

**Welcome to  
your new home  
in Leigh**



**2, 3 & 4  
bedroom homes**



**Semi detached  
& detached**



**Freehold**

## **Introducing... Highfield**

Highfield is Seddon Homes' modern new homes development, situated in a pleasant residential part of the ever-growing town of Leigh in Greater Manchester. This emerging, hustling and bustling town is earning its spot as one of the most convenient places to live in Greater Manchester. If you love the idea of living an easy life that's a stone's throw away from an abundance of amenities, plus accessible transport links, then Leigh is the place that you'll want to be.

This exciting development will comprise a range of 2, 3 & 4 bedroom homes, taken from our portfolio of popular house types. Each new build property will be built to Seddon Homes' renowned high standards and come with a range of quality fixtures and fittings, and a rigid-built kitchen – at no extra cost!

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# Arrangement of the homes

## 2, 3 & 4 bedroom homes

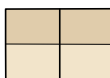


DRAFT

### The Brierfield

2 bedroom semi detached/mews house with parking spaces

Plots 12, 13, 46, 47, 50, 51, 52, 53, 62, 63 & 64



DRAFT

### The Shelley

3 bedroom semi detached house with parking spaces

Plots 14, 15, 16, 19, 20, 44, 45, 48, 49, 54, 55, 56, 57, 76 & 77

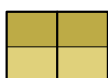


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### The Prestbury

3 bedroom semi detached dormer bungalow with parking spaces

Plots 1 & 2



DRAFT

### The Bowland

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

Plots 4, 5, 8, 9, 10, 11, 17, 18, 65, 66, 70, 71, 78, 79, 84, 85, 86, 87, 88, 89, 97 & 98

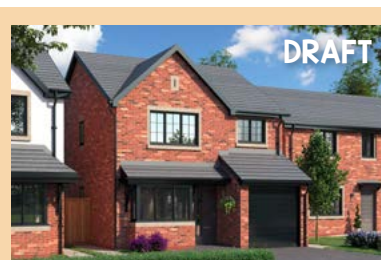


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### The Firgrove

3 bedroom semi detached house with integral single garage (side bay to some plots)

Plots 21, 22, 24, 25, 29, 30, 68, 69, 72, 73, 91 & 92

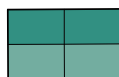


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### The Denholme

3 bedroom detached house with integral single garage

Plots 7, 38, 39, 41, 43, 67, 74, 82, 83, 93, 94 & 99



DRAFT

### The Mobberley

4 bedroom semi detached house with parking spaces

Plots 31, 32, 58 & 59



DRAFT

### The Chelford

4 bedroom detached house with parking spaces

Plots 35, 37, 40, 75, 80 & 81



DRAFT

### The Reedley

4 bedroom detached house with integral single garage

Plots 3, 6, 23, 26, 27, 28, 36, 42, 90, 95 & 96



Highfield,  
Sovereign Fold Road,  
Leigh,  
Greater Manchester,  
WN7 5HX

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# The Brierfield

2 bedroom semi detached house with parking spaces



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## Ground floor



Kitchen	14'11" x 8'2"
Lounge	11'3" x 14'3"
WC	4'2" x 4'11"

## First floor



Master Bedroom	14'11" x 9'10"
Bedroom 2	7'7" x 12'7"
Bathroom	7'0" 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 Prestbury

3 bedroom semi detached dormer bungalow with parking spaces



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Ground floor



Kitchen/Dining/Lounge	20'3" x 12'8"
Bedroom 3	13'3" x 10'6"
Bathroom	8'10" x 5'8"

First floor



Master Bedroom (into dormer)	16'10" x 12'11"
Bedroom 2	12'9" x 11'5"
Shower Room	7'4" x 4'11"

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# The Bowland

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



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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 Firgrove

3 bedroom semi detached house with integral single garage  
(side bay to some plots)

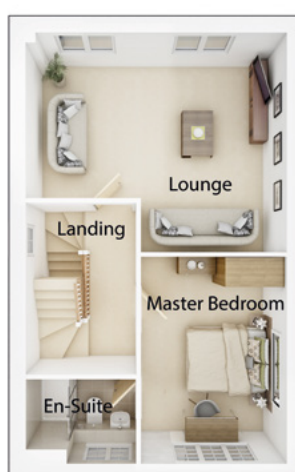


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Ground floor



First floor



Second floor



Kitchen/Dining	17'3" x 10'10"
WC	3'3" x 5'6"
Garage	9'8" x 16'4"

Lounge	17'3" x 14'6"
Master Bedroom	9'9" x 13'8"
En Suite	7'4" x 5'8"

