

A decorative graphic on the left side of the page, consisting of a series of stylized, overlapping leaf or teardrop shapes arranged in a branching, organic pattern. The pattern is rendered in a lighter shade of purple than the background.

VISION

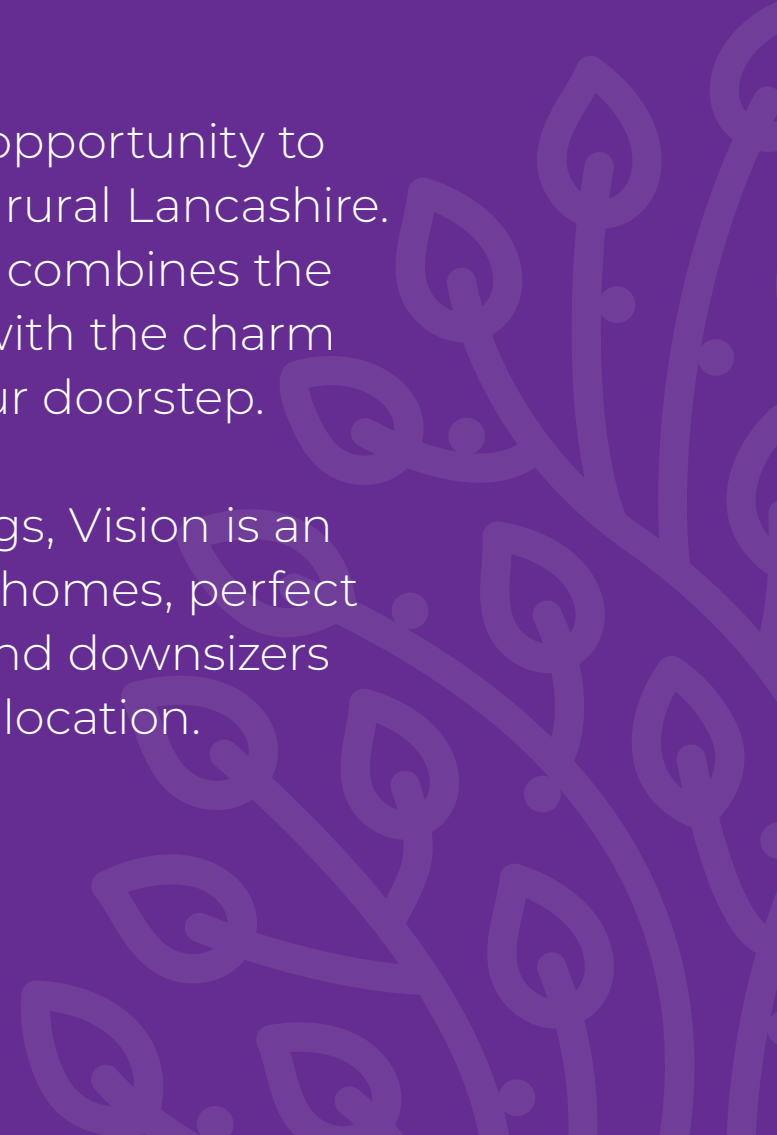
SKELMERSDALE



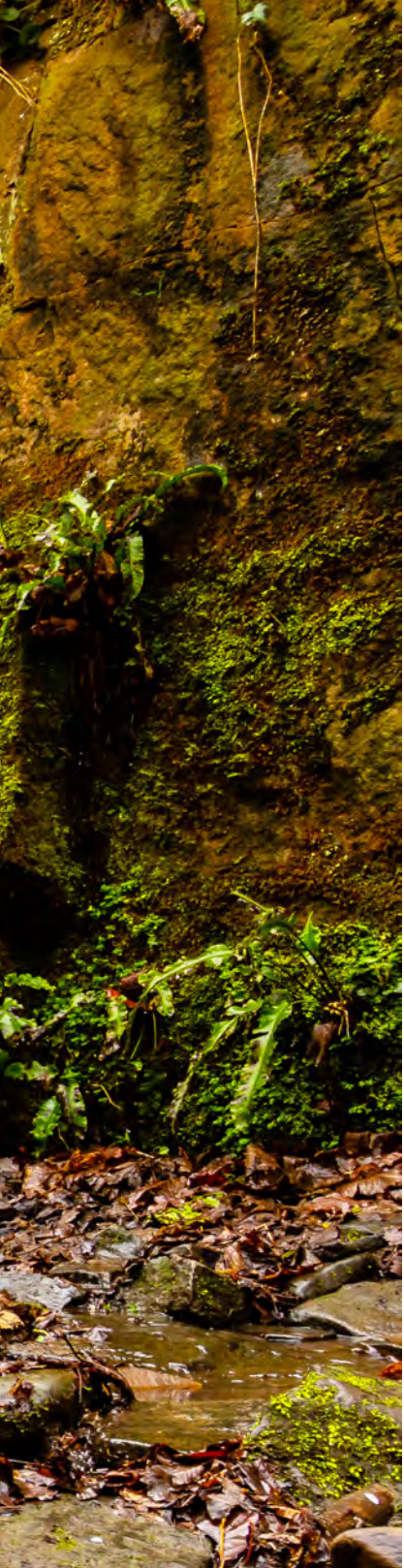
Welcome to Vision

Set close to the River Tawd, Vision offers an opportunity to purchase a stunning new home in the heart of rural Lancashire. Located on the edge of Skelmersdale, Vision combines the benefits of having a bustling town close by with the charm of the Lancashire countryside right on your doorstep.

