

THE SANDPIPERS

LONGRIDGE

PRESTON ROAD, LONGRIDGE PR3 3BE



Development Details

AN EXCLUSIVE COLLECTION OF
3, 4 & 5 BEDROOM HOMES





THE SANDPIPERS

PRESTON ROAD, LONGRIDGE PR3 3BE

■ **THE SANDPIPERS** is an exclusive development with a mix of 3, 4, & 5 bedroom houses, ensuring the perfect home for every type of family, including the newly designed 'Prestige Collection' and a selection of quality *Part Buy - Part Rent* properties.

Each home has been created with modern lifestyles in mind, including plenty of space, designer kitchens and quality fixtures & fittings as standard throughout. Every plot has its own generous, fully turfed and fenced garden to call its own.

DESIGNER LIVING IN A COUNTRYSIDE SETTING

The Sandpipers development in Longridge sits on the outskirts of the forest of Bowland, an area of outstanding natural beauty, just seven miles from the city of Preston.

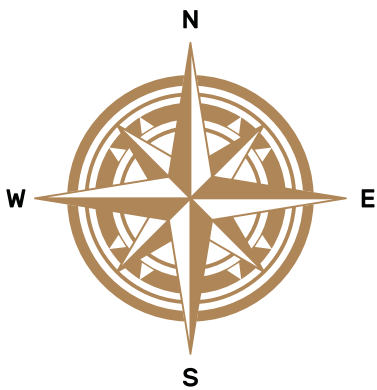
The area commands stunning views of the adjoining RSPB Wetlands and the beautiful Ribble Valley.

As with all Create Homes developments, The Sandpipers is the ideal location to call home, with plenty of amenities right on the doorstep but also with close commuter links to Preston and the motorways of the M6, M65 and M61, for those who work in the surrounding towns and cities.

The village has several high schools and primary schools within its catchment area, giving families plenty of choice for their children's education.

For school leavers, there is a wide range of colleges & universities within a commutable distance, including Myerscough College, UCLAN in Preston and Lancaster University.





The Farrington
5 BEDROOM DETACHED
DOUBLE DETACHED GARAGE
PLOTS 19, 20, 28, 34.

The Ribbleton
4 BEDROOM DETACHED
DOUBLE INTEGRAL GARAGE
PLOT 23, 24, 26, 33.

The Garrison
4 BEDROOM DETACHED
DOUBLE INTEGRAL GARAGE
PLOT 2, 18, 30.

The Elston
4 BEDROOM DETACHED
SINGLE INTEGRAL GARAGE
PLOTS 17, 31.

The Newsham
4 BEDROOM DETACHED
SINGLE INTEGRAL GARAGE
PLOTS 16, 22, 25.

The Whittingham
4 BEDROOM DETACHED
DOUBLE DETACHED GARAGE - PLOT 1, 21, 29
SINGLE DETACHED GARAGE - PLOT 27, 32

The Sherwood
4 BEDROOM DETACHED
SINGLE INTEGRAL GARAGE
PLOTS 15.

The Cadley
3 BEDROOM DETACHED
SINGLE DETACHED GARAGE - PLOT 3
2 PARKING BAY - PLOT 14
AVAILABLE TO OVER 55'S ONLY

The Larches
3 BEDROOM TERRACED
PART BUY - PART RENT
PLOTS 4, 5, 6.

The Ashton
4 BEDROOM GABLE END
PART BUY - PART RENT
PLOTS 7, 8.

Affordable Homes
PLOTS 9-10.

Affordable Homes
PLOTS 11-13.

Site map is indicative and for illustrative purposes only.

★ INSPIRATION: IN & AROUND THE AREA



LONGRIDGE

Find your new home at our Sandpipers development, nestled just outside the vibrant market town of Longridge, near Preston in the Ribble Valley



the perfect place to call home

With everything you could possibly want on your doorstep, make your new forever home at The Sandpipers and enjoy life to the full in this beautiful countryside setting.

ABOUT THE AREA

■ The market town of Longridge, north-east of Preston and close to other beautiful Ribble Valley communities, such as those in Ribchester, Garstang, Chipping, Goosnargh, Whalley, Alston and

Grimsargh, couldn't be a more perfect place to call home.

A small and vibrant market town, surrounded by stunning countryside, has all the amenities you could possibly need close to hand, yet is within easy reach of commuter destinations via the M65, M6, M55, M61 and A6 networks.

Just outside the town is the countryside development of



The Sandpipers. This exclusive development is the perfect place to bring up your family, work from home or even retire to, with everything that this lovely market town has to offer - right on your doorstep!

'Ridgers', as the locals call themselves, appreciate the wide variety of shops, cafés, restaurants, supermarkets, pubs and other local entrepreneurial business that the town offers, as well as the churches, schools, sport facilities and community & health centres available to all, which make this close community a strong and vibrant one.

LOCAL BUSINESSES

Longridge is the shopping and social centre of the local farming district and its interesting mixture of independent shops, eateries and galleries also attracts visitors from all over the region, who enjoy the local produce and hospitality.

The town is home to several great pubs, cafés and restaurants, as well as doctors' surgeries, a dentist, optician, pharmacy and post office. On the main streets, there are plenty of local business to frequent, such as a bakery, micro-brewery, fish & chip shops, a deli, hair & beauty salons, antique shop, several



boutiques, gift & homeware shops, a department store, garden centre, plus a variety of supermarkets and more... There is also a dairy close by to The Sandpipers, which offers a choice of delicious ice creams the whole family will enjoy, as well as regular farmers' markets, where you can buy locally grown produce. >



A PLACE TO ENJOY NATURE

■ Set in glorious countryside, Longridge is understandably a popular starting point for country walks and cycle rides and is the ideal place to call home, due to its pretty countryside location.

The market town commands a view of the whole of the Fylde Plain and is close to the Forest of Bowland and Beacon Fell Country Park, affording acres of woodland to explore. From the top of Longridge Fell, a long ridge above the River Ribble, it is possible to see the Welsh Mountains, the Isle of Man, Ingleborough and the Loud Valley.

