



THE GROVES

B I S P H A M

FARADAY WAY, BISPHAM FY2 0FN



Development Details

A COLLECTION OF QUALITY
3 & 4 BEDROOM DESIGNER HOMES





THE GROVES

DISCOVER YOUR NEW DESIGNER HOME IN BISPHAM BY THE SEA

The Groves development is perfectly positioned to the west of the small coastal town of Bispham, close to the picturesque towns of Thornton-Cleveleys & Poulton-Le-Fylde, and the beautiful countryside of Lancashire.

The Groves offers a fantastic range of competitively priced 3 & 4 bedroom designer homes from our new 'Executive Collection', each cleverly presented, with open-plan layouts, ergonomic design and quality fixtures & fittings as standard.

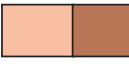
All 'Executive Collection' homes offer a design, specification & layout which will surpass anything on offer by other house builders in the area. Choose from a range of beautiful house types, designed for couples, families and those who wish to retire to this lovely part of the country.

Each new home has been created with modern lifestyles in mind, including plenty of space, quality designer German kitchens and energy efficient appliances. Every single plot has its own generous, fully turfed and fenced private garden to call its own.

Bispham is a small seaside town with a long sandy beach and a vibrant town centre. It is ideally placed for shopping, work and leisure. A relatively quiet & peaceful place to live, the town has a strong sense of community and a choice of great schools and colleges for all ages.

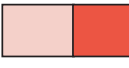
Living at The Groves, you will be just three miles from the centre of Blackpool, with easy access to the beautiful Fylde coast and cities of Preston, Lancaster and beyond via a choice of public transport, and excellent roads & motorway links.

EXECUTIVE COLLECTION

	The Elston 4 BEDROOM DETACHED DOUBLE INTEGRAL GARAGE PLOTS 43 & 44		The Sherwood 4 BEDROOM DETACHED SINGLE INTEGRAL GARAGE PLOTS 3, 47 & 50
	The Newsham 4 BEDROOM DETACHED DOUBLE INTEGRAL GARAGE PLOTS 1, 38, 39, 41 & 48		The Grimsargh 3 BEDROOM DETACHED SINGLE INTEGRAL GARAGE PLOTS 6, 17 & 18
	The Whittingham 4 BEDROOM DETACHED DOUBLE DETACHED GARAGE PLOT 51		The Cottam 3 BEDROOM SEMI-DETACHED 2 CAR PARKING BAY PLOTS 8 & 9
	The Haighton 4 BEDROOM DETACHED DOUBLE DETACHED GARAGE PLOT 40		The Inglewhite 3 BEDROOM DETACHED SINGLE DETACHED GARAGE PLOTS 4, 19 (ALT) & 35 (ALT)
	The Broughton 4 BEDROOM DETACHED SINGLE INTEGRAL GARAGE PLOTS 2, 7, 37, 42, 45, 46 & 49		The Barton 3 BEDROOM MEWS 2 CAR PARKING BAY PLOTS 28, 30, 31 (DA), 32, 33 & 34 (DA)
	The Catforth 4 BEDROOM DETACHED SINGLE DETACHED GARAGE PLOTS 5 & 36		

▲ DUAL ASPECT (DA)

AFFORDABLE HOMES

	The Ingol 3 BEDROOM MEWS 2 CAR PARKING BAY PLOTS 14, 15, 16, 20, 21, 22 & 23
	The Savick 2 BEDROOM MEWS 2 CAR PARKING BAY PLOTS 10, 11, 12, 13, 24, 25, 26, 27 & 28

Site map is indicative and for illustrative purposes only.



BARTON



Three bed mews home with private driveway

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen / diner with French doors to rear
- Two double bedrooms and further single
- Ensuite to Master bedroom
- Well appointed family bathroom
- Spacious lounge to front
- Entrance hall with under-stairs store & WC
- Worcester Bosch central heating with Hive control system
- Generous turfed and fenced private rear garden
- Block paved private driveway for two cars
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

BARTON

Three bed mews home with private driveway



GROUND FLOOR

Hall 5.7m x 2.2m (Max) 18' 8" x 7' 2" (Max)	Lounge 3.1m x 5.1m 10' 2" x 16' 8"	WC 1.1m x 1.8m 3' 7" x 5' 10"
Kitchen / Dining 3.2m x 5.3m 10' 5" x 17' 4"	Store 1.4m x 0.9m 4' 7" x 2' 11"	



FIRST FLOOR

Master Bedroom 4m x 3.2m (Max) 13' 1" x 10' 5" (Max)	Bedroom 2 3.2m x 3.1m 10' 5" x 10' 2"	Family Bathroom 1.8m x 3.1m 5' 10" x 10' 2"
Master Ensuite 3.2m x 1.8 (Max) 10' 5" x 5' 10" (Max)	Bedroom 3 2.7m x 2.2m 8' 10" x 7' 2"	Landing 2.9m x 2.2m 9' 6" x 7' 2"

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, dish washer & fridge freezer | Steel chimney extractor hood & glass splashback | French doors leading to fully fenced & turfed rear garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Private block paving for two cars | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

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

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BROUGHTON



Four bedroom detached family home with integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen / diner with bi-fold doors, utility and WC
- Four generous double bedrooms, two with ensembles
- Large family bathroom with separate shower
- Spacious family lounge
- Entrance hall with under-stairs store
- Worcester Bosch central heating with Hive control system
- Generous turfed and fenced gardens
- Integral single garage and block paved private driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