Designed to blend with the local surroundings, Vision is an outstanding collection of 2, 3 and 4 bedroom homes, perfect for professionals, first-time buyers, families and downsizers seeking high quality homes in an ideal location.







Enjoying life in Skelmersdale

Skelmersdale is a thriving town in the heart of the Lancashire countryside. Located on the banks of the River Tawd, there are a number of beauty spots to discover, including the Tawd Valley Park, also known as the Green Heart of Skelmersdale, and Fairy Glen, with its spectacular waterfalls and dramatic cliff faces.

Beacon Country Park is a firm favourite amongst locals, with guided paths allowing you to explore the rolling landscape. Offering panoramic views across the breath-taking Lancashire countryside, you can spot the Pennine Hills to the east.

With a range of action-packed events, play areas for young children, and an on-site café to satisfy your appetite during a day out, Beacon Country Park has something for everyone.

Just a 9-minute drive from Vision, you'll find Dean Wood Golf Course, where you can enjoy the views of West Lancashire whilst playing on a challenging course designed by five times Open champion James Braid.

The local area around Vision is dotted with pubs and eateries, where you can sample local delights and experience Skelmersdale's warm sense of community.

The Prince William, popular with locals and walkers alike, is just a 3-minute drive from Vision and serves home-made food sourced from local suppliers.

Travel a little further afield and you'll find Wigan, St Helens, Liverpool and Preston, all with a great deal of activities to satisfy the whole family.

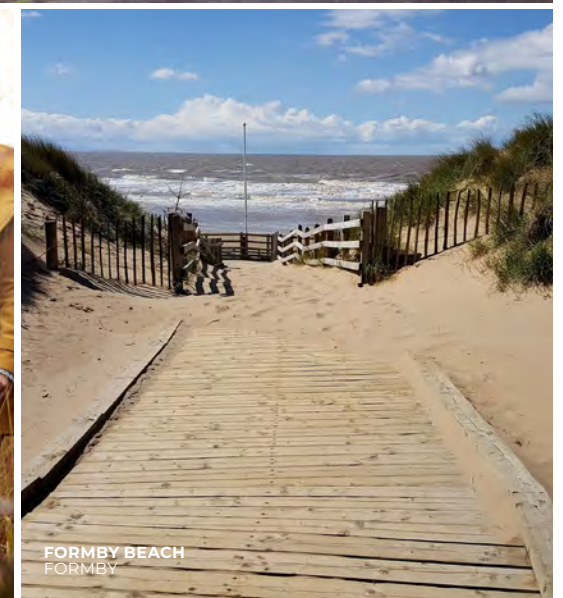
Living in Lancashire

Vision boasts a semi-rural feel, benefiting from having the bustling town of Skelmersdale on your doorstep and the picturesque countryside of Lancashire just moments away.

Less than ten miles from Vision, Wigan offers a winding range of canal paths to explore and the Wigan Flashes, which support a range of diverse wildlife.

If you love action and adventure, the Three Sisters Racing Circuit and Wigan Roller Rink will provide hours of fun and competition.

St Helens offers a range of activities, such as power-boating and angling at Carr Mill Dam or a day at the races at Haydock Park race course. At Vision the surrounding area will satisfy every interest.



Transport



Skelmersdale is ideally located for commuters, with the M58 easily accessible from Vision, providing access to the M6 and M62 to Manchester and Liverpool. Preston is just half an hour away by car, with Chester and Manchester within an hour's drive.

Just a short drive from Vision, Upholland train station offers regular train services to Wigan, Liverpool and Manchester.

Both Liverpool John Lennon and Manchester airports are also within a 45-minute drive.

Shopping



You'll be spoilt for choice living in Skelmersdale, with a wide range of shopping opportunities close by.

The town is served by the Concourse shopping centre which hosts a great selection of brand name shops and a popular market hall.

The neighbouring market town of Ormskirk offers a pedestrianised area ideal for a Saturday stroll with family and friends where you can visit the local market and independent high street shops. You will also find an abundance of cafés, restaurant and pubs to restore your energy after a day of shopping.

Just a short distance away are Liverpool One shopping centre, Cheshire Oaks and the Intu Trafford Centre, all of which are packed with well-known high street shops, designer brands, bars, restaurants and attractions.

Leisure



Skelmersdale offers a host of activities for the whole family, from combat paint-balling for families looking for action and adventure, to indoor soft play for those with younger children.

Further afield, Formby beach is just half an hour's drive from Skelmersdale, with picturesque coastal walks along the beach and rolling sand dunes. On a clear day, you can even spot the mountains of Cumbria from the top of the dunes.

Haigh Woodland Park in neighbouring Wigan offers fun for the whole family, with high rope adventure courses and crazy golf perfect for a family day out.

When it comes to evenings, experience the nightlife of Liverpool, where there are many bars and restaurants around the city. Alternatively spend a night in Manchester, which is also known for its nightlife and is home to Manchester Arena, which has regular performances from some of the biggest global artists.