Situated close to The Sandpipers development is the Grimsargh Wetlands, a nature reserve consisting of three reservoirs providing & conserving habitats for a range of birds, insects and other wildlife. There is a local Alpaca rescue centre for visitors

to support in the area and animal lovers can take riding lessons at the local horse rehabilitation centre. The area is also a dog-walkers paradise.

A VIBRANT COMMUNITY

■ There are many community groups in Longridge, with great facilities including the civic hall, several churches, social clubs, a public library, parks, a vibrant sports & arts centre, a dance academy, heritage centre and art gallery. Get involved as much as you like in community social activities, or become a volunteer for one of the many good causes supported by the people of the town.

For sports fans, the town has its own local football club Longridge Town F.C., a women's hockey team, a golf club and a sports & arts centre, where you can enjoy other activities such as yoga, table tennis, squash, cricket, badminton and even dance.





Longridge has regular farmers and craft markets, as well as an annual agricultural show, great fun for all the family and allows locals to interact with local producers and makers and support their work.

THE WIDER AREA

■ A convenient location, the surrounding areas to Longridge offer many opportunities for days out, with easy access to Preston, Blackpool, Lancaster, Clitheroe, Skipton, The Lakes and The Yorkshire Dales.



EDUCATION

Longridge and nearby Alston and Goosnargh support a large choice of educational establishments for children of all ages, including:

- St Cecilia's RC High School
- Longridge High School
- St Wilfrid's Primary School
- Barnacre Road Primary School
- Goosnargh C of E Primary School
- St Francis Catholic Primary School
- Aslton Lane Catholic Primary School
- Little People at The Limes Nursery

For school leavers there is a choice of higher education opportunities including:

- Myerscough College
- UCLAN in Preston
- Cumbria University in Lancaster

Longridge parish is also the location of Alston Hall, a residential adult education college, operated by Lancashire Adult Learning, as well as Longridge Teaching Centre, which specialises in engineering. Alston Observatory has regular public days where you can learn the wonders of the universe right above you through their super-strong telescope.

HISTORY OF LONGRIDGE

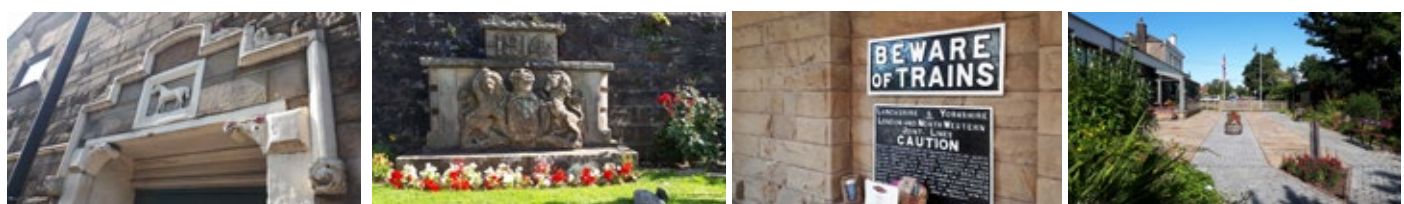
■ **The town has an interesting history which dates as far back in time as the Bronze Age. Cromwell and his army passed through the area on their way to the battle of Preston in 1648.**

The market town, which has had its share of industry in the past, is home to 15 listed buildings, all of which are recorded in the National Heritage List for England. You can find out more about the history of the village by visiting the Heritage and Visitor Centre, which is situated in the centre of Longridge by the former old Preston and Longridge Railway line. The original station, which served the old cotton mills & quarries, operated between 1840 to 1967. It has been thoughtfully converted to house the Heritage and Visitor Centre, which has plenty of archives to explore, along with a café and meeting rooms for hire.

Come and visit!

■ **Why not visit Longridge for a day out and spend a few hours browsing round the shops and having a bite to eat and really get a taste of what life could be like for you and your family in this stunning location?**

Combine your day out with a visit to The Sandpipers, where you could find the home of your dreams in our intimate development, just outside the town centre. Get in touch today:
CREATEHOMES.COM/SANDPIPERS





FARRINGDON



Five bedroom detached luxury family home with double garage

This home features...

- Beautifully designed SieMatic kitchen with integrated NEFF appliances and utility room
- Large open plan kitchen/dining/entertainment area with skylights & French doors to rear garden
- Stunning master suite with dressing area and ensuite on second floor
- Dual aspect lounge with French doors to rear garden
- Large family bathroom with separate shower
- Welcoming entrance hall leading to galleried landing and downstairs cloakroom
- Generous turfed and fenced gardens
- Separate double garage with paved parking area for four additional cars
- Quality fixtures & fittings throughout

Prestige Collection

FARRINGTON

2066 ft² / 192m² Five bedroom detached luxury home with double garage



GROUND FLOOR

Kitchen / Family/ Dining 6.8m x 8.0m (Max) 22' 4" x 26' 3" (Max)	Lounge 7.3m x 3.6m (Max) 23' 11" x 11' 10" (Max)	WC 1.2m x 1.6m 3' 11" x 5' 3"
Utility 2.3m x 1.7m 7' 7" x 5' 7"	Store 0.8m x 1.3m 2' 8" x 4' 3"	



FIRST FLOOR

Bathroom 2.6m x 2.2m (Max) 8' 7" x 7' 3"	En-suite 1.32m x 1.2m 10' 6" x 3' 11"	Bedroom 5 3.3m x 3.4m (Max) 10' 10" x 11' 2" (Max)
Bedroom 2 3.8m x 3.5m (Max) 12' 6" x 11' 6" (Max)	Bedroom 3 3.4m x 2.9m 11' 2" x 9' 7"	Hot water tank 0.8m x 0.9m 2' 8" x 2' 11"
Bedroom 4 3.4m x 3.0m (Max) 11' 2" x 9' 11" (Max)		