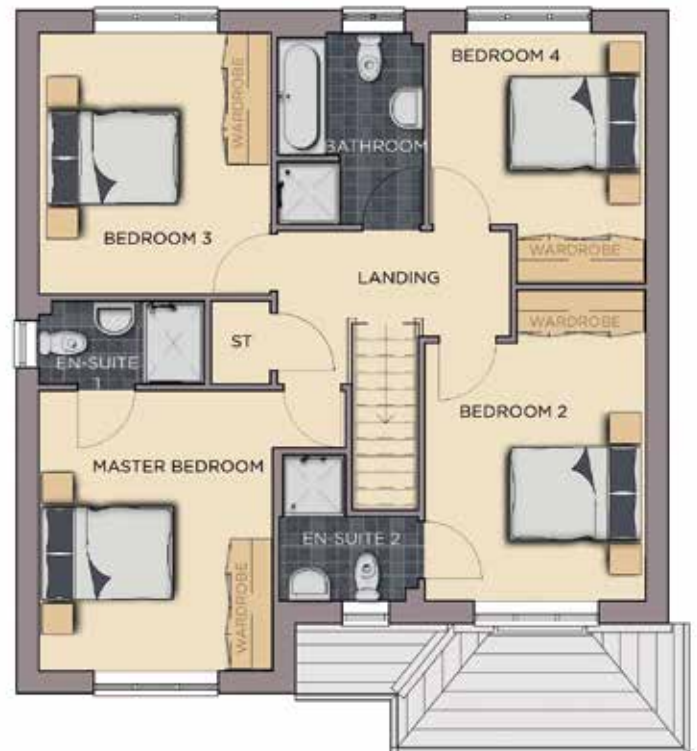
BROUGHTON

Four bedroom detached family home with integral garage



GROUND FLOOR

Kitchen / Dining / Family 6.9m x 4.7m (Max) 22' 7" x 15' 5" (Max)	WC 1.9m x 1.0m 6' 2" x 3' 3"	Lounge 4.5m x 3.4m 14' 9" x 11' 1"
Utility 2.6m x 1.9m 8' 6" x 6' 2"	Hall 4.5m x 2m 14' 9" x 6' 6"	Garage 3.1m x 6.1m 10' 2" x 20' 0"
	Store 1 1.2m x 0.9m 3' 11" x 2' 11"	



FIRST FLOOR

Family Bathroom 2.8m x 2.1m 9' 2" x 6' 10"	Bedroom 2 4.5m x 3.2m 14' 9" x 10' 5"	Bedroom 4 3.7m x 3.2m (Max) 12' 1" x 10' 5" (Max)
Master Bedroom 3.4m x 4.1m (Max) 11' 1" x 13' 5" (Max)	Ensuite 2 2.2m x 1.8m (Max) 7' 2" x 5' 10" (Max)	Landing 3.4m x 2.3m (Max) 11' 1" x 7' 6" (Max)
Ensuite 1 2.4m x 1.2m 7' 10" x 3' 11"	Bedroom 3 3.8m x 3.4m 12' 5" x 11' 1"	Store 2 1.2m x 0.9m 3' 11" x 2' 11"

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Breakfast bar | Bifold doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Worcester Bosch central heating with Hive control system | Heated towel rails | USB points | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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CATFORTH



Four bedroom detached family home with detached garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances

Large dual aspect kitchen diner with island & Bifold doors

Utility room with separate downstairs cloakroom

Beautiful Master bedroom with ensuite shower

Family bathroom with free-standing shower & bath

Large family lounge to the rear with French doors

Separate study off the generous hallway

Worcester Bosch central heating with Hive control system

Generous turfed and fenced gardens

Detached garage and block paved private driveway

Photovoltaic (PV) system

Quality fixtures & fittings throughout

Executive Collection

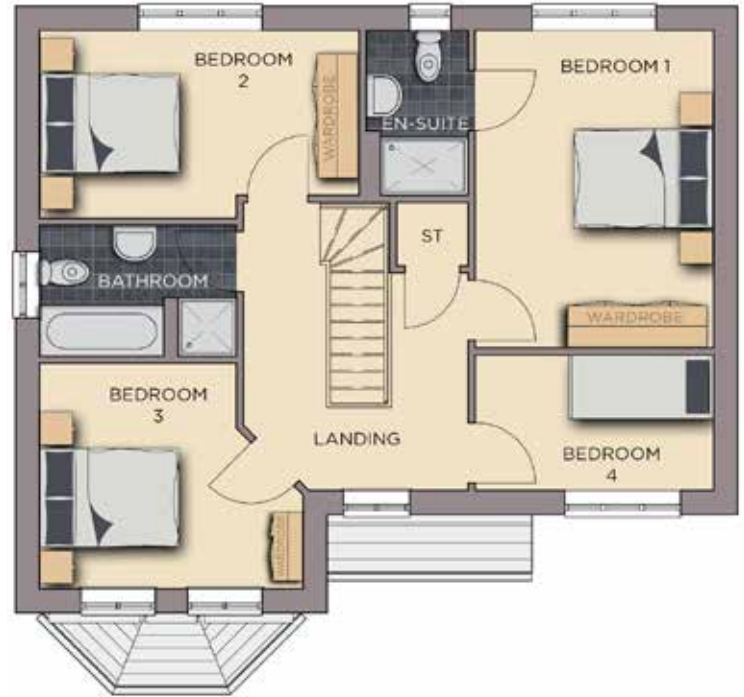
CATFORTH

Four bedroom detached family home with detached garage



GROUND FLOOR

Hall 3m x 2.4m (Max) 9' 10" x 7' 10" (Max)	Utility 2m x 1.3m 6' 6" x 4' 3"	Study 2.2m x 1.7m 7' 2" x 5' 6"
Kitchen / Dining 3.8m x 8.5m (Max) 12' 5" x 27' 10" (Max)	WC 2m x 0.95m 6' 6" x 3' 1"	Store 2m x 1.4m (Max) 6' 6" x 4' 7" (Max)
	Lounge 3.4m x 4.6m 11' 1" x 15' 1"	



