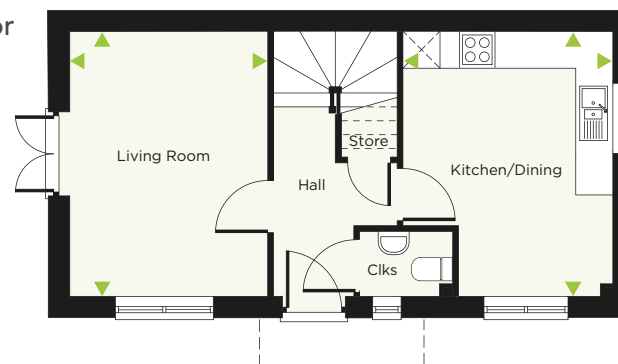
### Second Floor



### First Floor



### Ground Floor



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# the JUNIPER

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# the JUNIPER

## Plots 5, 6, 9, 10

A 3 bedroom semi-detached home

### Ground Floor

Living/Dining Room 4,749mm x 4,292mm 15'6" x 14'0"

Kitchen 3,949mm x 1,995mm 12'11" x 6'6"

Cloakroom

### First Floor

Bedroom 2 4,292mm x 2,956mm 14'0" x 9'8"

Bedroom 3 3,650mm x 2,189mm 12'0" x 7'1"

Study 2,009mm x 1,915mm 6'7" x 6'3"

Bathroom

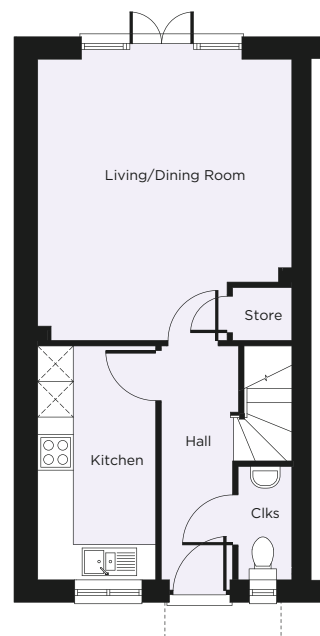
### Second Floor

Bedroom 1 3,953mm x 3,208mm 13'0" x 10'5"

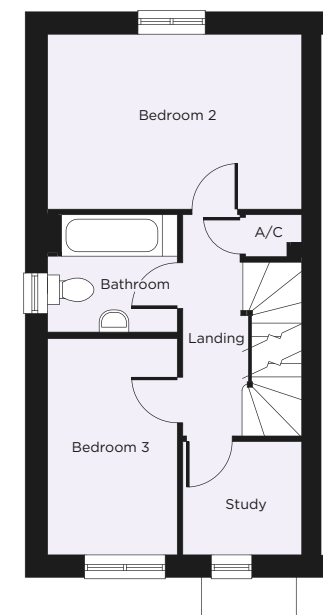
Dressing Room 2,267mm x 2,239mm 7'4" x 7'3"

