

**Welcome to
your new home
in Langley**



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



**Semi detached
& detached**



Freehold

Introducing...

Lavender Fields

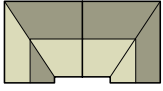
Lavender Fields will offer something for an array of different buyers. These 2, 3, 4 & 5 bed homes have a delightful location with beautiful rural surroundings.

Langley is a charming rural village with a unique real ale pub with an open fire and beer garden, perfect for a sit down after a long walk in the countryside! Langley borders Macclesfield Forest and is only three miles from Macclesfield itself. Macclesfield is home to a large array of high street shops, markets, a silk museum and art gallery, Golf Club and Macclesfield Town F.C.

Seddon Homes.co.uk

Arrangement of the homes

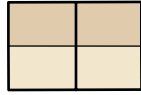
2, 3, 4 & 5 bedroom homes



The Alderley

2 bedroom semi detached bungalow with parking spaces

Plots 52, 53, 54 & 55



The Shelley

3 bedroom semi detached house with parking spaces

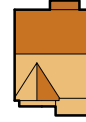
Plots 40 & 41



The Bowland

3 bedroom detached house with parking spaces

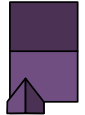
Plots 30, 34, 37, 38, & 48



The Lawton

3 bedroom detached house with integral single garage

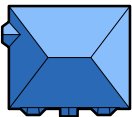
Plots 8, 9, 15, 47, 66, 68 & 72



The Denshaw

3 bedroom mews house with parking spaces

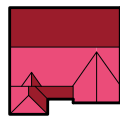
Plots 22, 23, 24, 25, 26 & 27



The Ilkley

4 bedroom detached house with detached single garage

Plots 5, 17, 42, 64, 65 & 69



The Carron

4 bedroom detached house with integral single garage

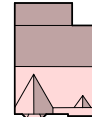
Plots 14 & 35



The Brearley

4 bedroom detached house with integral single garage

