



Welcome to  
your new home  
in Burnley



2, 3 & 4  
bedroom homes



Semi detached  
& detached



Freehold

Introducing...

## Buttercross Hall

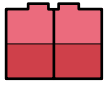
Buttercross Hall is Seddon Homes' charming new build development situated in Habergham Eaves, in the southern outskirts of Burnley, near to Burnley Golf Club and flanked by beautiful countryside. The Buttercross Hall estate will feature a mix of luxury, solid, traditional build 2, 3 & 4 bedroom homes. Designed for quality, comfort and style, with a wealth of modern fixtures and popular design features, our new homes set the standard for energy performance and carbon emissions.

Enjoy the best of both worlds: the peace and quiet of rural living combined with easy access to urban amenities. Habergham Eaves is a great place to live, with excellent schools, beautiful countryside and convenient transportation links.

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# The Homes

2, 3 & 4 bedrooms



## The Brierfield

2 bedroom semi detached house with driveway

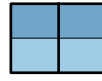
Plot 16



## The Prestbury

3 bedroom detached dormer bungalow with detached single garage

Plot 1



## The Astbury

3 bedroom semi detached house with driveway

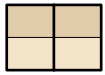
Plots 10, 11, 13, 25, 35, 39, 40, 54, 64, 70, 86, 93, 97 & 105



## The Bowland

3 bedroom semi detached house with driveway

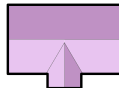
Plots 21, 22, 43, 44, 49, 50, 71, 72, 87, 88, 100, 101, 103 & 104



## The Shelley

3 bedroom semi detached house with driveway

Plots 17, 18, 59 & 60



## The Wynbury

3 bedroom semi detached house with driveway

Plots 12, 26, 36, 38, 41, 55, 65, 69, 85, 92, 96 & 106



## The Denholme

3 bedroom detached house with integral single garage

Plots 3, 6, 8, 9, 34, 56, 74 & 75



## The Mearley

4 bedroom detached house with driveway  
*(Side windows on first floor to some plots)*

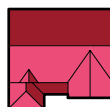
Plots 5, 27, 37, 42, 51, 61, 73, 78, 80, 83, 84, 89, 95, 98, 102 & 107



## The Brearley

4 bedroom detached house with integral single garage

Plots 28, 33, 52 & 53



## The Carron

4 bedroom detached house with integral single garage

Plots 2, 30, 31, 45, 48, 66, 94, 110 & 111



## The Kerridge

4 bedroom detached house with integral single garage

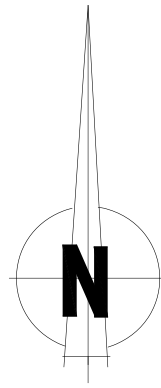
Plots 7, 29, 32, 46 & 47



## The Marsden

4 bedroom detached house with detached single/double garage

Plots 4, 19, 20, 62, 63, 67, 68, 76, 77, 79, 81, 82, 99, 108 & 109



Buttercross Hall,  
Buttercross Hall Lane,  
Burnley,  
Lancashire,  
BB11 5FS



N.B. Plots 14, 15, 23, 24, 57, 58, 90 & 91 are Affordable Properties.

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# The Brierfield

2 bedroom semi detached house with driveway



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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 Prestbury

3 bedroom detached dormer bungalow with detached single garage



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## Ground floor



|                       |               |
|-----------------------|---------------|
| Kitchen/Dining/Lounge | 20'3" x 12'6" |
| Bedroom 3/Lounge      | 13'2" x 10'3" |
| Shower Room           | 8'9" x 5'7"   |

## First floor



|                              |                 |
|------------------------------|-----------------|
| Master Bedroom (into dormer) | 16'10" x 12'11" |
| Bedroom 2                    | 12'8" x 11'4"   |
| Shower Room                  | 6'7" x 4'11"    |