En-Suite

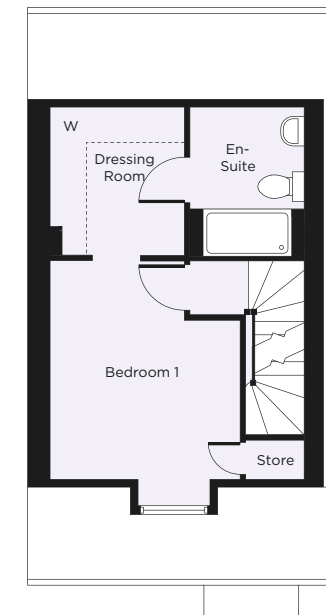
Ground Floor



First Floor



Second Floor







# the SPRUCE

SHELDON PINES  
NORTHFIELD



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# the SPRUCE

Plots 21, 22, 25

A 4 bedroom detached home

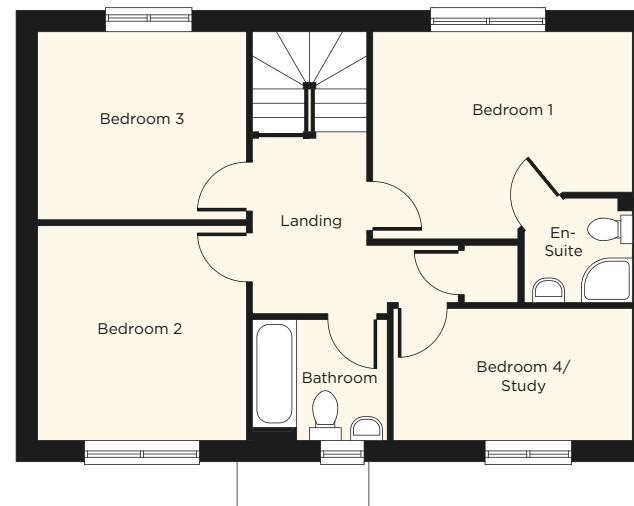
## First Floor

|                 |                   |               |
|-----------------|-------------------|---------------|
| Bedroom 1       | 4,084mm x 3,258mm | 13'5" x 10'7" |
| En-Suite        |                   |               |
| Bedroom 2       | 3,377mm x 3,286mm | 11'1" x 10'9" |
| Bedroom 3       | 3,286mm x 2,957mm | 10'9" x 9'8"  |
| Bedroom 4/Study | 3,762mm x 2,075mm | 12'4" x 6'10" |
| Bathroom        |                   |               |

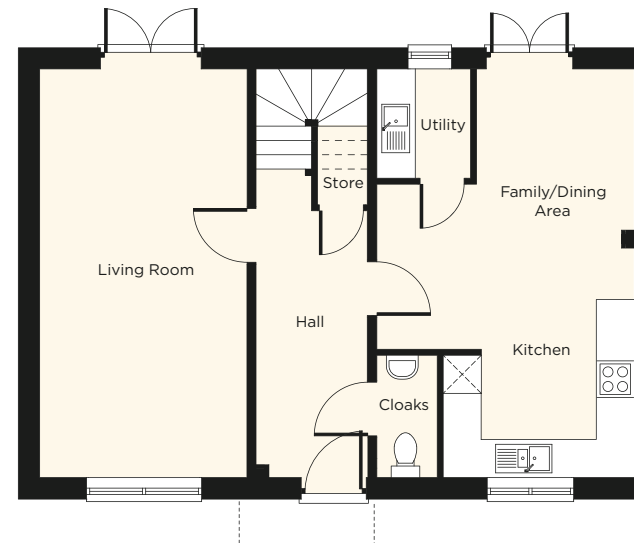
## Ground Floor

|                           |                   |               |
|---------------------------|-------------------|---------------|
| Living Room               | 6,429mm x 3,254mm | 21'1" x 10'7" |
| Kitchen/Dining/<br>Family | 6,429mm x 2,485mm | 21'1" x 8'2"  |
| Utility                   | 1,721mm x 1,476mm | 5'8" x 5'0"   |
| Cloakroom                 |                   |               |