Bedroom 2	10'0" x 11'0"
Bedroom 3	13'7" x 11'3" (into dormer)
Bathroom	7'0" x 5'8"

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# The Denholme

3 bedroom detached house with integral single garage



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Ground floor



Kitchen/Dining/Family Area	20'6" x 12'1"
Lounge	8'1" x 12'3"
WC	5'3" x 3'10"
Garage	7'11" x 15'10"

First floor



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

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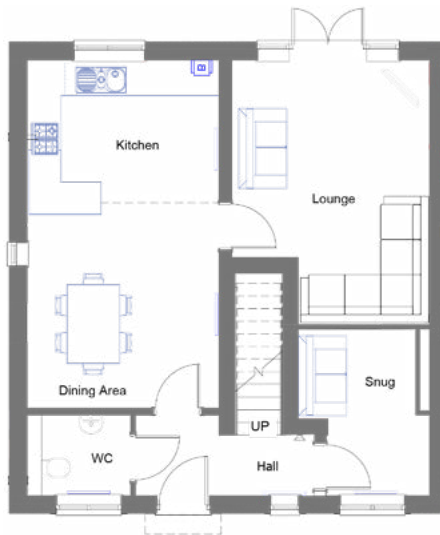
# The Mobberley

4 bedroom semi detached house with parking spaces



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Ground floor



Kitchen/Dining Area	11'11" x 21'9"
Lounge	12'3" x 16'6"
Snug	6'4" x 10'4"
WC	6'5" x 5'0"

First floor



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

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# The Chelford

4 bedroom detached house with parking spaces



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Ground floor



Lounge	11'1" x 17'5"
Kitchen	11'9" x 8'10"
Dining Room	8'1" x 13'3"
WC	6'6" x 4'4"

First floor



Master Bedroom	11'3" x 12'8"
En Suite	6'5" x 8'1"
Bedroom 2	8'2" x 11'4"
Bedroom 3	8'2" x 10'7"
Bedroom 4	7'7" x 9'3"
Bathroom	7'0" x 5'9"

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# The Reedley

4 bedroom detached house with integral single garage



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Ground floor



Lounge	10'0" x 16'11" (into bay)
Kitchen/Dining	21'5" x 9'3"
Family Area	6'0" x 9'3"
WC	3'5" x 5'7"
Garage	9'2" x 17'4"

First floor



Master Bedroom	9'6" x 13'8"
En Suite	4'9" x 8'4"
Bedroom 2	9'4" x 13'8"
Bedroom 3	10'10" x 9'0"
Bedroom 4	9'4" x 9'0"
Bathroom	7'0" x 5'9"

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# Finishing Touches

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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 all homes. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers own fire if need be to 4 bedroom homes. Fuse spur only to all other types.

**Finishing Touches** Contemporary skirting board and architrave. White ladder-style internal doors with chrome lever furniture. 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 finish to all internal timbers including stair spindles. White handrail. Plastered walls and ceilings will receive white matt emulsion.

**Bathrooms, En Suites and Cloakrooms** Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with waterfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms.

**Electrical** TV points to lounge and master bedroom. BT socket outlets to lounge and master bedroom. 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. Super fast broadband capability (subject to arranging your own rental agreement with BT).

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rotivated rear garden finished with topsoil. 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 to rear & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout.

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

**Tenure** Freehold.

**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). Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number to the ones noted in this brochure.

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# DRAFT

Kitchen Finishing Touches	Shelley	Brierfield	Prestbury	Bowland	Firgrove	Mobberley	Chelford	Denholme	Reedley
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							✓	✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Franke stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cushioned vinyl floor covering to kitchen area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under pelmet 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 speak to your Sales Advisor for more information.

# Why buy your new house in Leigh?

A key player during the Industrial Revolution, Leigh once specialised predominantly in spinning, weaving and textile materials. Keeping some of its heritage, the remnants of industrial past can be seen in the remaining red brick mills around Leigh – some of which are now listed buildings. Today, Leigh can be seen as an emerging, hustling and bustling town, and is earning its spot as one of the most convenient places to live in Greater Manchester.

For families, Leigh offers several highly-rated schools at primary-, secondary- and college-level – many of which situated nearby our Highfield development. At 'good' and 'outstanding' Ofsted ratings, you can be sure that your child or children will have a prosperous education ahead. There are also a range of nurseries in the area for pre-school age groups.

We're open by appointment only.  
Contact us Thursday to Monday, 10am-5pm

01942 926 012  
highfield@seddonhomes.co.uk



## Find us

Highfield, Sovereign Fold Road, Leigh,  
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CODE FOR  
HOME BUILDERS

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