FIRST FLOOR

Master Bedroom 3.3m x 4.4m 10' 9" x 14' 5"	Bedroom 3 3.6m x 3.3m (Max) 11' 9" x 10' 9" (Max)	Landing 3.1m x 4m (Max) 10' 2" x 13' 1" (Max)
Master ensuite 1.4m x 2.3m (Max) 4' 7" x 7' 6" (Max)	Bedroom 4 3.3m x 1.9m 10' 9" x 6' 2"	Store 1m x 0.7m 3' 3" x 2' 3"
Bedroom 2 4.4m x 2.6m (Max) 14' 5" x 8' 6" (Max)	Family Bathroom 2.7m x 1.8m 8' 10" x 5' 10"	

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Breakfast bar | Bifold doors & French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Detached garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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COTTAM



Three bedroom semi-detached town house

This home features...

- Spacious accommodation set across three levels
- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open-plan kitchen dining space with French doors to garden
- Generous Master suite on top floor with ensuite shower room & dressing area
- Two further bedrooms, one double & one single
- Well-appointed family bathroom
- Bright family lounge to the front
- Worcester Bosch central heating with Hive control system
- Block paved private driveway for two cars
- Generous turfed and fenced gardens
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

COTTAM

Three bedroom semi-detached town house



GROUND FLOOR

Hall 1.1m x 1.5m 3' 7" x 4' 11"	Kitchen / Diner 4.6m x 3.4m 15' 1" x 11' 1"	WC 1.5m x 1.1m 4' 11" x 3' 7"
Lounge 4.3m x 3.4m 14' 1" x 11' 1"		



FIRST FLOOR

Bedroom 2 4.6m x 2.8m 15' 1" x 9' 2"	Family Bathroom 2.5m x 1.8m (Max) 8' 2" x 5' 10" (Max)	Store 0.7m x 0.8m 2' 3" x 2' 7"
Bedroom 3 3m x 2.5m 9' 10" x 8' 2"	Landing 2m x 3.4m (Max) 6' 6" x 11' 1" (Max)	



SECOND FLOOR

Master Bedroom /Dressing 4.6m x 6.4m (Max) 15' 1" x 20' 11" (Max)	Master Ensuite 2.7m x 1.2m (Max) 8' 10" x 3' 11" (Max)
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Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, dish washer & fridge freezer | Steel chimney extractor hood & glass splashback | French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Private block paving for two cars | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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ELSTON



Four bedroom detached family home with integral double garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen/dining/entertainment area with bi-fold doors & utility room
- Four double bedrooms, two with ensembles
- Large family bathroom
- Spacious lounge with bay to front
- Large welcoming hallway with study, cloakroom & store room off
- Generous turfed and fenced gardens
- Double integral garage and paved parking area
- Worcester Bosch central heating with Hive control system
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

ELSTON

Four bedroom detached home with integral double garage



GROUND FLOOR

Hall 4.8m x 2.6m (Max) 15' 8" x 8' 6" (Max)	Lounge 3.5m x 5.6m (Max) 11' 5" x 18' 4" (Max)	Store 1.8m x 1m 5' 10" x 3' 3"
Kitchen / Dining 8.1m x 4.7m 26' 6" x 15' 5"	Study 3.2m x 2.3m 10' 5" x 7' 6"	Garage 6m x 6m 19' 8" x 19' 8"
Utility 2.9m x 2.2m 9' 6" x 7' 2"	WC 1.8m x 1.4m 5' 10" x 4' 7"	



FIRST FLOOR

Landing 3.9m x 2.1m 12' 9" x 6' 10"	Bedroom 2 4.7m x 3.6m (Max) 15' 5" x 11' 9" (Max)	Bedroom 4 3.5m x 3.3 (Max) 11' 5" x 10' 9" (Max)
Master Bedroom 5.6 x 3.5 (Max) 18' 4" x 11' 5" (Max)	En-suite 2 2.5m x 1.2m 8' 2" x 3' 11"	Bathroom 2.5m x 2.3m 8' 2" x 7' 6"
Master en-suite 2.1m x 2m 6' 10" x 6' 6"	Bedroom 3 3.4m x 3.4m 11' 1" x 11' 1"	Store 0.9m x 0.8m 2' 11" x 2' 7"

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Breakfast bar | Bifold doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Worcester Bosch central heating with Hive control system | Heated towel rails | USB points | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Double integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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GRIMSARGH



Three bedroom detached family home with integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- French doors to rear aspect
- Master bedroom with ensuite and two further double bedrooms
- Large family bathroom
- Lounge with feature bay window to front
- Entrance hall with WC
- Worcester Bosch central heating with Hive control system
- Generous turfed and fenced private garden
- Integral garage and block paved driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