First Floor



Ground Floor







# the WILLOW

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NORTHFIELD



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# the WILLOW

## Plot 2

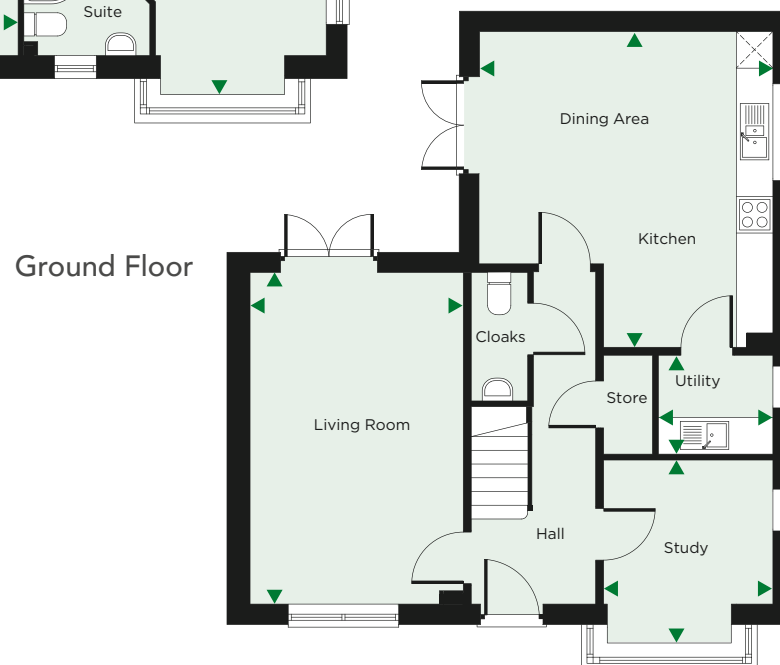
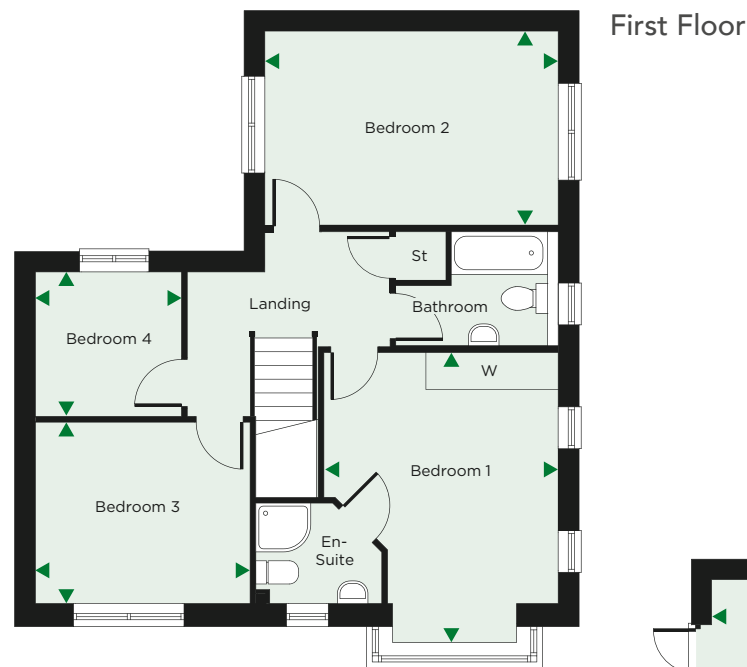
A 4 bedroom detached home

### First Floor

|           |                   |               |
|-----------|-------------------|---------------|
| Bedroom 1 | 4,749mm x 3,838mm | 15'7" x 12'7" |
| En-Suite  |                   |               |
| Bedroom 2 | 4,803mm x 3,173mm | 15'8" x 10'5" |
| Bedroom 3 | 3,518mm x 2,972mm | 11'6" x 9'8"  |
| Bedroom 4 | 2,396mm x 2,366mm | 7'10" x 7'8"  |
| Bathroom  |                   |               |

### Ground Floor

|                |                   |                |
|----------------|-------------------|----------------|
| Living Room    | 5,433mm x 3,494mm | 17'10" x 11'5" |
| Kitchen/Dining | 5,173mm x 4,807mm | 16'11" x 15'8" |
| Utility        | 1,878mm x 1,620mm | 6'2" x 5'4"    |
| Study          | 2,996mm x 2,774mm | 9'10" x 9'1"   |
| Cloakroom      |                   |                |