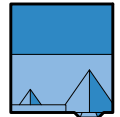
Plots 3, 4, 12, 13, 16 & 70



The Hartford

4 bedroom detached house with integral single garage

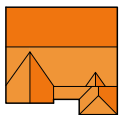
Plots 10, 39, 44, 58 & 62



The Marsden

4 bedroom detached house with detached double garage

Plots 2, 49, 51, 59, 63 & 74



The Tatton

4 bedroom detached house with integral single garage

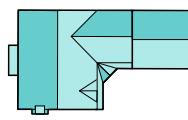
Plots 6, 46 & 75



The Bramhall

5 bedroom detached house with integral double garage

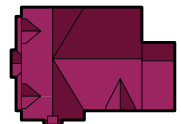
Plots 11, 45, 56, 60 & 71



The Grizedale

5 bedroom detached house with integral double garage

Plots 7, 43, 50, 57, 61 & 73

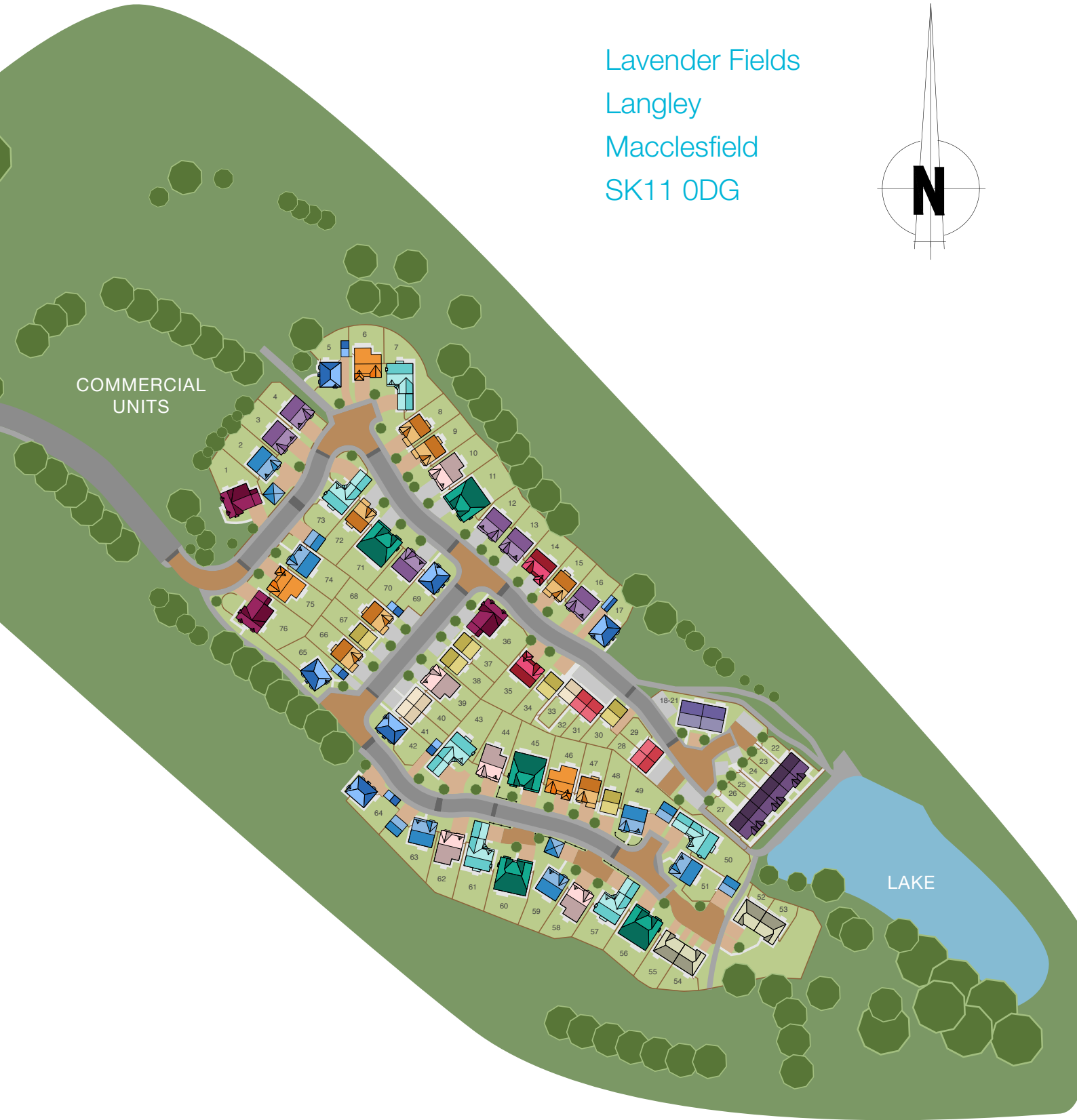
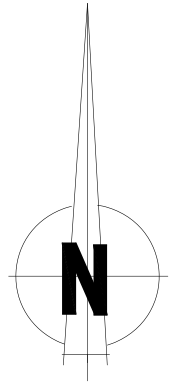


The Mouldsworth

5 bedroom detached house with integral double garage

Plots 1, 36 & 76

Lavender Fields
Langley
Macclesfield
SK11 0DG



N.B. Plots 18-21, 28, 29 & 31-33 are Affordable Rented properties.

Plots 37, 38, 40, 41 & 67 are Affordable properties.

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The Alderley

2 bedroom semi detached bungalow with parking spaces



Seddon Homes.co.uk

Ground floor



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

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The Shelley



Shared
Equity

3 bedroom semi detached house with parking spaces



Seddon Homes.co.uk

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 Bowland

3 bedroom 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 Lawton

3 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	13'1" x 12'1"
Kitchen	9'0" x 12'1"
Dining Room	8'1" x 12'3" (into bay)
WC	5'3" x 3'10"
Garage	9'9" x 15'10"

First floor



Master Bedroom	14'1" x 11'2"
En Suite	8'7" x 4'7"
Bedroom 2	12'2" x 10'9"
Bedroom 3	9'11" x 12'3"
Bathroom	8'0" x 7'2"