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# The Astbury

3 bedroom semi detached house with driveway



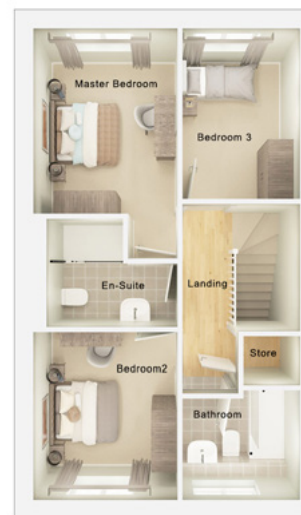
**Seddon Homes.co.uk**

## Ground floor



|                       |               |
|-----------------------|---------------|
| Kitchen/Dining/Lounge | 15'8" x 17'8" |
| Snug                  | 8'1" x 9'11"  |
| WC                    | 3'2" x 6'4"   |

## First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 8'6" x 10'11" |
| En Suite       | 7'9" x 6'5"   |
| Bedroom 2      | 8'6" x 9'11"  |
| Bedroom 3      | 6'11" x 10'1" |
| Bathroom       | 6'11" x 6'6"  |

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# The Bowland

3 bedroom semi detached house with driveway



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Ground floor



|                |                |
|----------------|----------------|
| Lounge         | 14'6" x 13'9"  |
| Kitchen/Dining | 12'5" x 10'11" |
| Utility        | 5'7" x 4'9"    |
| WC             | 5'3" x 5'2"    |

First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 10'7" x 9'8"  |
| En Suite       | 7'5" x 4'6"   |
| Bedroom 2      | 10'7" x 10'2" |
| Bedroom 3      | 7'1" x 7'4"   |
| Bathroom       | 7'1" x 6'6"   |

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# The Shelley

3 bedroom semi detached house with driveway



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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 4'8"   |

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 Wynbury

3 bedroom semi detached house with driveway



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Ground floor



|                |               |
|----------------|---------------|
| Lounge         | 9'10" x 15'9" |
| Kitchen/Dining | 9'10" x 15'9" |
| WC             | 3'7" x 5'5"   |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 10'0" x 10'10" |
| En Suite       | 10'0" x 4'7"   |
| Bedroom 2      | 10'0" x 8'6"   |
| Bedroom 3      | 10'0" x 6'11"  |
| Bathroom       | 7'3" x 6'6"    |

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# The Denholme

3 bedroom detached house with integral single garage



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Ground floor



|                                   |                       |
|-----------------------------------|-----------------------|
| <u>Kitchen/Dining/Family Area</u> | <u>20'6" x 12'1"</u>  |
| <u>Lounge</u>                     | <u>7'10" x 14'7"</u>  |
| <u>WC</u>                         | <u>5'0" x 3'10"</u>   |
| <u>Garage</u>                     | <u>7'11" x 15'10"</u> |

First floor



|                       |                      |
|-----------------------|----------------------|
| <u>Master Bedroom</u> | <u>12'1" x 11'4"</u> |
| <u>En Suite</u>       | <u>8'7" x 4'6"</u>   |
| <u>Bedroom 2</u>      | <u>12'2" x 10'9"</u> |
| <u>Bedroom 3</u>      | <u>8'0" x 12'3"</u>  |
| <u>Bathroom</u>       | <u>8'2" x 7'2"</u>   |

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# The Mearley

4 bedroom detached house with driveway *(Side windows on first floor to some plots)*



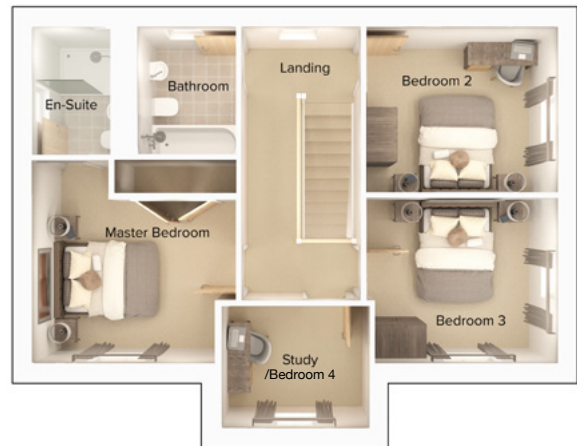
**Seddon Homes.co.uk**

Ground floor



|                     |               |
|---------------------|---------------|
| Lounge              | 10'8" x 19'1" |
| Kitchen/Dining Area | 10'8" x 19'1" |
| Utility             | 7'5" x 5'5"   |
| WC                  | 3'9" x 6'9"   |