Education



Buying a house close to excellent schools is a priority for many families, and your little ones will love the range of progressive and well performing schools in the area. Vision is located near to Cobbs Brow School, St James Catholic Primary School and Woodlands Community Primary School.

For secondary education, the Maharishi Free School and Our Lady Queen of Peace College are within close reach of the development.

There is also choice for those wanting to enter higher education close to home, with Liverpool University, Edge Hill University and the University of Central Lancashire all within a 30-minute drive of Vision.

Why buy a new home?

A new home offers several advantages that an older property simply can't. Not only can you buy in a variety of ways but they are also designed for modern day lifestyles.

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



Registered developer



THE PICCADILLY
4 BEDROOM HOME



Less DIY

We all lead busy lives, and when we're relaxing we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, new boiler, new kitchen, new bathroom and new fresh finishes.

Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we are able to offer you flexibility in the design and the opportunity to personalise your home before it's even built!

Built for modern living

Our new homes have been designed with you in mind. With more focus on family rooms, entertaining and multi-function living spaces and open plan living, we've considered it all.



Peace of mind

All our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home. We also adopt the Consumer Code for Housebuilders to make sure that you're fully supported throughout your buying journey.

Stress-free buying

As soon as a new build home is built, it's ready to move in to straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

Save more

Today's new build homes are built to the latest environmental standards with far lower carbon emissions than older properties. Not only good news for the planet, but for you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.



Specification

The difference is in the detail. Spacious and contemporary living spaces, where every fixture and fitting is specially selected for each home within our Signature range.

The details in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure. Speak to your Sales Advisor for more information.

The Signature range:

Kitchen

- Range of contemporary fully fitted Symphony kitchens
- Range of Symphony worktops and upstands
- Zanussi electric fan single oven, 4 ring gas hob and Zanussi stainless steel chimney hood to 2 and 3 bed homes
- Zanussi electric fan double oven, 5 ring gas hob and Zanussi stainless steel chimney hood to 4 bedroom homes
- Symphony glass splashback to hob
- Zanussi Integrated fridge-freezer
- Zanussi Integrated dishwasher
- Housing unit for boiler
- Plumbing for washing machine (or in utility if applicable)
- Inset 1½ bowl stainless steel sink

Main bathroom

- Vitra contemporary square style white sanitaryware with chrome
- Vado Sense smooth bodied single lever basin mixer tap
- Vado Sense deck mounted two tap bath mounted mixer
- Vitra Ceres thermostatic bar shower value with 680mm slide rail hand shower and shower screen enclosure complete with glass/chrome frame
- Porcelanosa full height tiling surrounding the bath
- Chrome heated towel rail

En-suites

- Vitra contemporary square style white sanitaryware with chrome
- Vado Sense smooth bodied single lever basin mixer tap
- Shower enclosure complete with glass door/chrome frame and Vitra Ceres thermostatic bar shower value with 680mm slide rail hand shower
- Porcelanosa full height tiling to shower enclosures
- Chrome heated towel rail

Cloakroom

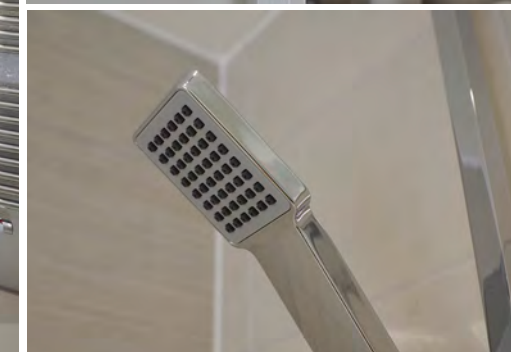
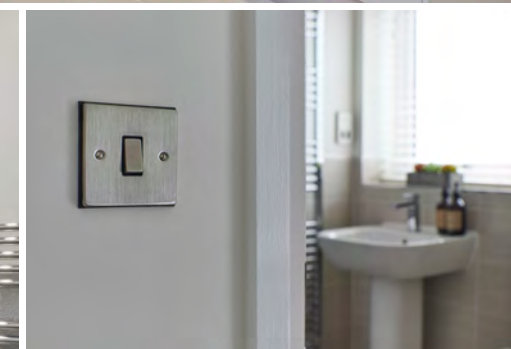
- Vitra contemporary square style white sanitaryware with chrome
- Vado Sense smooth bodied single lever basin mixer tap
- Porcelanosa tiling to wash hand basin

General internal features

- Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)
- TV points provided to Lounge and Bedroom 1
- BT point provided to ground floor
- Mains operated smoke detectors
- White pre-finished internal doors
- Chrome sockets and switches to the ground floor
- Chrome LED downlights to kitchen, cloak, bathroom and en-suites
- Range of vinyl flooring to bathroom and en-suites (if applicable)

General external features

- Fencing as shown on site layout
- Turf to rear garden and landscaping to front gardens
- Feature garden walls to selected plots (refer to development plan)
- NHBC 10 year building warranty
- Light to front and rear



Options to buy

Help to Buy: Shared Ownership

As a Government backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means that you often can have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

The Benefits of Shared Ownership:



A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



Your home

Because you're buying your home you can personalise it and make it your own.



Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy*.



Owning 100%

Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.