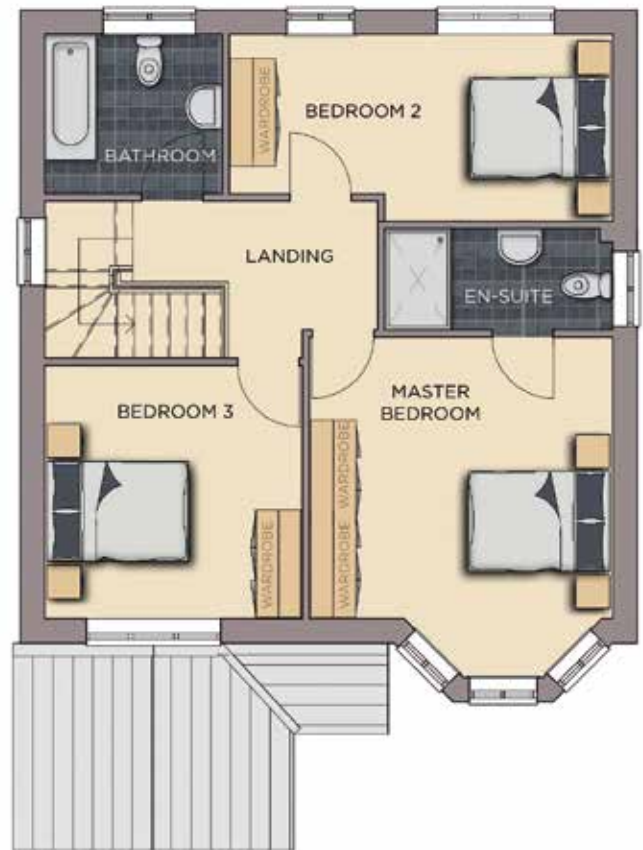
GRIMSARGH

Three bedroom detached family home with integral garage



GROUND FLOOR

Hall 5.4m x 2.4m (Max) 17' 8 x 7' 10 (Max)	Kitchen / Dining / Family 7.7m x 3.4m (Max) 25' 3 x 11' 1 (Max)	Garage 6.1m x 3.1m (Max) 20' 0 x 10' 2 (Max)
WC 1.2m x 2.2m 3' 11 x 7' 2	Lounge 3.2m x 5.0m (Max) 10' 5 x 16' 4 (Max)	



FIRST FLOOR

Master Bedroom 4.6m x 4.1m (Max) 15' 1 x 12' 5 (Max)	Bedroom 2 2.6m x 5.2m (Max) 8' 6 x 17' 0 (Max)	Family Bathroom 2.2m x 2.4m 7' 2 x 7' 10
Ensuite 1.4m x 3.1m 4' 7 x 10' 2	Bedroom 3 3.5m x 3.5m 11' 5 x 11' 5	Landing 4.5m x 2.1m (Max) 14' 9 x 6' 10

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, microwave, dish washer & fridge freezer | Steel chimney extractor hood & glass splashback | LED Kitchen unit under-lighting | Breakfast bar | French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

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INGLEWHITE ALT



Three bedroom family home with detached garage

This home features...

- Beautifully designed SieMatic kitchen diner by Stuart Frazer
- Integrated BOSCH appliances & breakfast bar
- Utility space off the kitchen
- Dual aspect family lounge with French doors
- Master bedroom with ensuite & two further double bedrooms
- Beautifully appointed family bathroom
- Worcester Bosch central heating with Hive control system
- Detached garage and block paved private parking
- Generous turfed & fenced private garden
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

INGLEWHITE ALT

Three bedroom family home with detached garage



GROUND FLOOR

Kitchen / Dining

5.2m x 3m
17' 0" x 9' 10"

Lounge

5.2m x 3m
17' 0" x 9' 10"

WC

1.5m x 1.1m
4' 11" x 3' 7"

Utility

2.2m x 2.1m (Max)
7' 2" x 6' 10" (Max)

Hall

2.6m x 2.2m (Max)
8' 6" x 7' 2" (Max)



FIRST FLOOR

Master bedroom

4m x 3.1m
13' 1" x 10' 2"

Family bathroom

2.3m x 1.7m
7' 6" x 5' 6"

Bedroom 3

2.1m x 3m
6' 10" x 9' 10"

Master ensuite

3.1m x 1.1m (Max)
10' 2" x 3' 7" (Max)

Bedroom 2

3m x 3m
9' 10" x 9' 10"

Landing

3.4m x 2.2m (Max)
11' 1" x 7' 2" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, dish washer, microwave & fridge freezer | Steel chimney extractor hood & glass splashback | French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Private block paved driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

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INGLEWHITE



Three bedroom family home with detached garage

This home features...

- Beautifully designed SieMatic kitchen diner by Stuart Frazer
- Integrated BOSCH appliances & breakfast bar
- Utility space off the kitchen
- Dual aspect family lounge with French doors
- Master bedroom with ensuite & two further double bedrooms
- Beautifully appointed family bathroom
- Worcester Bosch central heating with Hive control system
- Detached garage and block paved private driveway
- Generous turfed & fenced private garden
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

INGLEWHITE

Three bedroom family home with detached garage



GROUND FLOOR

Kitchen / Dining

5.2m x 3m
17' 0" x 9' 10"

Lounge

5.2m x 3m
17' 0" x 9' 10"

WC

1.5m x 1.1m
4' 11" x 3' 7"

Utility

2.2m x 2.1m (Max)
7' 2" x 6' 10" (Max)

Hall

2.6m x 2.2m (Max)
8' 6" x 7' 2" (Max)



FIRST FLOOR

Master bedroom

4m x 3.1m
13' 1" x 10' 2"

Family bathroom

2.3m x 1.7m
7' 6" x 5' 6"