First floor



|                 |               |
|-----------------|---------------|
| Master Bedroom  | 11'7" x 11'6" |
| En Suite        | 4'6" x 7'3"   |
| Bedroom 2       | 10'10" x 9'5" |
| Bedroom 3       | 10'10" x 9'5" |
| Study/Bedroom 4 | 8'4" x 6'11"  |
| Bathroom        | 5'7" x 7'3"   |

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# The Brearley

4 bedroom detached house with integral single garage



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Ground floor



|                |                |
|----------------|----------------|
| Lounge         | 10'11" x 16'8" |
| Kitchen/Dining | 21'7" x 11'2"  |
| Utility        | 4'7" x 5'10"   |
| WC             | 4'7" x 5'1"    |
| Garage         | 7'10" x 17'4"  |

First floor



|                 |                |
|-----------------|----------------|
| Master Bedroom  | 10'9" x 14'4"  |
| En Suite 1      | 6'3" x 5'10"   |
| Bedroom 2       | 11'5" x 10'11" |
| En Suite 2      | 8'0" x 4'10"   |
| Bedroom 3       | 11'4" x 9'9"   |
| Study/Bedroom 4 | 7'6" x 11'6"   |
| Bathroom        | 6'11" x 8'0"   |

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# The Carron

4 bedroom detached house with integral single garage



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## Ground floor



|                     |                |
|---------------------|----------------|
| Lounge              | 11'4" x 14'10" |
| Kitchen/Family Area | 30'10" x 9'11" |
| WC                  | 3'6" x 6'6"    |
| Garage              | 9'9" x 19'7"   |

## First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 10'4" x 11'3"  |
| En Suite       | 8'3" x 4'6"    |
| Bedroom 2      | 10'11" x 10'0" |
| Bedroom 3      | 11'4" x 8'11"  |
| Bedroom 4      | 10'0" x 10'3"  |
| Bathroom       | 6'11" x 6'6"   |

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# The Kerridge

4 bedroom detached house with integral single garage



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Ground floor



|                            |               |
|----------------------------|---------------|
| Lounge                     | 9'2" x 15'10" |
| Kitchen/Dining/Family Area | 27'7" x 13'1" |
| WC                         | 3'4" x 5'3"   |
| Garage                     | 9'9" x 19'8"  |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 11'8" x 13'4"  |
| En Suite 1     | 5'2" x 8'6"    |
| Bedroom 2      | 9'10" x 10'11" |
| En Suite 2     | 9'10" x 4'6"   |
| Bedroom 3      | 9'7" x 12'2"   |
| Bedroom 4      | 9'11" x 9'7"   |
| Bathroom       | 9'11" x 6'11"  |

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# The Marsden

4 bedroom detached house with detached single/double garage



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Ground floor



|                     |                           |
|---------------------|---------------------------|
| Lounge              | 10'11" x 18'4" (into bay) |
| Kitchen/Family Area | 26'5" x 11'0"             |
| Study               | 8'0" x 6'4"               |
| Utility             | 8'0" x 6'4"               |
| WC                  | 8'0" x 3'5"               |

First floor



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

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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 Darlstone 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, which will have a gas fired thermostatically controlled central heating boiler. 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. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom on 4 bed homes only. 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 to all internal timbers including stair spindles. Plastered walls and ceilings will receive white matt emulsion.