* You can claim a discount (relief) so you do not pay any tax up to £300,000 and 5% on the portion from £300,001 to £500,000. You're eligible if you, and anyone else you're buying with, are first-time buyers and you complete your purchase on or after 22 November 2017. If the price is over £500,000, you follow the rules for people who've bought a home before. Subject to Government policy as of April 2020 and is subject to change. Speak to your Sales Advisor for more information.

Making a difference in your community

At Laurus Homes, we do more than just build homes. We strive to create neighbourhoods that benefit the community and the wider society, and we put this at the heart of everything we do.

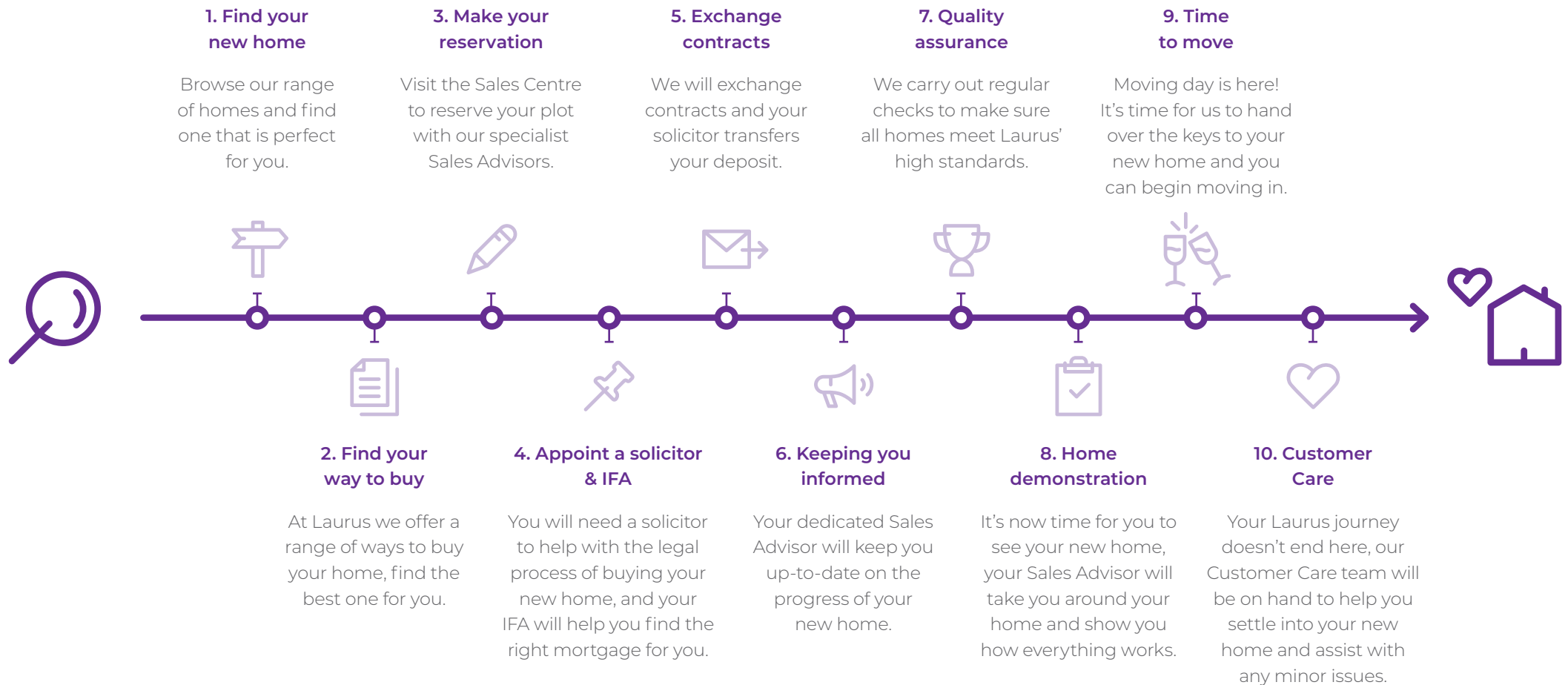
Our community-focused and profit-for-purpose approach to every project means we make positive differences to people's lives and act as a catalyst for regeneration. In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects.

We re-invest our profits to achieve social, community and environmental benefits, meaning we grow the communities we need, where you need them.

Ask your Sales Advisor for more information on where we're investing in your local area.



Buying process





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SITE PLAN



VISION

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With excellent countryside views, Vision offers a mix of spacious 2, 3 and 4 bedroom homes.

With our range of options to buy including Help to Buy and Shared Ownership, we can make it easier for you to own your dream home in scenic West Lancashire.

2 bedroom homes

-  The Abbey
-  The Lincoln (Bungalow)

3 bedroom homes

-  The Cavendish
-  The Suffolk
-  The Clarendon
-  The Carnaby
-  The Grosvenor
-  The Fitzroy
-  The Berkeley

4 bedroom homes

-  The Merrion
-  The Belgrave
-  The Richmond
-  The Oxford
-  The Piccadilly

-  Affordable Rent



* Plots are available to purchase through Shared Ownership.
NB. This site plan is indicative and to be used for plot identification purposes only.
Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.