SECOND FLOOR

Master Bedroom 8.4m x 4.8m (Max) 27' 7" x 15' 9"	En-suite 2 3.2m x 2.1m (Max) 10' 6" x 6' 11"	Eaves Store 0.9m x 1.9m 2' 11" x 6' 3"
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Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials winecooler | 5 burner induction hob and glass splashback | Pop up electrical sockets to kitchen islands | Ceiling extractor hood | Kitchen skylights & French doors leading to fully fenced & turfed garden with patio | Dual aspect lounge with French Doors | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails & electric showers | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front & back landscaping with exterior lighting | Detached Double Garage | Block-paved private driveway for additional four cars | Fast car charging point | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

*The dimensions given are approximate only.
Artist impressions are for illustrative purposes only.*



GARRISON



Four bedroom detached family home with integral double garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
Open plan kitchen/dining/entertainment area with bi-fold doors leading into rear garden

Four double bedrooms, two with ensembles

Large family bathroom and a spacious lounge

Utility and separate downstairs cloakroom

Generous turfed and fenced gardens

Double integral garage and paved parking area for two additional cars

Quality fixtures & fittings throughout

Prestige Collection

GARRISON

1792 ft² / 166m² Four bedroom detached home with double integral garage



GROUND FLOOR

Kitchen / Dining / Family

8.3m x 5.3m (Max)
27' 3" x 17' 5" (Max)

Utility

2.4m x 1.6m
7' 11" x 5' 3"

Lounge

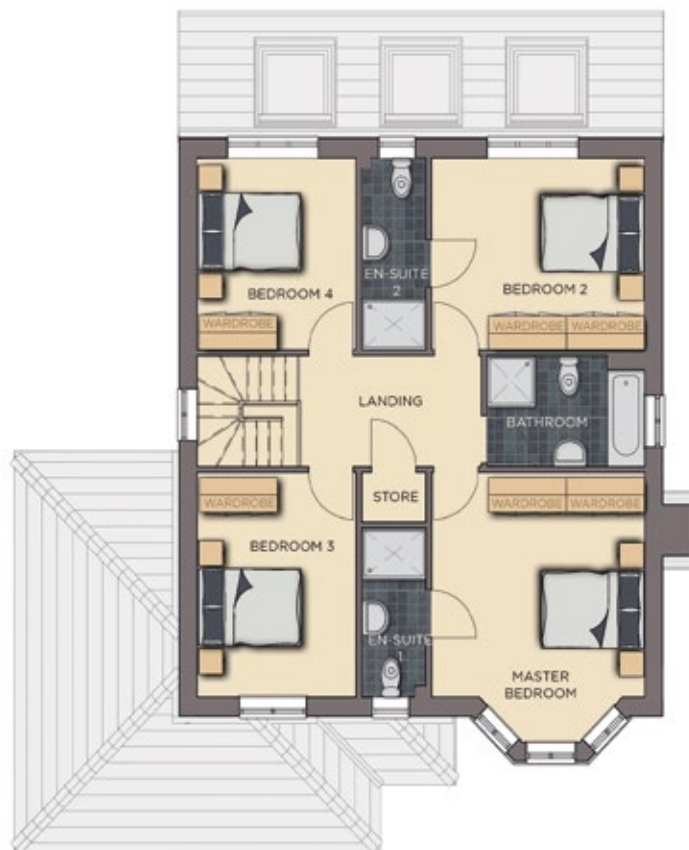
3.7m x 6.8m (Max)
12' 1" x 22' 4" (Max)

WC

1.6m x 1.0m
5' 3" x 3' 4"

Garage

6.0m x 6.0m
19' 9" x 19' 9"



FIRST FLOOR

Master Bedroom

4.0m x 4.7m (Max)
13' 2" x 15' 5" (Max)

En-suite

11.2m x 3.0m
4' 0" x 9' 11"

Bedroom 2

4.0m x 3.4m (Max)
13' 2" x 11' 2" (Max)

En-suite 2

1.2m x 3.4m
4' 0" x 11' 2"

Bedroom 3

3.0m x 4.0m (Max)
9' 11" x 13' 2" (Max)

Bedroom 4

3.4m x 3.0m
11' 2" x 9' 11"

Bathroom

2.9m x 2.0m
9' 7" x 6' 7"

Store

1.2m x 0.9m
4' 0" x 3' 0"

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob and glass splashback
- Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
- Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- Front landscaping and turfing | Exterior lighting | Integral Double Garage | Block-paved private driveway for additional two cars
- Fast car charging point | 10 year warranty... and so much more

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NEWSHAM



Four bedroom detached family home with integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/dining/entertainment area with skylights, bi-fold doors, utility and WC
- Four generous double bedrooms, two with ensuites
- Large family bathroom with separate shower
- Large lounge with bay window aspect
- Entrance hall with double doors to kitchen
- Generous turfed and fenced gardens
- Integral single garage and paved parking area for two additional cars
- Quality fixtures & fittings throughout

Prestige Collection

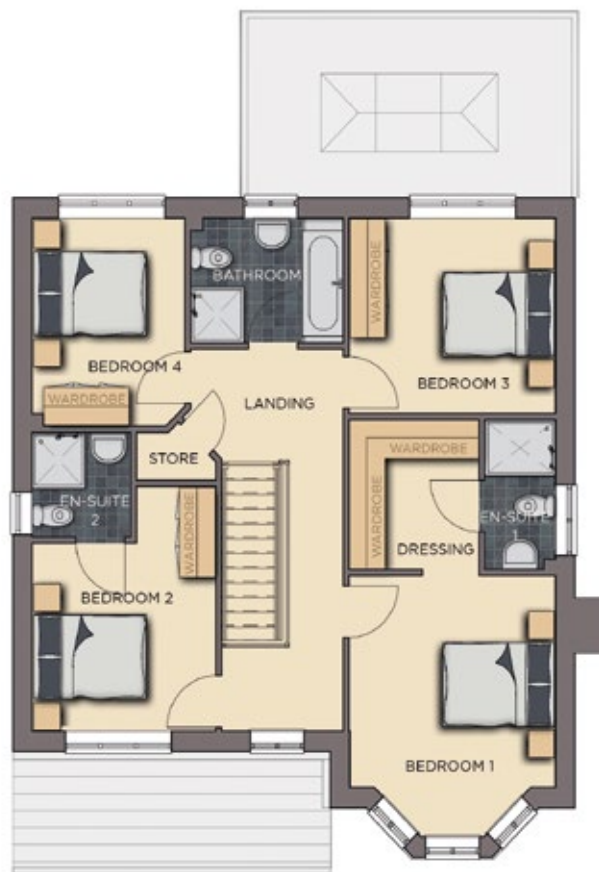
NEWSHAM

1698 ft² / 158m² Four bedroom detached home with integral garage



GROUND FLOOR

Kitchen / Dining / Family 6.8m x 6.7m (Max) 22' 4" x 22' 0" (Max)	Lounge 3.5m x 6.0m (Max) 11' 6" x 19' 9"	WC 2.0m x 0.9m 6' 7" x 3' 0"
Utility 2.0m x 2.8m 6' 7" x 9' 3"	Garage 3.0m x 6.0m 9' 11" x 19' 9"	