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# the WILLOW II

SHELDON PINES  
NORTHFIELD



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# the WILLOW II

## Plots 14, 20

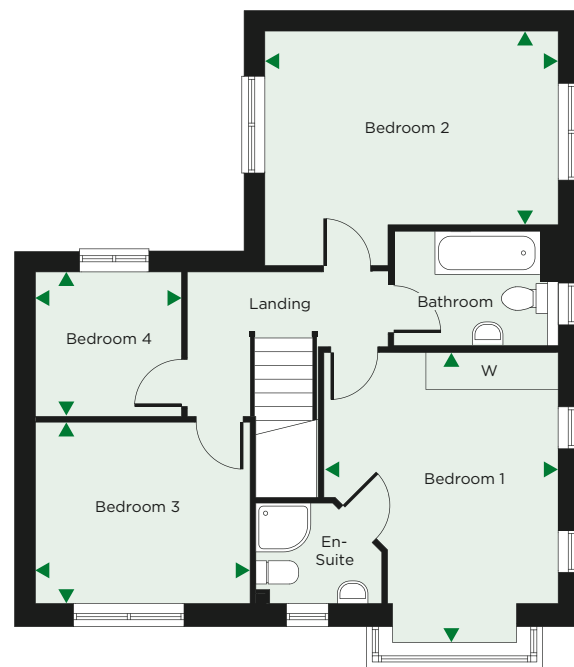
A 4 bedroom detached home

### First Floor

|           |                   |               |
|-----------|-------------------|---------------|
| Bedroom 1 | 4,750mm x 3,838mm | 15'7" x 12'7" |
| En-Suite  |                   |               |
| Bedroom 2 | 4,803mm x 3,173mm | 15'8" x 10'5" |
| Bedroom 3 | 3,518mm x 2,972mm | 11'6" x 9'8"  |
| Bedroom 4 | 2,396mm x 2,366mm | 7'10" x 7'8"  |
| Bathroom  |                   |               |

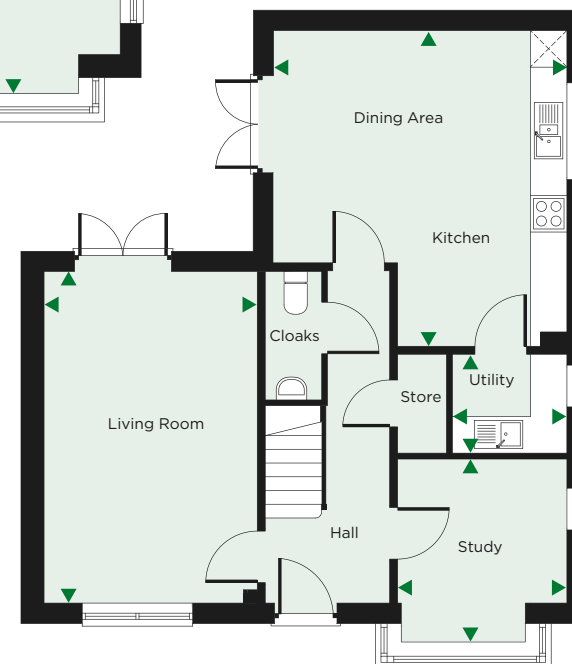
### Ground Floor

|                |                   |                |
|----------------|-------------------|----------------|
| Living Room    | 5,433mm x 3,494mm | 17'10" x 11'5" |
| Kitchen/Dining | 5,173mm x 4,807mm | 16'11" x 15'8" |
| Utility        | 1,878mm x 1,620mm | 6'2" x 5'4"    |
| Study          | 2,996mm x 2,774mm | 9'10" x 9'1"   |
| Cloakroom      |                   |                |



First Floor

Ground Floor



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# SPECIFICATION

[illegible]