Bedroom 3

2.1m x 3m
6' 10" x 9' 10"

Master ensuite

3.1m x 1.1m (Max)
10' 2" x 3' 7" (Max)

Bedroom 2

3m x 3m
9' 10" x 9' 10"

Landing

3.4m x 2.2m (Max)
11' 1" x 7' 2" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, dish washer, microwave & fridge freezer | Steel chimney extractor hood & glass splashback | French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & en-suites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Private block paved driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

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NEWSHAM



Four bedroom detached family home with double integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen/dining/entertainment area with skylights, bi-fold doors, utility and WC
- Four generous double bedrooms, two with ensembles
- Large family bathroom with separate shower
- Substantial lounge with bay window
- Entrance hall with double doors to kitchen
- Worcester Bosch central heating with Hive control system
- Generous turfed and fenced gardens
- Integral double garage & extensive block paved driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

NEWSHAM

Four bedroom detached home with double integral garage



GROUND FLOOR

Kitchen / Dining / Family
6.8m x 6.8m (Max)
22' 3" x 22' 3" (Max)

Utility
2m x 2.8m
6' 6" x 9' 2"

Lounge
3.6m x 6m (Max)
11' 9" x 19' 8" (Max)

WC
2m x 0.9m
6' 6" x 2' 11"

Hall
2.1m x 4.4m
6' 10" x 14' 5"

Garage
6m x 6m (Max)
19' 8" x 19' 8"



FIRST FLOOR

Master Bedroom
3.6m x 4.2m (Max)
11' 9" x 13' 9" (Max)

Master Dressing
2.2m x 2.4m
7' 2" x 7' 10"

Master ensuite
1.2m x 2.4m
3' 11" x 7' 10"

Bedroom 2
3.2m x 4m (Max)
10' 5" x 13' 1" (Max)

Ensuite 2
1.7m x 1.7m
5' 6" x 5' 6"

Bedroom 3
3.6m x 3.2m
11' 9" x 10' 5"

Bedroom 4
3.4m x 2.6m (Max)
11' 1" x 8' 6" (Max)

Family Bathroom
2.6m x 2m
8' 6" x 6' 6"

Landing
6.2m x 2.6m (Max)
20' 4" x 8' 6" (Max)

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

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Breakfast bar | Kitchen skylights & bifold doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

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SHERWOOD



Four bedroom detached family home with integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen/diner with bi-fold doors into garden and separate utility
- Master bedroom with ensuite
- Three further double bedrooms
- Large family bathroom with separate shower
- Generous lounge with bay window
- Worcester Bosch central heating with Hive control system
- Large turfed and fenced private rear garden
- Integral garage and block paved driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

SHERWOOD

Four bedroom detached luxury family home with integral garage



GROUND FLOOR

Kitchen / Dining
6.9m x 3.7m (Max)
22' 7" x 12' 1" (Max)

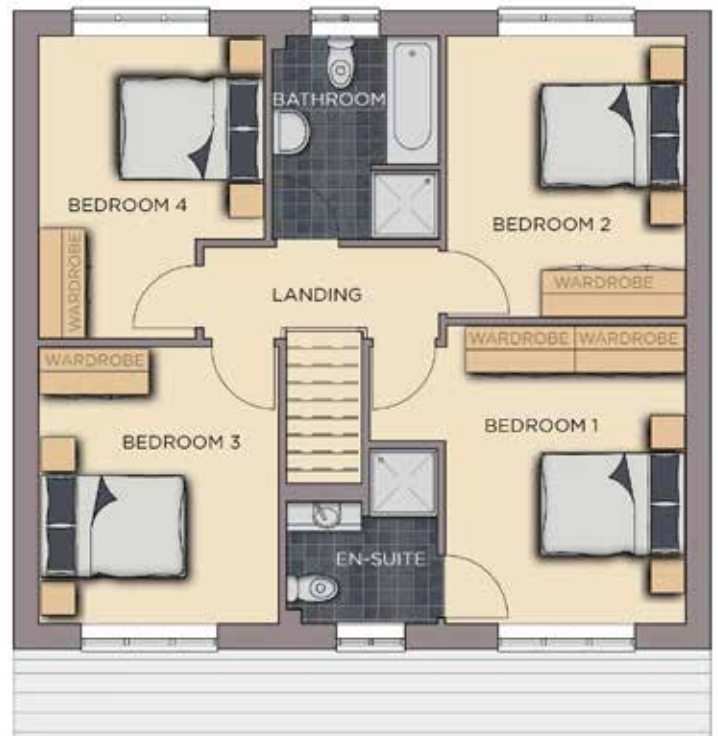
Lounge
4.8m x 3.2m (Max)
15' 9" x 10' 5" (Max)

Hall
2.0m x 5.1m (Max)
6' 6" x 16' 8" (Max)

Utility
2.6m x 1.6m
8' 6" x 5' 2"

WC
1.9m x 0.9m
6' 2" x 2' 11"

Garage
6.0m x 3.0m (Max)
19' 8" x 9' 10" (Max)



FIRST FLOOR

Master Bedroom
3.9m x 4.2m (Max)
12' 9" x 13' 9" (Max)

Bedroom 2
3.7m x 3.2m
12' 1" x 10' 5"

Family Bathroom
2.7m x 2.2m
8' 10" x 7' 2"

Ensuite
2.3m x 2.0m (Max)
7' 6" x 6' 6" (Max)

Bedroom 3
3.7m x 3.2m
12' 1" x 10' 5"

Landing
3.1m x 1.2m
10' 2" x 3' 11"

Bedroom 4
4.0m x 3.0m (Max)
13' 1" x 9' 10" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, microwave, dish washer & fridge freezer | Steel chimney extractor hood & glass splashback | LED Kitchen unit under-lighting | Bifold doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Shaker oak four panel internal doors | White painted staircase with oak stained handrail and newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 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.