FIRST FLOOR

Master Bedroom 3.5m x 4.2m (Max) 11' 6" x 13' 10" (Max)	Bedroom 2 3.1m x 3.9m (Max) 10' 2" x 12' 10" (Max)	Bedroom 4 3.3m x 2.6m (Max) 10' 10" x 8' 7" (Max)
Dressing 2.2m x 2.4m 7' 3" x 7' 11"	En-suite 2 1.7m x 1.7m 5' 7" x 5' 7"	Bathroom 2.6m x 2.0m 8' 7" x 6' 7"
En-suite 11.2m x 2.4m 4' 0" x 7' 11"	Bedroom 3 3.5m x 3.1m 11' 6" x 10' 2"	Store 1.4m x 0.8m (Max) 4' 7" x 2' 8" (Max)

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob with extractor
- Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
- Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- Front landscaping and turfing | Exterior lighting | Integral Single Garage | Block-paved private driveway for additional two cars
- Fast car charging point | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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RIBBLETON



Four bedroom detached luxury family home with integral double garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/entertainment area with skylights, bifold doors, utility and pantry
- Separate dining room with French doors into the garden
- Master bedroom with walk-in wardrobe & luxury ensuite with roof lights
- Three further double bedrooms, one with ensuite shower room
- Large family bathroom with separate shower
- Generous lounge with bay window
- Integral double garage and paved parking area for two additional cars
- Large turfed and fenced gardens
- Quality fixtures & fittings throughout

Prestige Collection

RIBBLETON

1989 ft² / 185m² Four bedroom detached luxury family home with integral double garage



GROUND FLOOR

Kitchen / Family

8.0m x 5.4m (Max)
26' 3" x 17' 9" (Max)

Utility

4.2m x 1.8m
13' 10" x 5' 11"

WC

1.9m x 0.9m
6' 3" x 3' 0"

Dining

3.5m x 3.8m
11' 6" x 12' 6"

Lounge

3.5m x 6.0m (Max)
11' 6" x 19' 9"

Garage

5.8m x 6.0m
19' 1" x 19' 9"

Pantry

1.7m x 1.8m
5' 7" x 5' 11"



FIRST FLOOR

Master bedroom

3.5m x 4.2m (Max)
11' 6" x 13' 10" (Max)

Bedroom 2

4.8m x 3.1m (Max)
15' 9" x 10' 2" (Max)

Bedroom 4

2.6m x 3.3m (Max)
8' 7" x 10' 10" (Max)

Dressing

2.2m x 2.4m
7' 3" x 7' 11"

En-suite 2

2.5m x 2.9m
8' 3" x 9' 7"

Bathroom

2.6m x 2.0m
8' 7" x 6' 7"

En-suite 1

1.2m x 2.4m
4' 0" x 7' 11"

Bedroom 3

3.5m x 3.1m
11' 6" x 10' 2"

Store

1.4m x 0.8m (Max)
4' 7" x 2' 8" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | Separate dining room with Bifold doors to garden | Kitchen island with pop-up sockets, 5 burner induction hob & pop-up extractor | Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting | Integral Double Garage | Block-paved private driveway for additional two cars | Fast car charging point | 10 year warranty... and so much more

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WHITTINGHAM



Four bedroom detached luxury home with detached garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen/diner/entertaining space with skylights & bi-fold doors into garden

Separate dining room and utility with cloakroom

Master bedroom with ensuite and separate dressing room

Second bedroom with ensuite, plus two further double bedrooms

Large family bathroom with separate shower

Family lounge with bay window

Separate garage and paved parking area for two additional cars

Generous turfed and fenced gardens

Quality fixtures & fittings throughout

Prestige Collection

WHITTINGHAM

1642 ft² / 153m² Four bedroom detached luxury home with detached garage



GROUND FLOOR

Kitchen/ Family
6.4m x 5.5m (Max)
21' 0" x 18' 1" (Max)

Utility
2.1m x 1.8m
6' 11" x 5' 11"

Lounge
3.6m x 6.0m (Max)
11' 10" x 19' 9" (Max)

Dining Room
3.3m x 4.3m (Max)
10' 10" x 14' 2" (Max)

WC
2.1m x 0.9m
6' 11" x 3' 0"

Store
0.9m x 1.6m
3' 0" x 5' 3"



FIRST FLOOR

Master Bedroom
3.6m x 4.3m (Max)
11' 10" x 14' 2" (Max)

Bedroom 2
4.4m x 2.9m (Max)
14' 6" x 9' 7" (Max)

Bedroom 4
2.7m x 2.9m
8' 11" x 9' 7"

En-suite 1
2.7m x 1.5m
8' 10" x 4' 11"

En-suite 2
2.4m x 1.6m (Max)
7' 11" x 5' 3" (Max)

Bathroom
2.6m x 1.9m
8' 7" x 6' 3"

Dressing
2.4m x 1.6m
7' 11" x 5' 3"

Bedroom 3
3.2m x 2.9m (Max)
10' 6" x 9' 7" (Max)