**BATHROOMS, EN SUITES AND CLOAKROOMS** Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected 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 (excluding WC/Cloakrooms).

**ELECTRICAL** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes.

**EXTERNAL** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac driveway. Timber close boarded fencing & 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.** Maintenance fee is estimated £215 per annum.

**GENERAL** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode).

**Seddon Homes.co.uk**

DRAFT

| Kitchen Finishing Touches                        | Brierfield | Prestbury | Astbury | Bowland | Shelley | Wynbury | Denholme | Mearley | Carron | Breareley | Kerridge | Marsden |
|--|------------|-----------|---------|---------|---------|---------|----------|---------|--------|-----------|----------|---------|
| 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         |            |           | ✓       |         |         | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| 90cm island cooker hood                          | ✓          | ✓         | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Integrated 50/50 fridge freezer                  |            |           | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Free-standing 50/50 fridge freezer               | ✓          | ✓         |         |         |         |         |          |         |        |           |          |         |
| Space for washer                                 | ✓          | ✓         | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Ceramic floor tiles to kitchen only              | ✓          | ✓         | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Rigid built cabinetry - 6 collections available* | ✓          | ✓         | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Hard wearing laminate worktops                   | ✓          | ✓         | ✓       | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓         | ✓        | ✓       |
| Under cupboard 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 note that plots may be subject to amended specifications under new regulations. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number. Please speak to your Sales Advisor for more information.

# Why buy your forever home in Habergham Eaves

Situated near Burnley Golf Club and surrounded by picturesque farmland, Buttercross Hall offers a family-friendly environment just a short drive from the M65 and Rossendale Valley.

Buttercross Hall residents will enjoy easy access to Burnley's vibrant town centre and its array of amenities, including high-street brands, restaurants and a thriving arts scene. The development is also complemented by numerous green spaces, with Towneley, Scott and Queens parks offering woodlands, playgrounds and recreational areas.

Families will appreciate the excellent local schools, including the highly-rated Rosewood Primary, while higher education options like Burnley College and nearby universities ensure opportunities for every stage of learning. Commuters are well-served by frequent bus services, two train stations, and quick motorway access, while nearby airports offer travel further afield. Whether you're a young professional, expanding family household, or seeking your forever home, Buttercross Hall is the perfect place to live, work and thrive.

**Marketing Suite open  
Thursday-Monday,  
10am-5pm.**

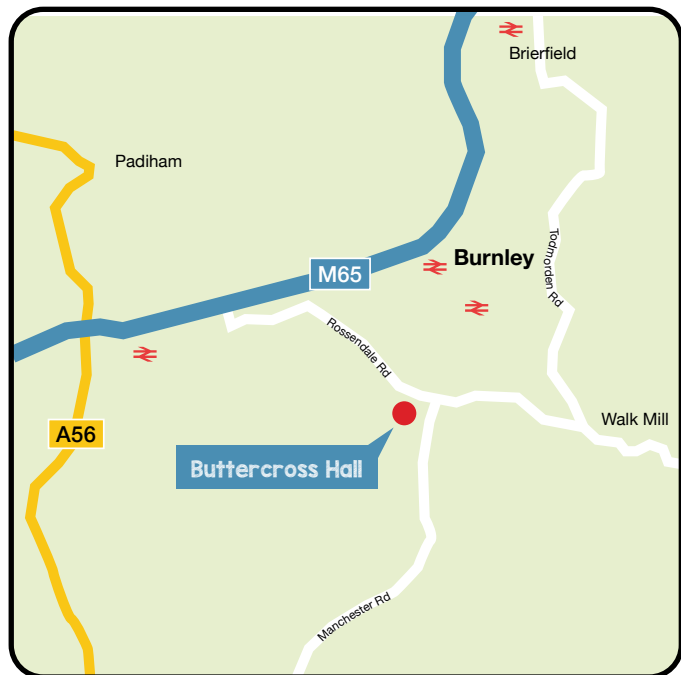
**07708 077162**

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