



**Welcome to  
your new home  
in Keele**



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



**Semi detached  
& detached**



**Freehold**

## **Introducing...** **The Oaks**

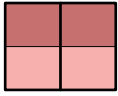
The Oaks is Seddon Homes' exciting new homes development of 2, 3, 4 & 5 bedroom new homes in the semi-rural village of Keele, in Newcastle-under-Lyme, Staffordshire. Situated only 3 miles away from your nearest town centre, you can enjoy the relaxed nature of Keele, without being too distant from the hustle and bustle, plus an abundance of amenities. Enjoy the best of both worlds at The Oaks! Every home on this 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.

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***Seddon Homes.co.uk***

# Arrangement of the homes

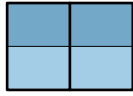
## 2, 3, 4 & 5 bedroom homes



### The Adel

2 bedroom mews/  
semi detached house  
with parking spaces

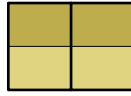
Plots 65, 66, 67, 68, 69,  
70, 78, 79, 80 & 81



### The Astbury

3 bedroom mews/  
semi detached house  
with parking spaces

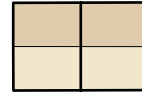
Plots 11, 12, 13, 15, 16,  
19, 20, 21, 22, 58, 60, 61,  
62, 71 & 77



### The Bowland

3 bedroom semi  
detached house  
with parking spaces

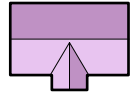
Plots 9, 10, 25, 26, 56,  
57, 63, 64, 74 & 75



### The Shelley

3 bedroom semi  
detached house  
with parking spaces

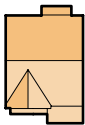
Plots 86 & 87



### The Wynbury

3 bedroom semi  
detached house  
with parking spaces

Plots 14, 59, 72 & 76



### The Denholme

3 bedroom detached  
house with integral  
single garage

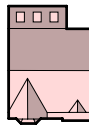
Plots 5, 7, 17, 18, 31, 32,  
34, 88, 90 & 96



### The Brearley

4 bedroom detached  
house with integral  
single garage

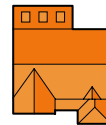
Plots 4, 27, 47, 55, 89  
& 97



### The Hartford

4 bedroom detached  
house with integral  
single garage

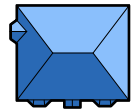
Plots 2, 6, 30, 36, 38, 50,  
53, 91 & 92



### The Tatton

4 bedroom detached  
house with integral  
single garage

Plots 28, 33, 37, 51 & 95



### The Ilkley

4 bedroom detached  
house with detached  
double garage

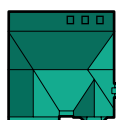
Plots 3, 29 & 54



### The Marsden

4 bedroom detached  
house with detached  
double garage

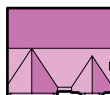
Plots 1, 8, 52 & 94



### The Bramhall

5 bedroom detached  
house with integral  
double garage

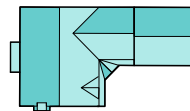
Plots 39, 46 & 49



### The Stanbury

5 bedroom detached  
house with integral  
double garage

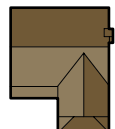
Plot 40



### The Grizedale

5 bedroom detached  
house with integral  
double garage

Plots 35 & 42



### The Lytham

5 bedroom detached  
house with integral  
double garage

Plots 41, 43 & 48

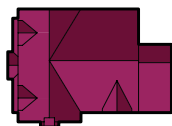


The Oaks  
Pepper Street, Keele,  
Newcastle-under-Lyme,  
ST5 6QQ



**The Astbury  
View Home**

**The Ikley &  
The Hartford  
Show Homes**



**The Mouldsworth**  
5 bedroom detached  
house with integral  
double garage  
Plots 73 & 93



**The Ackworth**  
5 bedroom detached  
house with detached  
double garage  
Plots 44 & 45

**N.B. Plots 23, 24 & 82-85 are Affordable properties.**

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# The Adel

2 bedroom mews/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 mews/semi detached house with parking spaces



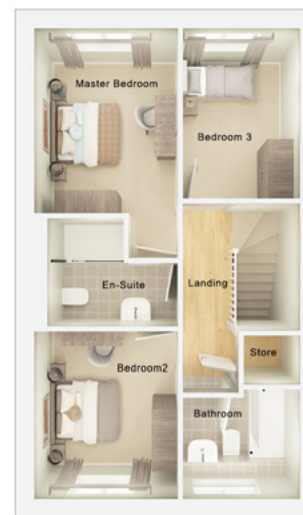
Seddon Homes.co.uk

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



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 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 Wynbury

3 bedroom semi 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



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Ground floor



Lounge	8'1" x 12'3"
Kitchen/Dining/Family Area	20'6" x 12'1"
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 Brearley

4 bedroom detached house with integral single garage



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Ground floor



Lounge	10'11" x 16'7"
Kitchen/Dining	21'7" x 11'1"
Utility	4'6" x 5'9"
WC	4'6" x 5'0"
Garage	7'10" x 17'3"

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 Tatton

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

## 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	7'6" x 10'5"
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 Ikley

4 bedroom detached house with detached double garage



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Ground floor



Lounge (into bay)	12'4" x 25'5"
Kitchen/Dining Area (into bay)	9'11" x 25'5"
Utility	6'9" x 5'11"
WC	6'9" x 4'5"