|                                                                                                     | Aspen | Beech | Beech II | Chestnut | Lime | Juniper | Spruce<br>Plots 21 & 22 | Spruce<br>Plots 25 | Willow<br>Plots 2 & 20 | Willow<br>Plot 14 |
|-----------------------------------------------------------------------------------------------------|-------|-------|----------|----------|------|---------|-------------------------|--------------------|------------------------|-------------------|
| <b>ELECTRICAL</b>                                                                                   |       |       |          |          |      |         |                         |                    |                        |                   |
| Photo voltaic solar panels (locations as detailed on site drawings)                                 | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| EV car charging points (as detailed on site drawings)                                               | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Mains wired smoke detectors (or carbon monoxide/heat detectors where required) with battery back up | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| External light to front elevation with PIR activation                                               | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Wire only to rear elevation with blank plate                                                        | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Low level courtesy light to en-suite 1                                                              |       |       |          |          |      |         | ■                       | ■                  | ■                      | ■                 |
| 2 way lighting to bed 1                                                                             |       |       |          |          |      |         | ■                       | ■                  | ■                      | ■                 |
| Shaver point to ensuite                                                                             |       |       |          |          |      |         | ■                       | ■                  | ■                      | ■                 |
| TV point to lounge and bedroom 1                                                                    | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| <b>EXTERNAL</b>                                                                                     |       |       |          |          |      |         |                         |                    |                        |                   |
| Buff slabs to front entrance door                                                                   | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Buff slabs to side/rear of plot                                                                     | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Turf to front (as landscape drawing)                                                                | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Planting to front (as landscape drawing)                                                            | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| External Tap                                                                                        | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Sheds to rear garden if no garage                                                                   | ■     | ■     | ■        | ■        |      | ■       | ■                       |                    | ■                      |                   |
| Garage                                                                                              |       |       |          |          |      |         | ■                       |                    | ■                      | ■                 |
| Grey external/white internal PVCu double glazed windows                                             | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Grey external/whiteinternal PVCu double glazed patio doors                                          | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| Grey external entrance door                                                                         | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| <b>WARRANTY</b>                                                                                     |       |       |          |          |      |         |                         |                    |                        |                   |
| 2 year homeowner warranty with Lagan Homes                                                          | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |
| 10 year Premier Guarantee warranty                                                                  | ■     | ■     | ■        | ■        | ■    | ■       | ■                       | ■                  | ■                      | ■                 |

Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues. Appliances manufacturer Electrolux/AEG/Indesit – subject to supply chain availability at the time – confirmation at reservation. Choices are dependent on stage of construction, please ask the Sales Adviser for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Adviser at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.





# sustainable ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise

resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



**Photo Voltaic Solar Panels**



**Good levels of insulation**



**Quality construction on-site**



**High-efficiency heating systems**



**Energy efficient appliances**



**Low energy lighting**



**Save £2,200 on energy bills\***

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.



\* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated August 2024 under Ofgem's latest price cap. Photographs show typical show home interiors from previous developments.



# why choose LAGAN HOMES?



Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## CUSTOMER CARE

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency out of hours call service.

## ENVIRONMENTAL

Our new homes often include the latest energy efficient technology and environmental considerations.

## SAFETY AND SECURITY

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind.

(\*window locks to ground floor).

## NEW HOME WARRANTY

All homes at Sheldon Pines come with a 10 Year Premier Guarantee warranty, with the first 2 years provided by Lagan Homes' customer care team.

## TWO YEAR WARRANTY

Every new Lagan home comes with a two year customer care warranty subject to Premier Guarantee guidelines.

## YOUR NEW HOME

Home owners have the satisfaction of knowing that Sheldon Pines represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5 STAR HOME BUILDER

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.



Privately family  
owned homebuilder



Experienced  
team



Eco-friendly design and  
construction methods



6000+ homes  
built since 1983



11 live sites



# optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.



Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping

“

*Well designed  
quality homes  
to the highest  
standards.*

”