WHITTINGHAM



Four bedroom detached luxury home with detached garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Open plan kitchen/diner/entertaining space with skylights & bi-fold doors leading onto 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
- Worcester Bosch central heating with Hive control system
- Detached garage and block paved private driveway
- Generous turfed and fenced private garden
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

WHITTINGHAM

Four bedroom detached luxury home with detached garage



GROUND FLOOR

Kitchen / Diner / Family
6.4m x 5.6m (Max)
20' 11" x 18' 4" (Max)

Hall
2.0m x 4.2m
6' 6" x 13' 9"

Dining Room
3.4m x 4.3m (Max)
11' 1" x 14' 1" (Max)

Utility
2.1m x 1.8m
6' 10" x 5' 11"

WC
2.1m x 1.0m
6' 10" x 3' 3"

Lounge
3.6m x 5.9m (Max)
11' 9" x 19' 4" (Max)

Store 1
0.9m x 1.6m
2' 11" x 5' 2"



FIRST FLOOR

Master Bedroom
3.6m x 4.3m (Max)
11' 9" x 14' 1" (Max)

Ensuite 1
2.6m x 1.5m
8' 6" x 4' 11"

Dressing
2.4m x 1.6m
7' 10" x 5' 2"

Bedroom 2
4.4m x 2.9m (Max)
14' 5" x 9' 6" (Max)

Ensuite 2
2.4m x 1.6m (Max)
7' 10" x 5' 2" (Max)

Bedroom 3
3.2m x 3.0m (Max)
10' 5" x 9' 10" (Max)

Bedroom 4
2.7m x 3.0m
8' 10" x 9' 10"

Family Bathroom
2.7m x 1.9m
8' 10" x 6' 2"

Landing
3.4m x 2.6m (Max)
11' 2" x 8' 1" (Max)

Store 2
0.9m x 1.1m (Max)
2' 11" x 3' 7" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Kitchen skylights & bifold doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Worcester Bosch central heating with Hive control system | USB points | Heated towel rails | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Detached garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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

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HAIGHTON



Four bedroom family home with detached double garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- Large dual aspect kitchen diner with island, family seating area, Bifold doors & skylights
- Useful utility room & separate downstairs cloakroom
- Master bedroom with ensuite shower room
- Two further double bedrooms & a single bedroom
- Large family bathroom with separate free-standing shower
- Substantial lounge with bay window to front & French doors to rear
- Generous turfed and fenced gardens
- Worcester Bosch central heating with Hive control system
- Detached double garage & block paved multi-car private driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

HAIGHTON

Four bedroom family home with detached double garage



GROUND FLOOR

Hall 3.5m x 1.3m (Max) 11' 5" x 4' 3" (Max)	Utility 2.3m x 1.7m 7' 6" x 5' 6"	Store 0.8m x 1.3m 2' 7" x 4' 3"
Kitchen / Diner Family 6.8m x 8m (Max) 22' 3" x 26' 2" (Max)	Lounge 6.5m x 3.3m 21' 3" x 10' 9"	WC 1.2m x 1.6m 3' 11" x 5' 2"



FIRST FLOOR

Master Bedroom 3.8m x 3.5m (Max) 12' 5" x 11' 5" (Max)	Bedroom 2 2.9m x 3.4m 9' 6" x 11' 1"	Family Bathroom 2.6m x 1.7m 8' 6" x 5' 6"
Master Ensuite 3.1m x 1.7m 10' 2" x 5' 6"	Bedroom 3 3.4m x 3m (Max) 11' 1" x 9' 10" (Max)	Landing 4.5m x 4.2m (Max) 14' 9" x 13' 9" (Max)
	Bedroom 4 3.2m x 2.6m (Max) 10' 5" x 8' 6" (Max)	

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, microwave, dish washer & fridge freezer | Nikola Tesla Alpha hob with built-in extractor | LED Kitchen unit under-lighting | Island with breakfast bar | Bifold doors & French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Oak four panel Shaker doors | White painted staircase with Oak stained handrails & newel caps | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & taps | Detached double garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more...

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THE GROVES

B I S P H A M

FARADAY WAY, BISPHAM FY2 0FN



Specifications

A HOME BUYER'S GUIDE





IN EVERY DETAIL...

We pride ourselves in providing quality as standard, with careful thought going into every little detail for the discerning homeowner to enjoy.

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

DOORS, JOINERY & FINISHES

[illegible]

BATHROOMS

[illegible]

WALL TILING

[illegible]



SPECIFICATIONS

KITCHEN AND APPLIANCES

		Barton	Cottam	Inglewhite	Grimsthorpe	Sherwood	Cattorth	Broughton	Haughton	Whittingham	Newsham	Elston
Kitchens	SieMatic - Stuart Frazer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Worktops/Upstands	Laminated worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	100mm laminated upstand to match worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sinks & Taps	Blanco Toga 1 1/2 bowl inset sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Blanco Camia Mixer Tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splashback	Lacobel glass splashback to hob	✓	✓	✓	✓	✓	-	-	-	-	-	-
Feature Lighting	LED under unit lighting to kitchen wall units	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Oven	BOSCH black integrated single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	BOSCH integrated combination microwave	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hob	BOSCH 4 burner induction hob	✓	✓	✓	✓	✓	-	-	-	-	-	-
	Nikola Tesla Alpha hob/extractor	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Cooker Hood	Branded stainless steel box chimney hood	✓	✓	✓	✓	✓	-	-	-	-	-	-
Other Integrated Appliances	BOSCH integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	BOSCH integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Create Homes reserve the right to update the specification at any time. For full clarification of the specification of your chosen plot, please consult your Sales Executive.