How to find us



ADDRESS

Vision
Whalleys Road
Skelmersdale
Lancashire
WN8 6SR

CALL

0161 968 0353

EMAIL

vision@laurushomes.co.uk

FROM WIGAN

Head west on Ormskirk Road (A577) and take the M58. At junction 5, exit towards A577/Pimbo/Skelmersdale (East). Continue north on Stannanought Road (A577). At the roundabout take the third exit onto Ashurst Road. Stay on Ashurst Road and take the fourth exit into Whalleys Road. Take the second exit at the roundabout and Vision is on your left.

BY TRAIN

Exit Upholland Station head north and turn right onto Ormskirk Road then take a left onto Mill Lane. Continue onto Beacon Lane and at the roundabout take the third exit into Whalleys Road. Vision is on your left.

FROM ORMSKIRK

Head east on the A577 to Dick's Lane in Westhead. Continue onto Spa Lane then bear left onto Vale Lane. At the roundabout take the second exit onto Cobbs Clough Road. Turn right into Cobbs Brow Lane and you will arrive at the Vision development.



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VISION

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THE ABBEY

2 BEDROOM
SEMI-DETACHED
HOME



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Also available with a render finish.

VISION

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THE ABBEY

2 BEDROOM
SEMI-DETACHED
HOME



The Abbey is a two bedroom home ideal for first time buyers and young couples. The ground floor comprises of a modern kitchen/dining area and spacious lounge. The ground floor also benefits from a cloakroom. To the first floor is a master bedroom complete with en-suite, a further double bedroom and a modern bathroom.

OVERALL PLOT SIZE

71.5m² 770ft²



GROUND FLOOR

Kitchen/Dining	5.06m x 2.63m	16'6" x 8'6"
Lounge	4.11m x 4.25m	13'5" x 13'9"
Cloakroom	1.82m x 0.87m	6'0" x 2'8"



FIRST FLOOR

Master Bedroom	3.68m x 3.08m	12'1" x 10'1"
En-suite	1.26m x 2.40m	4'1" x 7'9"
Bedroom 2	3.61m x 2.57m	11'8" x 8'4"
Bathroom	2.31m x 1.93m	7'6" x 6'3"



PLOTS: 16, 17, 35, 36, 82, 83, 95, 96, 111, 112, 117 & 118

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
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THE
LINCOLN

2 BEDROOM DETACHED OR SEMI-DETACHED BUNGALOW



VISION

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THE LINCOLN

2 BEDROOM
DETACHED OR
SEMI-DETACHED
BUNGALOW



The Lincoln is a beautiful two bedroom bungalow. The hallway leads to a spacious lounge and an open plan kitchen/dining area. A master bedroom complete with en-suite is to the front of the home and a further bedroom can be found to the rear of the home. A modern bathroom completes the home.

OVERALL PLOT SIZE

75.3m² 811ft²



GROUND FLOOR

Kitchen/Dining	3.20m x 5.57m	10'5" x 18'2"
Lounge	3.53m x 4.02m	11'6" x 13'2"
Bathroom	2.06m x 1.95m	6'7" x 6'4"

GROUND FLOOR

Master Bedroom	3.48m x 3.70m	11'4" x 12'1"
En-suite	2.36m x 1.29m	7'7" x 4'2"
Bedroom 2	3.48m x 3.41m	11'4" x 11'2"



PLOTS: 60, 61, 62, 65, 80 & 94

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VISION

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THE CAVENDISH

3 BEDROOM
SEMI-DETACHED
HOME



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homes

Also available with a render finish.

VISION

SKELMERSDALE

THE CAVENDISH

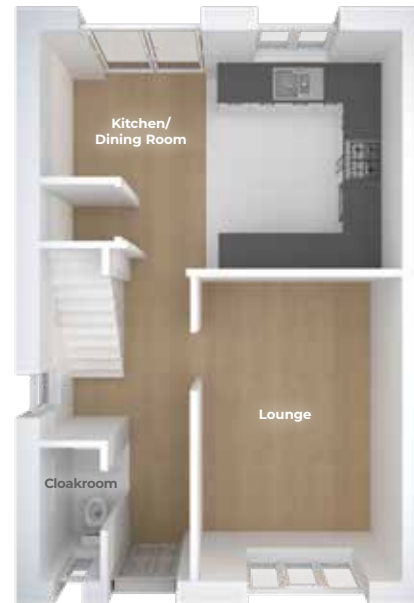
3 BEDROOM
SEMI-DETACHED
HOME



The Cavendish is a three bedroom home ideal for first time buyers and growing families. To the ground floor is a spacious lounge and an open plan kitchen/dining area with double doors leading to the rear garden. The ground floor also benefits from a cloakroom. To the first floor, a master bedroom with an en-suite is located to the front of the home with two further generously proportioned bedrooms to the rear. The home is completed by a contemporary family bathroom.