Please ask your  
Sales Adviser for  
full details and  
pricing



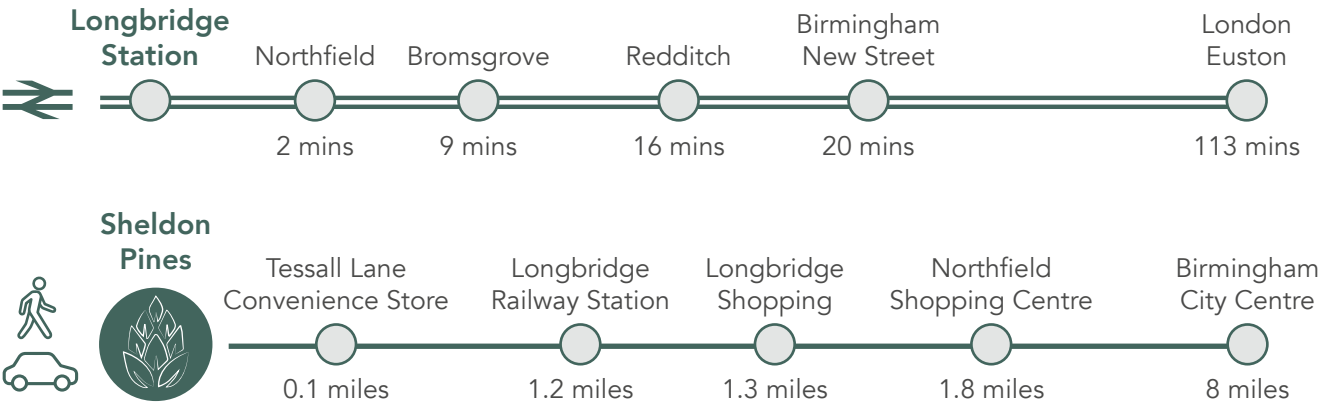
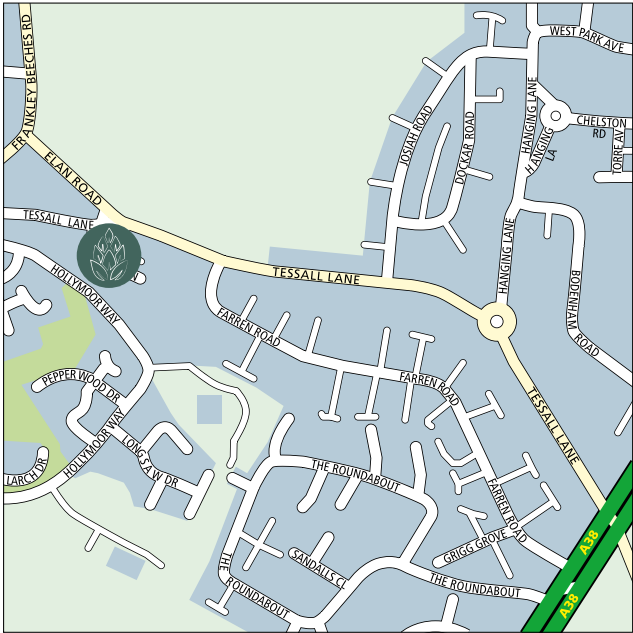
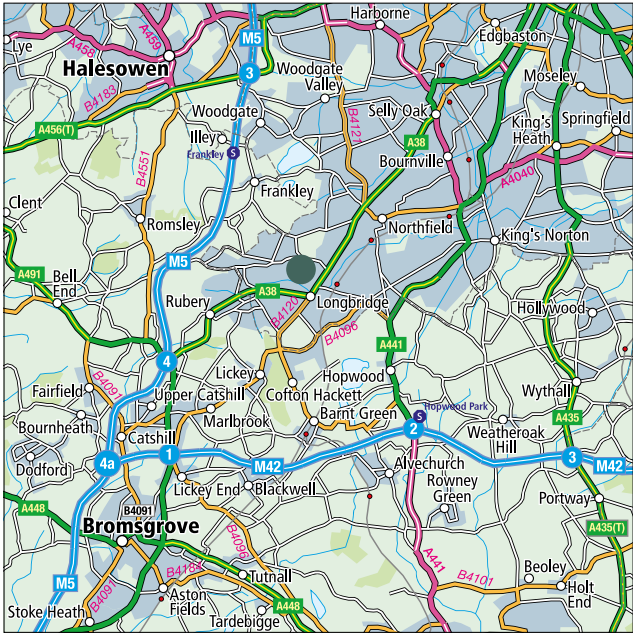


# the LOCATION

Sheldon Pines is just a short walk from the nearest bus stop in Elan Road, with services to both local destinations and the centre of Birmingham.

It is under two miles from Longbridge railway station, from where there are frequent direct trains to destinations including Bromsgrove and Birmingham New Street.

The A38 is just a couple of minutes away giving direct access to Birmingham with a journey time of around twenty minutes. For travel northbound, Junction 3 of the M5 motorway is just over 5 miles away and for travel southbound, Junction 4 is even closer. The M42 motorway is also within easy reach.



Times and distances are for indicative purposes only and sourced from National Rail and Google maps (August 2024).











# SHELDON PINES

## NORTHFIELD

Sheldon Drive, Northfield, Birmingham, B31 5EJ

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