

DRAFT

RUCK



Welcome to
your new home in Knuzden



2, 3 & 4
bedroom homes



Semi detached
& detached



Freehold

Introducing...

Chancel Gardens

Welcome to an exciting new development off Mount St James in Knuzden, brought to you by Seddon Homes. Situated close to the boundary between Blackburn and Hyndburn, this stunning new community features 89 beautifully designed homes, offering a range of 2, 3 & 4 bedroom detached, semi detached and mews properties.

Each home is built with Seddon Homes' renowned reputation for quality, featuring sophisticated exterior detailing that will be in keeping with the surrounding area. The development has been designed to create a pedestrian-friendly environment, with curved street geometry and attractive landscaping. With its choice of exclusive properties, thoughtful layout and prime location, Chancel Gardens is more than just a place to live – it's a place to thrive.

Seddon Homes

The Homes

2, 3 & 4 bedrooms

The Shelley



3 bedroom semi detached house with driveway

Plots 31, 32, 33, 34, 42 & 43

The Astbury



3 bedroom semi detached house with driveway

Plots 7, 8, 9, 10, 19, 20, 44, 45, 46, 49, 50, 57, 60 & 61

The Bowland



3 bedroom semi detached house with driveway

Plots 40, 41, 51, 52, 62, 63, 68, 69, 82 & 83

The Wynbury



3 bedroom semi detached/detached house with driveway

Plots 37, 47 & 58

The Denholme A



3 bedroom detached house with integral single garage

Plots 6, 23, 48, 59 85 & 88

The Mearley



4 bedroom detached house with driveway

Plots 26 & 30

The Helsby



4 bedroom detached house with driveway

Plots 27, 28, 36, 38 39

The Denholme B



3 bedroom detached house with integral single garage

Plots 1, 4, 11, 12 & 86

The Brearley



4 bedroom detached house with integral single garage

Plots 75, 77, 78 & 87

The Carron



4 bedroom detached house with integral single garage

Plots 3, 76 & 79

The Tatton



4 bedroom detached house with integral single garage

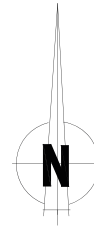
Plots 2, 21, 25, 81, 84 & 89

The Hartford



4 bedroom detached house with integral single garage

Plots 5, 13, 22, 24, 29, 35 & 80



Chancel Gardens
Knuzden,
Lancashire,
BB1 2DR



Affordable Properties

The
Brierfield



2 bedroom mews/
semi detached house
with parking spaces

Plots 14, 15, 53, 54, 55, 56,
70, 71, 72, 73, 74

The
Malpas



2 bedroom mews/
semi detached house
with driveway

Plots 16, 17, 18, 64 & 65

*These do not show the final gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.

N.B. Plots 14, 15, 16, 17, 18, 53, 54, 55, 56, 64, 65, 66, 67, 70, 71, 72, 73 & 74 are Affordable Properties.



The Brierfield

**Seddon
Homes**

2 bedroom mews/semi detached house with driveway

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Ground floor



Kitchen	14'10" x 8'2"
Lounge	11'3" x 14'3"
WC	4'2" x 4'11"

First floor



Master Bedroom	14'10" x 9'10"
Bedroom 2	7'6" x 12'7"
Bathroom	7'0" x 6'5"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

The dimensions shown are approximate. Each home is built individually and so the precise measurements may vary from that shown, although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. All layouts, including kitchens, are for illustrative purposes only. Please speak to your Sales Advisor for more information.

The Malpas

**Seddon
Homes**

2 bedroom mews/semi detached house with driveway

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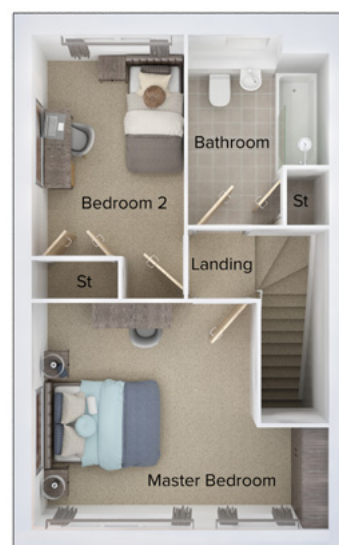