First floor



Master Bedroom	10'6" x 12'11"
En Suite	5'11" x 3'10"
Bedroom 2	10'2" x 10'11"
Bedroom 3	10'6" x 9'11"
Bedroom 4 (into bay)	11'11" x 11'11"
Bathroom	6'11" x 5'7"

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# The Marsden

4 bedroom detached house with detached double garage



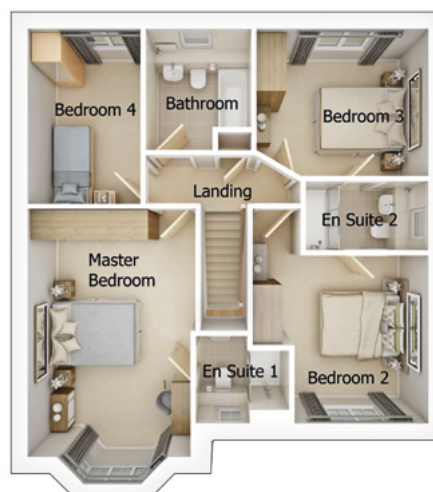
Seddon Homes.co.uk

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 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 Grizedale

5 bedroom detached house with integral double garage



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Ground floor

First floor



Lounge	18'9" x 11'5"
Kitchen/Dining Area	9'11" x 22"
Utility	5'6" x 12'7"
Dining Room	9'6" x 11"
WC	4'3" x 3'6"
Study	8'6" x 6'11"
Garage	16'3" x 17'5"



Master Bedroom	14'4" x 11"
En Suite 1	4'8" x 8'6"
Bedroom 2	9'8" x 12'8"
En Suite 2	6'9" x 7'5"
Bedroom 3	10'6" x 11'4"
Bedroom 4	9'8" x 9'10"
Bedroom 5	8'4" x 7'10"
Bathroom	8'6" 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 note: Plot 35 has been designed without a window in the Utility. For more information, please speak to our Sales Advisor.

# The Lytham

5 bedroom detached house with integral double garage



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Ground floor



Lounge	12'9" x 16'9"
Kitchen/Dining Area	20'8" x 13'4"
Dining Room	11'6" x 10'10"
Study	8'10" x 9'3"
Utility	7'7" x 5'11"
WC	7'6" x 3'5"
Garage	16'7" x 16'5"

First floor



Master Bedroom	16'6" x 12'10"
En Suite 1	9'5" x 8'5"
Dressing Room	5'11" x 8'1"
Bedroom 2	12'11" x 10'0"
En Suite 2	9'5" x 5'3"
Bedroom 3	11'11" x 12'2"
Bedroom 4	8'3" x 14'0"
Bedroom 5	9'4" x 8'1"
Bathroom	8'5" x 10'0"

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# The Mouldsworth

5 bedroom detached house with integral double garage



Seddon Homes.co.uk

Ground 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"

First floor



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"

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.

# The Ackworth

5 bedroom detached house with detached double garage



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Ground floor



Lounge	12'10" x 19'6"
Kitchen	13'3" x 11'1"
Dining/Family Area	12'5" x 17'0"
Dining Room	12'10" x 9'10"
Study	12'10" x 8'2"
Utility	7'4" x 6'3"
WC	4'11" x 6'3"

First floor



Master Bedroom	12'5" x 15'9"
En Suite 1	6'6" x 9'10"
Dressing Room	6'2" x 9'10"
Bedroom 2	12'11" x 10'6"
En Suite 2	6'2" x 7'8"
Bedroom 3	12'11" x 9'10"
Bedroom 4	12'11" x 8'11"
Bedroom 5	10'4" x 8'6"
Bathroom	7'9" x 6'11"

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 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.

**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. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout. The following plots will have solar panels: 7, 8, 29-31, 33-34 & 39-92.

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

**Tenure Freehold.** Maintenance fee is estimated £300 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).

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DRAFT

Kitchen Specification	Adel	Astbury	Bowland	Shelley	Wynbury	Denholme	Brearley	Hartford	Tatton	Ilkley	Marsden	Bramhall	Stanbury	Grizedale	Lytham	Mouldsworth	Ackworth
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						✓											
Curved glass 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.

The Oaks, Pepper Street, Keele, Newcastle-under-Lyme, ST5 6QQ

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If balanced-living is your idea of a perfect life, then look no further than Keele in Newcastle-under-Lyme. With all the amenities you will ever need being just a short journey away from our new homes, plus fantastic transport links, The Oaks is ideal for just about everyone – from professionals, to families, to down-sizers alike. Keele itself offers a beautiful, semi rural setting, with charming nuances of Keele's history.

Newcastle-under-Lyme offers an eclectic mix of well-known and independent shops, bars and eateries – as well as essential services including a Post Office, vets, pharmacy and garage. The historic town centre itself is just 3 miles away from The Oaks. Here, you will also find your major supermarkets and fuel stations. If that's not enough, Stoke-on-Trent is around 5 miles away. So, when it comes to errands, shopping and entertainment, there will be a plethora of options for residents of The Oaks.

**Marketing Suite open  
Thursday to Monday  
10am - 5pm**

**01782 694 927**

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



## Find us

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