OVERALL PLOT SIZE

85.6m² 921ft²



GROUND FLOOR

Kitchen/Dining	5.34m x 3.49m	17'5" x 11'4"
Lounge	3.01m x 4.44m	9'8" x 14'5"
Cloakroom	2.09m x 0.91m	6'8" x 2'9"



FIRST FLOOR

Master Bedroom	3.59m x 3.00m	11'7" x 9'8"
En-suite	2.38m x 1.52m	7'8" x 5'0"
Bedroom 2	3.46m x 2.87m	11'3" x 9'4"
Bedroom 3	2.75m x 2.37m	9'0" x 7'7"
Bathroom	2.24m x 1.95m	7'3" x 6'4"



PLOTS: 14, 15, 18, 19, 33, 34, 74 & 75

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
SKELMERSDALE

THE
SUFFOLK

3 BEDROOM SEMI-DETACHED HOME



VISION

SKELMERSDALE

THE SUFFOLK

3 BEDROOM
SEMI-DETACHED
HOME



The three bedroom Suffolk is a generously proportioned home ideal for young and growing families. The double fronted home has an open plan kitchen/dining area, a spacious lounge and a cloakroom. On the first floor, there is a master bedroom complete with en-suite, two further large bedrooms and a modern family bathroom.

OVERALL PLOT SIZE

87.5m² 942ft²



GROUND FLOOR

Kitchen/Dining	5.65m x 2.77m	18'5" x 9'1"
Lounge	5.65m x 2.80m	18'5" x 9'2"
Cloakroom	1.99m x 0.98m	6'5" x 3'2"



FIRST FLOOR

Master Bedroom	2.80m x 4.33m	9'2" x 14'2"
En-suite	2.57m x 1.23m	8'4" x 4'0"
Bedroom 2	3.09m x 2.88m	10'1" x 9'4"
Bedroom 3	2.82m x 2.65m	9'3" x 8'7"
Bathroom	1.95m x 1.82m	6'4" x 6'0"



PLOTS: 49, 51, 79, 102, 115 & 120

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

VISION

SKELMERSDALE

THE CLARENDON

3 BEDROOM
SEMI-DETACHED
HOME



Also available with a render finish.

VISION

SKELMERSDALE

THE CLARENDON

3 BEDROOM
SEMI-DETACHED
HOME



The three bedroom Clarendon is a spacious family home. The hallway leads to a kitchen/dining area, a cloakroom and a large lounge, double doors lead onto the rear garden. The first floor comprises of three spacious bedrooms and a modern family bathroom.

OVERALL PLOT SIZE

89.4m² 962ft²



GROUND FLOOR

Kitchen/Dining	3.84m x 2.99m	12'6" x 9'8"
Lounge	5.33m x 3.57m	17'4" x 11'7"
Cloakroom	1.80m x 1.36m	5'9" x 4'4"



FIRST FLOOR

Bedroom 1	4.16m x 3.07m	13'6" x 10'0"
Bedroom 2	4.11m x 3.07m	13'5" x 10'0"
Bedroom 3	2.65m x 2.07m	8'7" x 6'8"
Bathroom	1.95m x 2.07m	6'4" x 6'8"



PLOTS: 97 & 98

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

VISION
SKELMERSDALE

THE
CARNABY

3 BEDROOM
SEMI-DETACHED
HOME



Also available with a render finish.

VISION

SKELMERSDALE

THE CARNABY

3 BEDROOM
SEMI-DETACHED
HOME



The Carnaby is a three bedroom home ideal for first time buyers and growing families. The ground floor comprises of a spacious lounge, a beautiful open plan kitchen/dining area along with a cloakroom. The first floor comprises of a master bedroom with an en-suite, two further well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

89.4m² 962ft²



GROUND FLOOR

Kitchen/Dining	5.73m x 3.12m	18'8" x 10'2"
Lounge	4.55m x 3.25m	14'9" x 10'6"
Cloakroom	1.95m x 0.92m	6'4" x 3'0"



FIRST FLOOR

Master Bedroom	3.71m x 3.37m	12'1" x 11'0"
En-suite	2.48m x 1.34m	8'1" x 4'4"
Bedroom 2	3.37m x 3.08m	11'0" x 10'1"
Bedroom 3	2.66m x 2.27m	8'7" x 7'4"
Bathroom	2.27m x 1.95m	7'4" x 6'4"



PLOTS: 50, 52, 76, 77, 78, 103, 116 & 119

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VISION
SKELMERSDALE

THE
GROSVENOR
—
3 BEDROOM DETACHED HOME



VISION

SKELMERSDALE

THE GROSVENOR

3 BEDROOM
DETACHED
HOME



The Grosvenor is a three bedroom home designed for family living. The hallway leads to a spacious lounge, cloakroom and open plan kitchen/dining area. The ground floor also benefits from a utility room located off the kitchen. To the first floor, the master bedroom is complete with en-suite, two further well proportioned bedrooms and a family bathroom complete the home.