SPECIFICATIONS

HEATING

		Barton	Cottam	Inglewhite	Grimsargh	Sherwood	Catforth	Broughton	Haighton	Whittingham	Newsham	Elston
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	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
	Hive central heating control system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Radiators	Dual-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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

ELECTRICAL

Electrical sockets / switch plates	Double sockets with USB points to habitable rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Schneider white switches & sockets throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security Alarm	Professionally installed security alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	Light up bell push with transformer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy converter	Photovoltaic (PV) system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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	Block paved private parking provision	✓	✓	-	-	-	-	-	-	-	-	-
	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	-	-	-	-	-	-	-	-	✓	✓	-
Garage Door	Manual black/black window retractable garage door	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Car Charging	7.2Kwh fast car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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THE GROVES

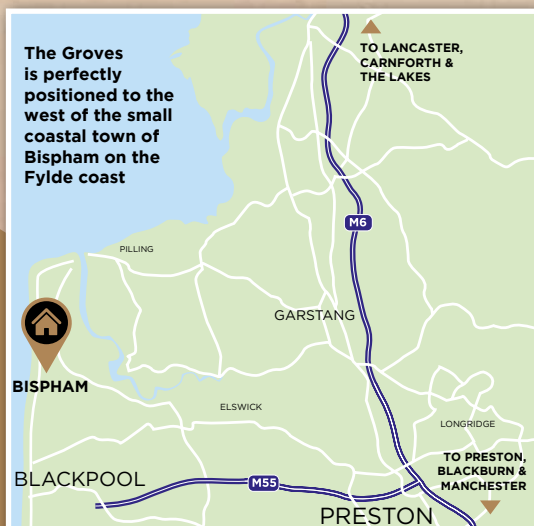
B I S P H A M

FARADAY WAY, BISPHAM FY2 0FN



The Location

DISCOVER YOUR NEW HOME BY THE SEA IN BISPHAM





The sandy beach at Bispham is one of the best in the area



THE LOCATION

Situated about 18 miles north-west of Preston and just three miles from the centre of Blackpool, Bispham has a long sandy beach and a vibrant centre. It is close to the popular towns of Thornton-Cleveleys & Poulton-Le-Fylde. Bispham is a relatively quiet and peaceful place to live with a strong sense of community, as well as the advantage of good commuter links.

The development is nestled between the coast and the countryside, to the west of the town centre, off Faraday Way, overlooking farmland to the east and green open space to the west. The location is ideally placed for shopping, work and leisure. You really can have the best of ALL worlds in this fantastic location!

THE GROVES OFFERS:

- **Good value for money**
- **High quality, spacious designer homes**
- **Large private gardens**
- **Quality designer kitchen diners**
- **Quality fixtures and fittings as standard**
- **Large private gardens**
- **Good schools and colleges**
- **Beautiful beach within easy reach**
- **Access to nature and the countryside**
- **Wide variety of shops and restaurants**
- **Affordable cost of living**
- **Good public transport & road connections**

EDUCATION



■ Bispham provides a good choice of educational opportunities for every member of the family.