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with intergrated NEFF appliances & Essentials winecooler | 5 burner induction hob, overhead extractor and breakfast bar | Kitchen skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings
- | Porcelanosa tiling | Heated towel rails & electric showers | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters
- | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm
- | Fibre optic BT masterboxes | Front & back landscaping with exterior lighting | Detached garage | Block-paved private driveway for additional two cars
- | Fast car charging point | 10 year warranty... and so much more

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SHERWOOD



Four bedroom detached family home with integral single garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen/diner with bi-fold doors into garden and separate utility

Master bedroom with ensuite and three further double bedrooms

Large family bathroom with separate shower

Generous lounge with bay window

Large turfed and fenced gardens

Integral single garage and paved parking area for two additional cars

Quality fixtures & fittings throughout

Prestige Collection

SHERWOOD

1281 ft² / 119m² Four bedroom detached luxury family home with integral single garage



GROUND FLOOR

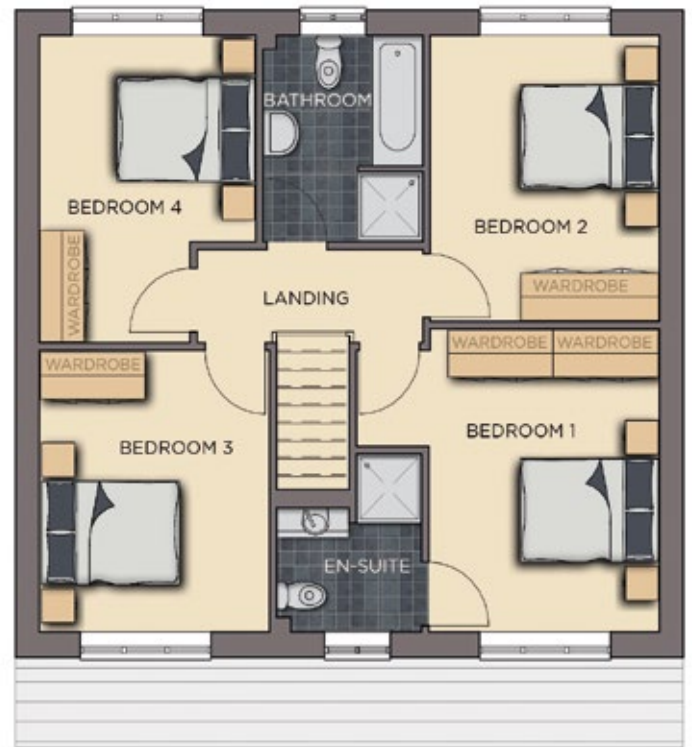
Kitchen / Dining
6.9m x 3.7m
22' 8 x 12' 2

Lounge
4.7m x 3.2m
15' 5 x 10' 6

Garage
6.1m x 3.0m
20' 0 x 9' 10

Utility
2.6m x 1.6m
8' 7 x 5' 3

WC
1.9m x 0.9m
6' 3 x 3' 0



FIRST FLOOR

Master Bedroom
4.0m x 4.2m (Max)
13' 2x 13' 10 (Max)

Bedroom 2
3.7m x 3.2m
12' 2 x 10' 6

Bedroom 4
4.0m x 3.0m (Max)
13' 2 x 9' 10 (Max)

En-suite
2.3m x 2.0m (Max)
7' 7 x 6' 7 (Max)

Bedroom 3
3.7m x 3.2m
12' 2x 10' 6

Bathroom
2.7m x 2.2m
8' 11 x 7' 3

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob
- Dining area with bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
- Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- Front landscaping and turfing | Exterior lighting | Integral single garage | Block-paved private driveway for additional two cars
- Fast car charging point | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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CADLEY



Three bedroom detached Dormer bungalow

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/dining/entertainment area with French doors opening into the garden
- Downstairs ensuite master bedroom and two further generous bedrooms
- Beautiful family bathroom
- Spacious lounge & downstairs cloakroom
- Generous turfed and fenced gardens
- Single garage (*plot dependant*) and off-road parking for two cars
- Quality fixtures & fittings throughout

Prestige Collection

CADLEY

1079 ft² / 100 m² Three bedroom detached Dormer bungalow



GROUND FLOOR

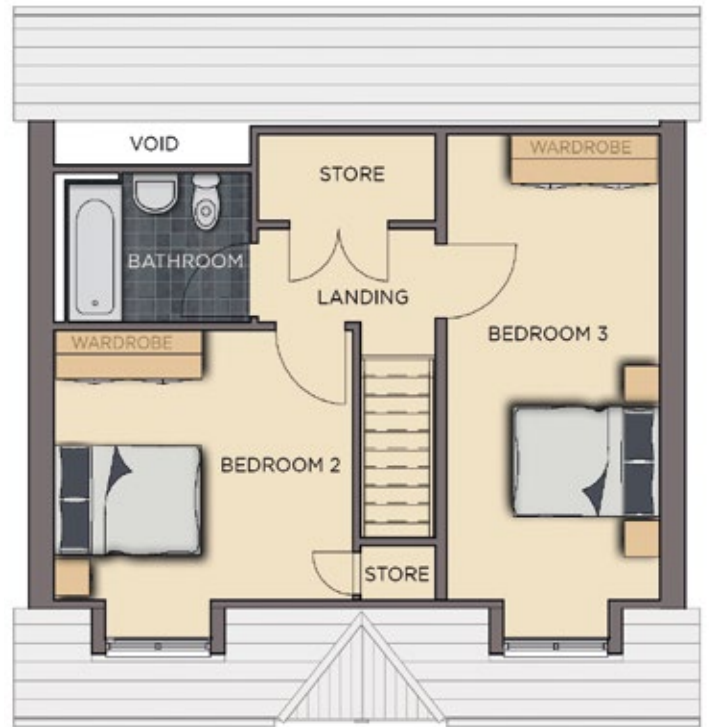
Kitchen/Dining
7.9m x 3.2m (Max)
25' 11" x 10' 2" (Max)

En-suite
2.8m x 1.2m
9' 3" x 4' 0"

WC
1.8m x 0.9m
5' 11" x 3' 0"

Master Bedroom
13.6m x 2.8m
11' 10" x 9' 3"

Lounge
4.2m x 2.8m
13' 10" x 9' 3"



FIRST FLOOR

Bedroom 2
3.9 x 3.8 (Max)
12' 10" x 12' 6" (Max)

Bedroom 3
6.2 x 2.8 (Max)
20' 4" x 9' (Max)

Storeroom
2.3 x 1.1 (Max)
7' 7" x 3' 8" (Max)

Bathroom
2.4 x 1.8
7' 11" x 5' 11"

Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances | 4 burner induction hob with splashback & extractor
- French doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails
- Worcester Bosch heating system | USB points & downlighters | Panelled white internal doors | White painted staircase | Neutral decor throughout
- Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Front & rear external lighting
- Separate single garage on plot 3 | Block-paved private driveway for two cars | Fast car charging point
- 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.