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The Denshaw

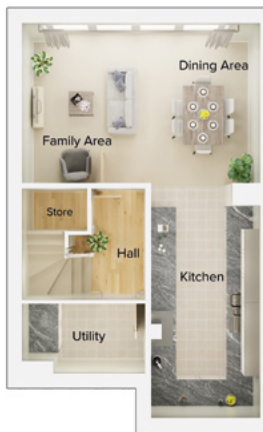


3 bedroom mews house with parking spaces



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Lower ground floor



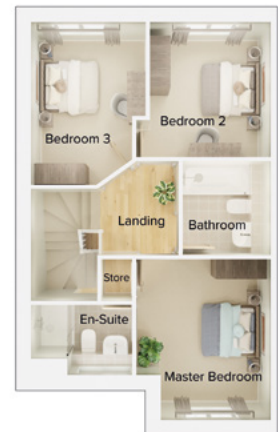
Kitchen	8'2" x 17'6"
Family / Dining Area	17'9" x 11'11"
Utility	9'2" x 5'2"

Ground floor



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

First floor



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

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The Ikley

4 bedroom detached house with detached single garage



Seddon Homes.co.uk

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 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 Brearley

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	21'9" x 11'3"
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 Hartford

4 bedroom detached house with integral single garage



Seddon Homes.co.uk

Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	21'9" x 11'3"
Family Area	17'9" x 7'9"
Utility	4'8" x 5'11"
WC	4'8" x 5'2"
Garage	7'11" x 17'4"

First floor



Master Bedroom	11'1" x 18'0" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 11'2"
En Suite 2	8'2" x 4'7"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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The Tatton

4 bedroom detached house with integral single garage



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Ground floor



Lounge	11'5" x 14'10"
Kitchen	12'2" x 10'00"
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 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 Grizedale

5 bedroom detached house with integral double garage



Seddon Homes.co.uk

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"

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The Bramhall

5 bedroom detached house with integral double garage



Seddon Homes.co.uk

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 Mouldsworth

5 bedroom detached house with integral double garage



Seddon Homes.co.uk

Ground floor



Lounge (into bay)	11'0" x 17'1"
Dining Room (into bay)	11'0" x 14'3"
Kitchen/Dining	11'0" x 18'9"
Study	8'5" x 7'1"
WC	6'8" x 3'3"
Garage	17'0" x 17'11"

First floor



Master Bedroom	14'7" x 13'2"
En Suite 1	8'3" x 8'1"
Bedroom 2	11'1" x 10'7"
En Suite 2	11'1" x 4'8"
Bedroom 3	12'2" x 8'6"
Bedroom 4	11'1" x 10'5"
Bedroom 5	11'1" x 7'8"
Bathroom	6'7" 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 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 Dual zone thermostatically controlled central heating with energy efficient combi-boilers to 2 & 4 bedroom properties. Traditional central heating system to 5 bedrooms. (Alderley type to receive single zone control). 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 2 bedroom properties. Class one flue to 5 bedroom properties.

Finishing Touches Contemporary skirting board and architrave. Modern panelled internal doors with a white satin finish. Built in robes to all master bedrooms or dressing rooms where applicable, to 4 and 5 bedroom homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s. Hand built German SieMatic kitchens by Stuart Frazer.

Paintwork Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss 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 house types only. Glazed shower cubicles with thermostatic mains showers with rainfall shower head to master en suite and electric shower to second en suite (all 5 bedroom homes will feature rainfall shower head to second en suite as standard). Mixers to all baths. Chromium plated ceramic disk taps. Half height Villeroy & Boch 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 (excludes 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 & 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. Some plots to receive PV panels – please speak to your Sales Advisor for more information.

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

Tenure Freehold. Maintenance fee is estimated £350 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. Due to global supply chain issues, it may be necessary to substitute appliances with an alternative brand or model number.