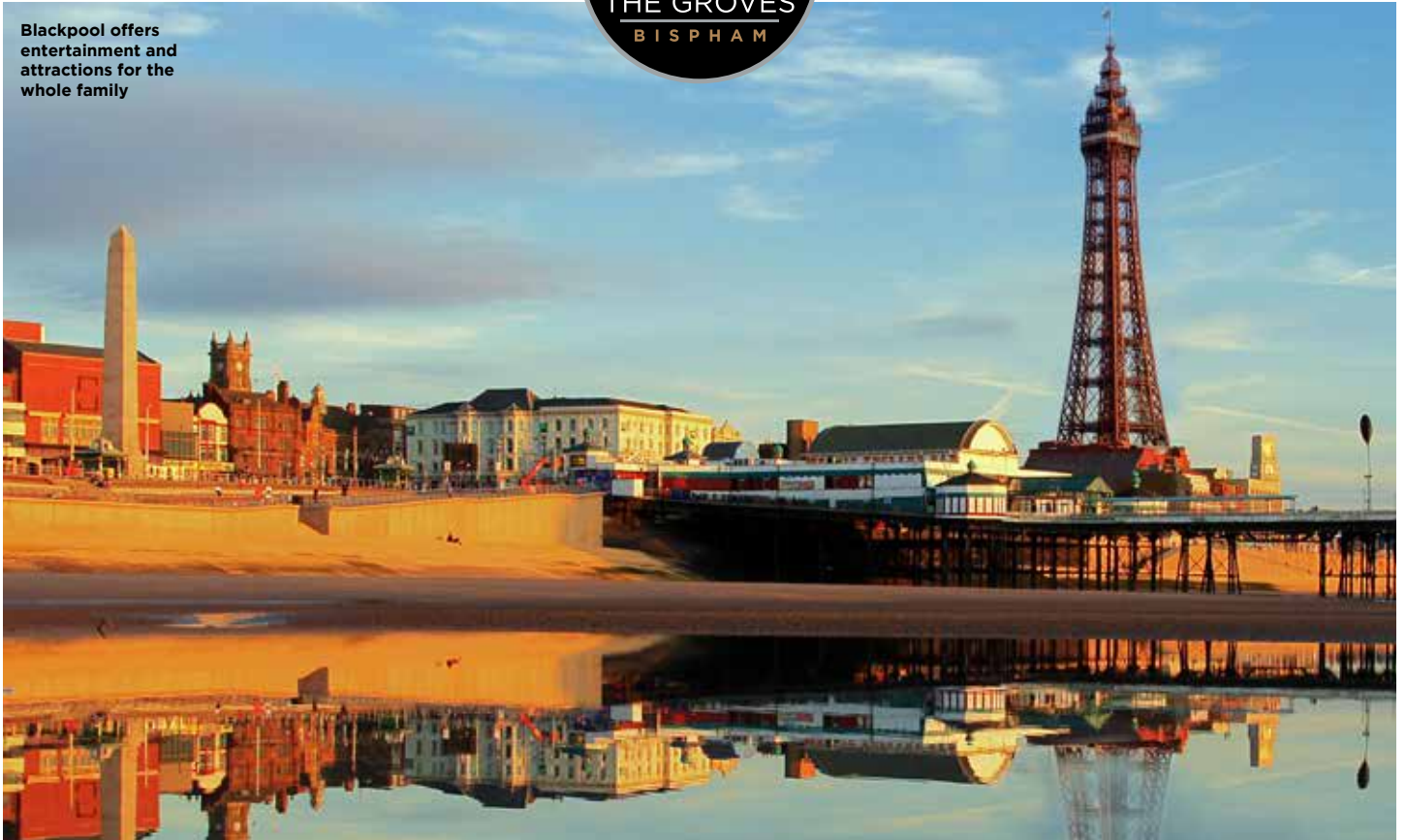
For younger members, there's a wide range of nursery, primary and secondary schools to choose from close by.

The Bispham campus at Blackpool and The Fylde College has its own dedicated Technology & Construction skills centres. It offers a range of higher education and degree courses for 16-18's and 19+, including areas of study as wide-ranging as Science, Art, Fashion & Media, Construction, Engineering, Automotive, Catering, Health, Sport, Travel and much more. There are also courses to support apprenticeships, so every pathway to the world of work can be explored. The college additionally offers courses for adults who want to develop their skills & careers, or just learn something new.

For young adults, there is also a choice of colleges & universities within a commutable distance of The Groves, including UCLAN in Preston and Lancaster University, both offering undergraduate and postgraduate degree courses.



Blackpool offers entertainment and attractions for the whole family



SPORT AND LIFESTYLE

■ Situated on the edge of countryside, yet with the famous North-West coast just a walk away, every member of the family can enjoy a great lifestyle with the wide variety of recreational opportunities available close to The Groves development.

There are plenty of opportunities to enjoy the outdoors locally, such as walking on the beach, or exploring the nearby nature reserve and parks.

The beach in Bispham is one of the best in the area, with soft sand and clear waters, so there are plenty of opportunities for water sports, such as sailing, windsurfing and kitesurfing.

You can also enjoy walking, cycling, boating, golf, football, bowling, horse riding, swimming and more close by... the opportunities are endless!



The Winter Gardens hosts music and dance shows for all tastes

ENTERTAINMENT & SHOPPING

■ The Groves development is just 10 minutes' walk from Bispham centre, offering all the shopping and entertainment choices that you would expect from a small seaside town.

The development is situated north of the vibrant seaside town of Blackpool, famous for its tower, promenade, piers, beaches, zoo and glittering evening entertainment. Pop on a bus or tram, and you will be there in no time!

The Groves is also within easy reach of all the shopping and entertainment opportunities on offer in the surrounding towns and cities such as Blackpool, Poulton-Le-Fylde, Thornton-Cleveleys, St Annes, Lytham, Garstang, Preston and Lancaster.



Enjoy a tram ride along the coast from Blackpool up to Fleetwood

PERFECTLY POSITIONED FOR COMMUTING

■ The development is well-connected to the rest of the region by road, rail and bus. A tram station connects Bispham to Blackpool and other parts of the Fylde Coast.

The M55 motorway, just a few short miles away, makes it easy to get to other parts of Lancashire such as Preston, Lancaster, Blackburn, Chorley and beyond.

NATURE & WILDLIFE

■ As well as being close to the sea & coastline, Bispham has five of the 14 Lancashire County Council designated biological heritage sites, including a nearby nature reserve with a lake and wildfowl population. Bispham Rock Gardens, with its woodland walks & Italian pavilion, has views towards Pendle Hill, Beacon Fell & Bowland Fell. Spend your free time exploring the coast, or the wonderful countryside nearby, and surround yourself with nature.

The Groves development itself is beautifully landscaped, with a variety of attractive planting, designed to create a natural ambience and attract wildlife. To the west of the development, close to a popular nature reserve, The Groves has an attractive public green space with native trees, wild flowers and hedgerows for both residents and wildlife to enjoy, and more maintained open green space to the north corner, with native planting providing an attractive focal point to the landscaping.

BOOK AN APPOINTMENT

ONLINE: createhomes.com/thegroves

EMAIL: thegroves@createhomes.com

PHONE: 07900 221896 between 10am - 4pm

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THE GROVES

FARADAY WAY, BISPHAM, LANCASHIRE FY2 0FN

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