ELSTON



Four bedroom detached family home with integral garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen/dining/entertainment area with bi-fold doors & utility room

Four double bedrooms, two with ensuites

Large family bathroom and a spacious lounge

Downstairs study, cloakroom and store room

Generous turfed and fenced gardens

Single garage and paved parking area for two cars

Quality fixtures & fittings throughout

Prestige Collection

ELSTON

1792 ft² / 167m² Four bedroom detached home with integral garage



GROUND FLOOR

Kitchen / Dining

8.0m x 4.7m
26' 3" x 15' 5"

Lounge

3.4 x 5.6m (Max)
11' 2" x 18' 5" (Max)

Store

1.7m x 0.9m
5' 7" x 3' 0"

Utility

2.8m x 2.2m
9' 3" x 7' 3"

Study

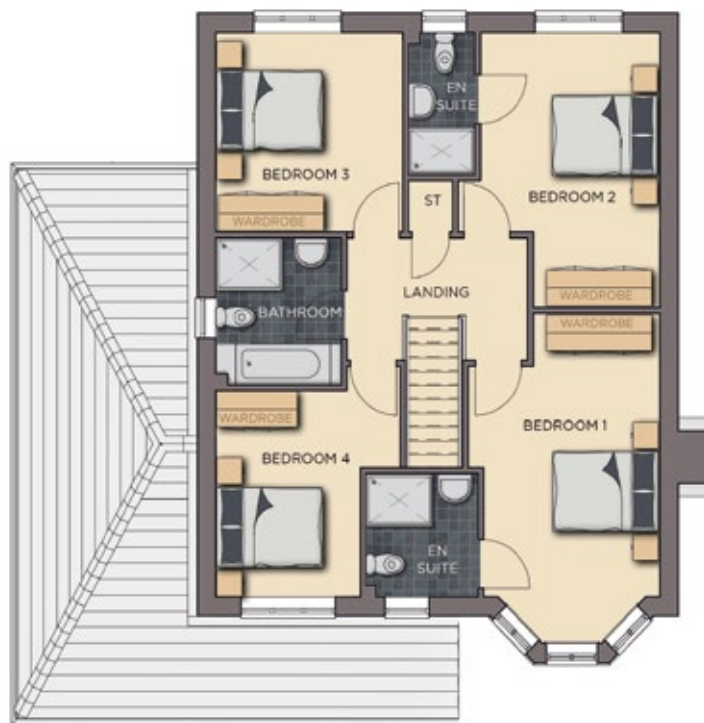
3.2m x 2.3m
10' 6" x 7' 7"

Garage

6.0m x 3.1m (Max)
19' 9" x 10' 2" (Max)

WC

1.7 x 1.4m
5' 7" x 4' 7"



FIRST FLOOR

Master Bedroom

5.6m x 3.5m (Max)
18' 5" x 11' 6" (Max)

En-suite 2

2.4m x 1.2m
7' 11" x 4' 0"

Bathroom

2.5m x 2.3m
8' 3" x 7' 7"

En-suite

1.2.1m x 2.0m
6' 11" x 6' 7"

Bedroom 3

3.4m x 3.4m
11' 2" x 11' 2"

Store

0.9m x 0.8m
3' 0" x 2' 8"

Bedroom 2

4.7m x 3.6m (Max)
15' 5" x 11' 10" (Max)

Bedroom 4

3.5m x 3.3m (Max)
11' 6" x 10' 10" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob and glass splashback | Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting | Integral Double Garage | Block-paved private driveway for additional two cars | Fast car charging point | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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ASHTON



Four bedroom gable end family home with parking

This home features...

- Beautifully designed Vita - Moores kitchen with integrated Zanussi appliances
- Open plan kitchen/dining/entertainment area with French doors leading into rear garden
- Master Bedroom with beautiful ensuite
- Further double bedroom and two generous single bedrooms
- Separate downstairs cloakroom and two stores
- Generous turfed and fenced gardens
- Extra long private paved parking area for multiple cars
- Quality fixtures & fittings throughout

Part Buy - Part Rent

ASHTON

1026 ft² / 95m² Four bedroom gable end family home with parking



GROUND FLOOR

Kitchen / Dining
5.6m x 3.2m
18' 5" x 10' 6"

Utility
1.7m x 1.1m
5' 6" x 3' 7"

Store 1
1.5m x 0.8m
4' 9" x 2' 6"

Lounge
3.1m x 5.6m
10' 3" x 18' 5"

WC
0.9 x 1.6
2' 8" x 5' 4"



FIRST FLOOR

Master Bedroom
3.3m x 3.4m (Max)
11' 2" x 10' 8" (Max)

Bedroom 3
2.5m (Max) x 2.7m (Max)
8' 3" (Max) x 8' 8" (Max)

Family Bathroom
2.5m x 1.7m
8' 4" x 5' 6"

En-suite
2.3m x 1.2m
7' 5" x 3' 8"

Bedroom 4
3.1m (Max) x 2.1m (Max)
10' 1" (Max) x 6' 10" (Max)

Store 2
0.8m x 0.6m
2' 6" x 1' 9"

Bedroom 2
3.2m (Max) x 2.9m (Max)
10' 5" (Max) x 9' 4" (Max)

Benefits include...