OVERALL PLOT SIZE

93.8m² 1,010ft²



GROUND FLOOR

Kitchen/Dining	3.02m x 5.21m	9'9" x 17'1"
Utility	2.29m x 1.84m	7'5" x 6'0"
Lounge	3.83m x 5.21m	12'5" x 17'1"
Cloakroom	1.22m x 1.53m	4'0" x 5'0"



FIRST FLOOR

Master Bedroom	3.06m x 3.85m	10'0" x 12'6"
En-suite	3.06m x 1.27m	10'0" x 4'2"
Bedroom 2	3.27m x 2.85m	10'7" x 9'3"
Bedroom 3	3.27m x 2.27m	10'7" x 7'4"
Bathroom	2.03m x 2.29m	6'6" x 7'5"



PLOTS: 27, 43, 54, 57, 59, 113 & 114

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
SKELMERSDALE

THE
FITZROY
—
3 BEDROOM DETACHED HOME

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VISION

SKELMERSDALE

THE FITZROY

3 BEDROOM
DETACHED
HOME



The Fitzroy is a spacious three bedroom home, designed for family living. The ground floor comprises of a beautiful open plan kitchen/dining area complete with double doors to the rear. A spacious lounge is located to the front of the home and the ground floor also benefits from a cloakroom. The first floor comprises of a master bedroom with an en-suite, two further well proportioned bedrooms and a contemporary family bathroom.

OVERALL PLOT SIZE

97m² 1,044ft²



GROUND FLOOR

Kitchen/Dining	6.34m x 3.38m	20'8" x 11'0"
Lounge	3.74m x 4.43m	12'2" x 14'5"
Cloakroom	1.77m x 0.85m	5'8" x 2'8"



FIRST FLOOR

Master Bedroom	3.86m x 3.53m	12'6" x 11'6"
En-suite	2.61m x 2.07m	8'5" x 6'8"
Bedroom 2	3.19m x 3.18m	10'4" x 10'4"
Bedroom 3	3.06m x 3.18m	10'0" x 10'4"
Bathroom	1.92m x 2.01m	6'3" x 6'6"



PLOTS: 3, 4, 8, 29, 39, 48, 55, 84, 101, 105 & 108

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VISION
SKELMERSDALE

THE
BERKELEY
—
3 BEDROOM DETACHED HOME



VISION

SKELMERSDALE

THE BERKELEY

3 BEDROOM
DETACHED
HOME



The three bedroom Berkeley is designed with family living in mind. Complete with garage, the ground floor includes a large lounge, spacious kitchen/dining area and separate utility room accessible from the kitchen. The ground floor also benefits from a cloakroom located off the hall. To the first floor is a master bedroom with an en-suite, two further well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

102.9m² 1,107ft²



GROUND FLOOR

Kitchen/Dining	7.19m x 3.38m	23'5" x 11'1"
Utility	2.28m x 1.87m	7'4" x 6'1"
Lounge	4.88m x 3.19m	16'0" x 10'4"
Cloakroom	1.52m x 1.09m	5'0" x 3'5"
Garage	6.03m x 3.02m	19'7" x 9'9"

FIRST FLOOR

Master Bedroom	3.19m x 3.14m	10'6" x 10'3"
En-suite	2.13m x 1.65m	6'9" x 5'4"
Bedroom 2	3.38m x 2.94m	11'1" x 9'6"
Bedroom 3	3.15m x 2.52m	10'3" x 8'2"
Bathroom	2.10m x 1.99m	6'8" x 6'5"



PLOTS: 6, 26, 85, 88 & 110

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
SKELMERSDALE

THE
MERRION
—
4 BEDROOM DETACHED HOME



VISION

SKELMERSDALE

THE MERRION

4 BEDROOM
DETACHED
HOME



The Merrion is a spacious four bedroom home designed with modern family living in mind. The hallway leads to a large lounge, open plan kitchen/dining area with separate utility room accessible off the kitchen. The ground floor also benefits from a cloakroom. To the first floor, the master bedroom is complete with en-suite, there are also a further three well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

106.7m² 1,149ft²



GROUND FLOOR

Kitchen/Dining	6.11m x 3.64m	20'0" x 11'9"
Utility	1.13m x 0.90m	3'7" x 2'9"
Lounge	5.63m x 3.44m	18'4" x 11'2"
Cloakroom	2.12m x 1.06m	6'9" x 3'4"



FIRST FLOOR

Master Bedroom	4.19m x 3.07m	13'7" x 10'0"
En-suite	2.12m x 1.64m	6'9" x 5'4"
Bedroom 2	3.29m x 3.07m	10'8" x 10'0"
Bedroom 3	2.95m x 2.12m	9'6" x 6'9"
Bedroom 4	2.95m x 2.45m	9'6" x 8'0"
Bathroom	2.08m x 1.94m	6'8" x 6'4"



PLOTS: 2, 24, 42, 47, 90 & 109

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
SKELMERSDALE

THE
BELGRAVE
—
4 BEDROOM DETACHED HOME



VISION

SKELMERSDALE

THE BELGRAVE

4 BEDROOM
DETACHED
HOME



The Belgrave is a beautiful four bedroom home designed for growing families. The ground floor comprises of a large lounge complete with bay window is located to the front of the home, with spacious, open plan kitchen/dining area to the rear. Double doors lead out to the rear garden from the kitchen and the ground floor also benefits from a separate cloakroom and utility room which are accessible from the hall. To the first floor, the master bedroom includes an en-suite, three further well proportioned bedrooms and a family bathroom complete the home.