Kitchen Finishing Touches	Alderley	Shelley	Bowland	Lawton	Denshaw	Ilkley	Carron	Brearley	Hartford	Tatton	Marsden	Bramhall	Grizedale	Mouldsworth
Hand built SieMatic kitchen by Stuart Frazer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bora Induction Hob with built in extraction					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neff 80cm Induction Hob	✓	✓												
Neff 60cm Induction Hob			✓	✓										
Neff Slide & Hide Oven		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neff Double Oven	✓													
Neff Microwave				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated 50:50 Fridge Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated Washer/Dryer	✓	✓		✓			✓			✓				✓
90cm Stainless Steel Chimney Cooker Hood	✓	✓	✓	✓										
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glass Splashback behind hob only	✓	✓	✓	✓										
Under cupboard lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*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 speak to your Sales Advisor for more information. **Due to global supply chain issues, it may be necessary to substitute appliances with an alternative brand or model number.**

Lavender Fields, Langley Road, Langley, SK11 0DG

Seddon Homes.co.uk



Building special memories



Building Special Memories...

At Seddon Homes, we don't want to just sell you a house, we work hard to build homes that can be filled with happy memories. This is why as part of our 125-year birthday celebrations, we are excited to offer the opportunity of Building Special Memories with Seddon Homes. We want to let each and every one of our buyers add their own individual touch to their new home, making their home more personal to them.

Here are your options:

Making your home more personal



Lay-a-Brick



Your house-buying journey doesn't get more hands-on than laying a brick on your future forever home. Providing that your home is at an early enough build stage, with health and safety permitting, you will have the opportunity to play a small, but significant, role in the build of your house. We will photograph the occasion to give you a permanent reminder of your involvement in the building of your home.

Crystals



Buying a brand new home is your opportunity for a fresh start; and what better way to kick-off this new part of your life by setting out your intentions. If you are after a life that is grounded and relaxed, you will want to go with Obsidian. For a life that requires optimism, Citrine focuses on prosperity, joy and positive energy. If a new career is on the horizon, Apatite will provide you with a sense of focus, learning and clarity. These are just a few of many options. Let us know your intentions, however big or small, and we will find the appropriate crystal specifically for you, to set the right energy in your home.

Time Capsule



Treasure the moment of becoming a homeowner by creating a Time Capsule filled with memory-provoking items that you are happy to bury in your back garden. We will provide you with a container in which you can fill with memories that will keep for years to come. This could be anything from today's newspaper, to a polaroid snap of your household outside your new home, to a letter you have written to yourself expressing your journey to becoming a homeowner or plans for the future. We will help place your capsule in a spot that can be accessed in years to come.

N.B. Each Building Special Memories activity will be dependent on build-stage.

Cake Meetings

Buying a new build home is an exciting experience that will be one of the biggest decisions you'll ever make. At Seddon Homes we want to take the stress out of the home buying process and make your experience as enjoyable as possible. That's why our Sales Advisors are on hand to help you understand every stage of the home buying process and assist with the move to your new home.

We don't believe in simply sending large amounts of information by email and then leaving you to make all the difficult decisions. For this reason, Seddon Homes include cake meetings as part of the home buying process. This is a chance for our Sales Advisors to sit down with you and discuss your new home whilst enjoying some sweet treats. We will help break down the jargon involved in the conveyancing process and discuss any questions you might have regarding your new home. Our Sales advisors will even help you choose the fixtures, fittings and extras that will complete your home.

Moving into your new home shouldn't feel like a chore. Together we can make every step of the way as exciting as the first ensuring your happy memories of your new home begin on the day you decided to make it a Seddon Home.



Langley

Macclesfield is home to the second largest manufacturing site and European centre for packaging for global pharmaceutical company, AstraZeneca. The Macclesfield site alone employs around 1,800 people and distributes medicines to 130 global markets.

Tytherington Business Park is only around 5 miles from Lavender Fields.

Langley is home to St Dunstan Inn, a unique real ale pub with an open fire and beer garden, perfect for a sit down after a long walk in the countryside!

The nearest schools are St James Pre School and Hollihay Primary in nearby Sutton. Ash Grove Primary School and Nursery is located in Macclesfield together with a good local secondary school, The Macclesfield Academy.

We're available
Thursday to Monday
10am - 5pm

01625 447 054

lavenderfields@seddonhomes.co.uk



Find us

Lavender Fields, Langley,
Macclesfield, SK11 0DG



**CONSUMER
CODE FOR
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