- Vita - Moores kitchen with integrated Zanussi appliances and gas hob | French doors to rear garden | Worcester Bosch heating system
- Stainless steel splash-back | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiled bathroom with Mira shower | White painted staircase and neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Patio to fenced & turfed rear garden
- Turf and landscaping to front garden | Front and back exterior lighting | Electric car charging point | Extra long block-paved drive which provides parking for multiple cars | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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LARCHES



Three bedroom terraced family home with private parking

This home features...

Beautifully designed Vita - Moores kitchen with integrated Zanussi appliances

Open plan kitchen/dining area with French doors leading into rear garden

Two double bedrooms and one single bedroom

Family bathroom and L-shaped lounge

Downstairs cloakroom and under-stairs storage

Generous turfed and fenced gardens

Private paved parking area for two cars

Quality fixtures & fittings throughout

Part Buy - Part Rent

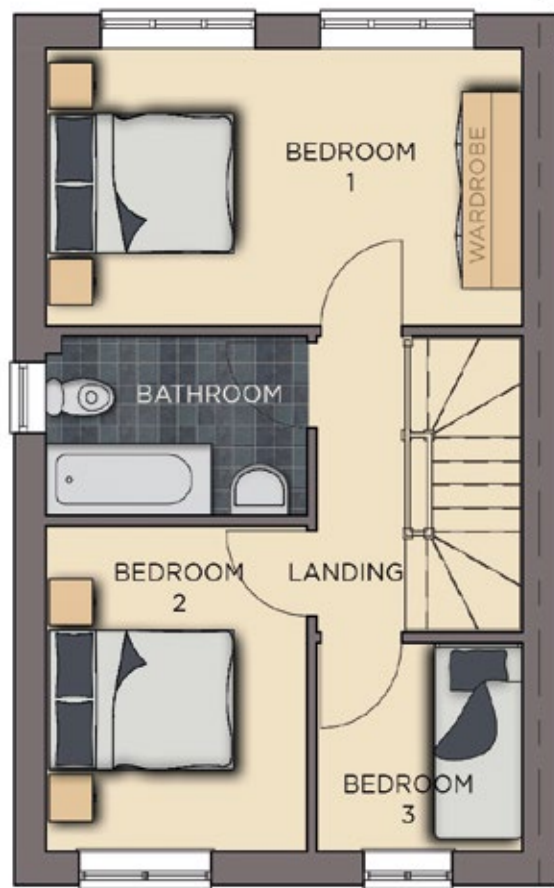
LARCHES

832 ft² / 77m² Three bedroom terraced home with private parking



GROUND FLOOR

Kitchen / Dining 4.9m x 2.6m 16' 1 x 8' 7	Lounge 5.0m x 4.9m (Max) 16' 4 x 16' 1 (Max)	WC 2.0m x 1.0m 6' 7 x 3' 2
	Store 1.8m x 0.9m 5' 9 x 2' 10	



FIRST FLOOR

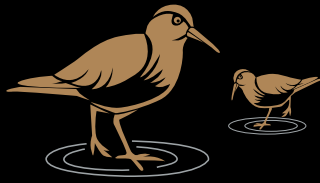
Bedroom 1 2.7m x 4.9m 8' 8 x 16' 1	Bedroom 2 3.1m x 2.7m 10' 4 x 8' 8	Family Bathroom 1.7m x 2.7m 8' 8 x 5' 8
	Bedroom 3 2.1m x 2.0m 6' 10 x 6' 7	

Benefits include...

- Vita - Moores kitchen with integrated Zanussi appliances and gas hob | French doors to rear garden
- | Worcester Bosch heating system | Stainless steel splash-back | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling
- | White painted staircase and neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Patio to fenced & turfed rear garden | Turf to front garden | Front and back exterior lighting | Block-paved private parking for two cars | Electric car charging point
- | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

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THE SANDPIPERS

LONGRIDGE

PRESTON ROAD, LONGRIDGE PR3 3BE



Specifications

A HOME BUYER'S GUIDE





Quality

IN EVERY DETAIL...

Each property at The Sandpipers is built to the highest quality and finished with a luxury specification, including designer kitchens, elegant bathrooms and high-end fixtures & fittings. We pride ourselves in providing quality as standard, with careful thought going into every little detail for the discerning home-owner to enjoy.

Our homes are light and spacious, with large open-plan areas, providing a comfortable and modern living experience. Externally, the generous secure gardens and private driveways provide intimacy, while the economic heating systems also give you the confidence that your new home is energy efficient, as well as very beautiful.

SPECIFICATIONS

DOORS, JOINERY & FINISHES

		Larches	Ashton	Cadley	Sherwood	Whittingham	Newsham	Garrison	Elston	Ribbleton	Farrington
Bi-fold/French Doors	PVC-u French doors	✓	✓	✓	-	-	-	-	-	-	✓
	Bi-fold Doors	-	-	-	✓	✓	✓	✓	✓	✓	-
External doors - front	Black composite door with glazed panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External doors - back/side	PVC-u door	-	-	-	✓	✓	✓	✓	✓	✓	✓
Internal doors	4 panel white textured premdor	✓	✓	✓	-	-	-	-	-	-	-
	Shaker 4 panel textured oak internal doors	-	-	-	✓	✓	✓	✓	✓	✓	✓
Staircase	White painted staircase	✓	✓	✓	-	-	-	-	-	-	-
	White painted staircase with oak handrail and newel caps	-	-	-	✓	✓	✓	✓	✓	✓	✓
Ceilings	Painted - Matt White Emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls	Painted - Matt White Emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

BATHROOMS

Sanitary	White Vitra S20 Sanitary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brassware	Hansgrohe Logis	✓	✓	✓	-	-	-	-	-	-	✓
	Hansgrohe Talis	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Hansgrohe Crometta E240 Showerpipe	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Hansgrohe Ecostat Exp.Th Mixer	✓	✓	-	-	-	-	-	-	-	-
Shower Screens	Ideal Standary Synergy	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Mira Leap	-	✓	-	-	-	-	-	-	-	-