OVERALL PLOT SIZE

110.9m² 1,194ft²



GROUND FLOOR

Kitchen/Dining	6.34m x 3.68m	20'8" x 12'0"
Utility	1.31m x 1.52m	4'3" x 4'9"
Lounge	5.34m x 3.30m	17'5" x 10'8"
Cloakroom	1.20m x 1.52m	3'9" x 4'9"



FIRST FLOOR

Master Bedroom	3.28m x 3.20m	10'7" x 10'4"
En-suite	2.55m x 1.07m	8'3" x 3'5"
Bedroom 2	3.57m x 3.51m	11'7" x 11'5"
Bedroom 3	2.67m x 3.51m	8'7" x 11'5"
Bedroom 4	2.65m x 2.66m	8'7" x 8'7"
Bathroom	2.55m x 1.86m	8'3" x 6'1"



PLOTS: 1, 11, 25, 44, 53, 86, 91 & 106

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VISION
SKELMERSDALE

THE
RICHMOND
—
4 BEDROOM DETACHED HOME

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VISION

SKELMERSDALE

THE RICHMOND

4 BEDROOM
DETACHED
HOME



The four bedroom Richmond is designed for family living. The ground floor comprises of a large lounge to the front of the home with a beautiful bay window, to the rear is a spacious, open plan kitchen/dining area with space for a further family living area. Double doors lead out to the rear garden and the ground floor also benefits from a separate cloakroom and utility room which are accessible from the hall. To the first floor, the master bedroom includes an en-suite, three further well proportioned bedrooms and a family bathroom complete the home.

OVERALL PLOT SIZE

117.5m² 1,265ft²



GROUND FLOOR

Kitchen/Dining	8.03m x 3.74m	26'3" x 12'2"
Utility	2.16m x 1.70m	7'0" x 5'5"
Lounge	4.61m x 3.41m	15'1" x 11'2"
Cloakroom	2.16m x 1.10m	7'0" x 3'6"

FIRST FLOOR

Master Bedroom	3.41m x 4.00m	11'2" x 13'1"
En-suite	2.01m x 1.92m	6'6" x 6'3"
Bedroom 2	2.41m x 3.71m	7'9" x 12'1"
Bedroom 3	3.26m x 3.48m	10'7" x 11'4"
Bedroom 4	2.99m x 2.41m	9'8" x 7'9"
Bathroom	2.18m x 1.93m	7'1" x 6'3"



PLOTS: 7, 58, 89, 100 & 107

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION

SKELMERSDALE

THE OXFORD

4 BEDROOM
DETACHED
HOME



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THE OXFORD

4 BEDROOM
DETACHED
HOME



The Oxford is a stunning four bedroom home designed for growing families. The ground floor comprises of a spacious lounge with bay window, a study and cloakroom located off the hallway. To the rear of the home is an open plan kitchen/dining area/family room with a separate utility room located off the kitchen. The Oxford benefits from a double garage which is also accessible from the rear garden.

To the first floor is a master bedroom with an en-suite, three further well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

122.9m² 1,323ft²



GROUND FLOOR

Kitchen/Dining	8.59m x 3.70m	28'2" x 12'1"
Utility	1.73m x 1.74m	5'6" x 5'6"
Lounge	4.69m x 3.19m	15'4" x 10'4"
Study	3.20m x 2.71m	10'5" x 8'9"
Cloakroom	1.74m x 1.22m	5'6" x 4'0"
Garage	6.08m x 5.97m	19'9" x 19'6"



FIRST FLOOR

Master Bedroom	3.76m x 3.20m	12'3" x 10'5"
En-suite	2.03m x 2.02m	6'6" x 6'6"
Bedroom 2	3.68m x 3.17m	12'0" x 10'4"
Bedroom 3	3.17m x 3.02m	10'4" x 9'9"
Bedroom 4	3.04m x 2.94m	10'0" x 9'6"
Bathroom	2.20m x 1.77m	7'2" x 5'8"



PLOTS: 23, 28, 45, 46, 56 & 104

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



VISION
SKELMERSDALE

THE
PICCADILLY
—
4 BEDROOM DETACHED HOME

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THE PICCADILLY

4 BEDROOM
DETACHED
HOME



The beautiful four bedroom Piccadilly is designed with space for busy family life, making it ideal for growing families. Located on the ground floor is a stylish lounge and a spacious kitchen/dining area. Located at the back of the home is a separate utility room and cloakroom.

The Piccadilly also benefits from a spacious garage. On the first floor, the master bedroom is complete with en-suite, a further three double bedrooms and a family bathroom complete the home.

OVERALL PLOT SIZE

126.3m² 1,360ft²



GROUND FLOOR

Kitchen/Dining	7.03m x 3.52m	23'0" x 11'5"
Utility	2.17m x 1.69m	7'1" x 5'5"
Cloakroom	1.69m x 0.90m	5'5" x 2'9"
Lounge	4.63m x 3.53m	15'1" x 11'5"
Garage	6.09m x 3.08m	19'9" x 10'1"

FIRST FLOOR

Master Bedroom	4.05m x 3.56m	13'2" x 11'6"
En-suite	1.93m x 1.37m	6'3" x 4'5"
Bedroom 2	4.36m x 3.14m	14'3" x 10'3"
Bedroom 3	4.11m x 2.69m	13'4" x 8'8"
Bedroom 4	3.40m x 3.35m	11'1" x 10'9"
Bathroom	2.62m x 2.37m	8'6" x 7'7"



PLOTS: 5, 22, 30, 81, 87, 99,

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

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