WALL TILING

Kitchens	100x200 Plain White Bevelled Splashback	-	-	-	-	-	-	-	-	-	-
WC	Porcelanosa tiled splashback to WHB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom	Full height tiling by Porcelanosa to shower enclosures	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Full height tiling by Porcelanosa to baths	✓	✓	✓	-	-	-	-	-	-	-
	Half height tiling by Porcelanosa to baths	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa behind sanitary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
En-suite	Full height tiling by Porcelanosa to shower enclosures	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa to baths	-	-	-	-	-	-	-	-	✓	✓
	Half height tiling by Porcelanosa behind sanitary	-	-	✓	✓	✓	✓	✓	✓	✓	✓

PRESTIGE COLLECTION



SPECIFICATIONS

Larches
Ashton
Cadley
Sherwood
Whittingham
Newsham
Garrison
Elston
Ribbleton
Farrington

KITCHEN AND APPLIANCES

		Larches	Ashton	Cadley	Sherwood	Whittingham	Newsham	Garrison	Elston	Ribbleton	Farrington
Kitchens	M3 Vita - Moores	✓	✓	-	-	-	-	-	-	-	-
	SieMmatic - Stuart Frazer	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Worktops/Upstands	Laminated worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	100mm laminated upstand to match worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sinks & Taps	Blanco Toga 1 1/2 Bowl Inset Sink	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	1 and half bowl inset stainless steel sink	✓	✓	-	-	-	-	-	-	-	-
	Blanco Camia Mixer Tap	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Bristan Java Mixer Tap	✓	✓	-	-	-	-	-	-	-	-
Splashback	Stainless steel splashback to hob	✓	✓	-	-	-	-	-	-	-	-
	Lacobel glass splashback to hob	-	-	✓	-	-	-	✓	-	-	-
Pop Up Sockets	Pop up electrical sockets to kitchen islands	-	-	-	-	-	-	-	✓	✓	✓
Feature lighting	LED under unit lighting to kitchen wall units	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Oven	Branded Oven	✓	✓	-	-	-	-	-	-	-	-
	NEFF integrated single oven with slide and hide door	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	NEFF integrated combination microwave oven	-	-	-	✓	✓	✓	✓	✓	✓	✓
Hob	Branded 60cm 4 ring gas hob	✓	✓	-	-	-	-	-	-	-	-
	NEFF 60cm 4 burner induction hob	-	-	✓	-	-	-	-	-	-	-
	NEFF 80cm 5 burner induction hob	-	-	-	✓	✓	✓	✓	✓	✓	✓
Cooker hood/extract	Nitro 360 Extract bulkhead with recessed LED lighting	-	-	-	✓	✓	✓	-	✓	-	✓
	Miro lift light downdraft pop up extractor	-	-	-	-	-	-	-	✓	-	-
	Branded chimney extractor	✓	✓	✓	-	-	-	✓	-	-	-
Integrated appliances	Branded Fridge Freezer	✓	✓	-	-	-	-	-	-	-	-
	NEFF integrated dishwasher	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	NEFF integrated fridge freezer	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	NEFF 140 warming drawer	-	-	-	-	-	-	-	✓	-	-
	Essentials 300mm Wine Cooler	-	-	-	✓	✓	✓	✓	✓	✓	✓

PRESTIGE COLLECTION



SPECIFICATIONS

Larches
Ashton
Caeley
Sherwood
Whittingham
Newsham
Garrison
Elston
Ribbleton
Farrington

HEATING

Central Heating	Full gas central heating Worcester Bosch system - combination boiler	✓	✓	✓	-	-	-	-	-	-	-
	Full gas central heating Worcester Bosch system - boiler with mains pressure hot water cylinder	-	-	-	✓	✓	✓	✓	✓	✓	✓
Radiators	Dual-zone central heating system - thermostatic radiators	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Tri-Zone central heating system - thermostatic radiators	-	-	-	-	-	-	-	-	-	✓
Shower	Mains feed thermostat shower to ensuite	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Mains feed thermostat shower to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Towel rail	Heated towel rail to WC	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Heated towel rail to bathroom	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Heated towel rail to ensuite(s)	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Other	External Chimney with a 6" Class 1 flue installed ready to receive solid fuel fire place	-	-	-	-	-	✓	✓	✓	✓	✓

ELECTRICAL

Electrical sockets / switch plates	Double sockets with USB points to habitable rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Schneider Brushed Chrome switches & sockets to kitchen/dining areas, white to remaining areas	✓	✓	-	-	-	-	-	-	-	-
	Schneider Brushed Chrome switches & sockets throughout	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Security Alarm	Professionally installed security alarm	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Security alarm provision	✓	✓	-	-	-	-	-	-	-	-
Smoke Alarm	Professionally installed smoke alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV Point	Professionally installed TV aerial	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	TV points to selected areas as per plot design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CAT 6 Cabling	CAT 6 Cable from Fibre Optic BT Masterbox to Lounge & Bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT/Phone Point	Fibre optic to BT Masterbox	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlights	Downlights to selected areas as per plot design	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	Bell push with transformer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

EXTERNAL WORKS

Fencing and gates	1.8m close boarded timber fencing with capping rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front Garden	Landscaping and turf to front gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear Garden	Turf to rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Patio to rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap	External bib-tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External lights	Front & Rear black polycarbonate Up/Down external lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Driveway	Extensive multi-car block paved private drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parking/Garages	Off Street multi-car parking spaces	✓	✓	-	-	-	-	-	-	-	-
	Detached Single Garage with power socket, pendant light	-	-	✓	-	-	-	-	-	-	-
	Detached Double Garage with power socket, pendant light	-	-	-	-	✓	-	-	-	-	✓
	Integral Single Garage with power socket, pendant light.	-	-	-	✓	-	✓	-	✓	-	-
	Integral Double Garage with power socket, pendant light.	-	-	-	-	-	-	✓	-	✓	-
	Manual black/black window retractable garage door	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Car Charging Point	Car Charging Provision	✓	✓	-	-	-	-	-	-	-	-
	7Kwh Fast car charging point	-	-	✓	✓	✓	✓	✓	✓	✓	✓

Create Homes reserve the right to update the specification at any time. For further details please discuss with your Sales Executive.

PRESTIGE COLLECTION



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