Ground floor



Lounge	11'3" x 15'5"
Kitchen/Dining	14'11" x 9'3"
WC	4'2" x 4'11"

First floor



Master Bedroom	11'3" x 11'5"
Bedroom 2	7'7" x 13'3"
Bathroom	7'0" x 9'6"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Shelley

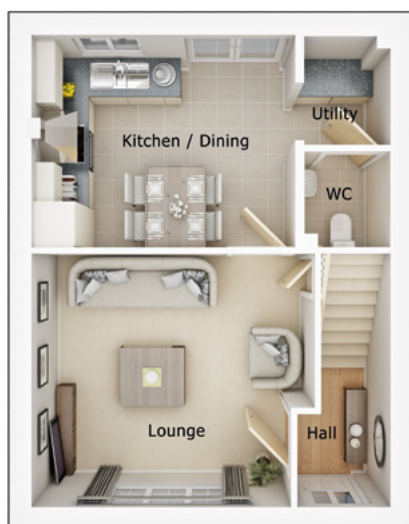
**Seddon
Homes**

3 bedroom semi detached house with driveway

DRAFT



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"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Astbury

**Seddon
Homes**

3 bedroom semi detached house with driveway

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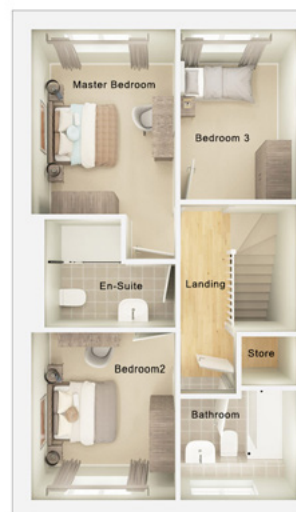


Ground floor



Kitchen/Dining/Lounge	15'8" x 17'8"
Sitting Room	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"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Bowland

**Seddon
Homes**

3 bedroom semi detached house with driveway

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Ground floor



Lounge	14'6" x 13'9"
Kitchen/Dining	13'5" x 10'11"
Utility	4'1" x 5'7"
WC	4'1" x 5'0"

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Wynbury

**Seddon
Homes**

3 bedroom semi detached/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	7'4" x 6'6"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Denholme A

**Seddon
Homes**

3 bedroom detached house with integral single garage

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Ground floor



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

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Mearley

**Seddon
Homes**

4 bedroom detached house with driveway

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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	4'7" 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"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Denholme B

**Seddon
Homes**

3 bedroom detached house with integral single garage

DRAFT



Ground floor



Lounge	7'10" x 14'7"
Kitchen/Dining/Family Area	20'6" x 19'10"
WC	3'10" x 5'0"
Garage	7'11" x 15'10"

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Helsby

**Seddon
Homes**

4 bedroom semi detached house with driveway

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Ground floor



Lounge	10'11" x 15'1"
Kitchen/Dining	11'8" x 22'0"
Utility	4'5" x 6'8"
WC	3'0" x 6'8"

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Brearley

**Seddon
Homes**

4 bedroom detached house with integral single garage

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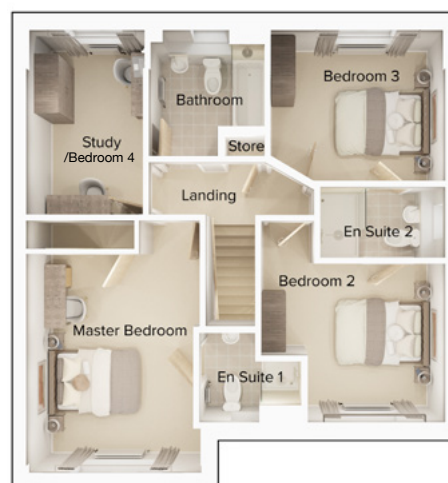


Ground floor



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"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Carron

**Seddon
Homes**

4 bedroom detached house with integral single garage

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Ground floor



Lounge	11'4" x 14'10"
Kitchen/Family Area	29'9" x 9'11"
WC	3'6" x 6'8"
Garage	8'7" x 18'0"

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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Ground floor



Lounge	11'4" x 14'10"
Kitchen	12'2" x 10'1"
Dining/Family Area	17'7" x 17'8"
WC	3'6" x 6'6"
Garage	8'7" x 18'0"

First floor



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

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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The Hartford

**Seddon
Homes**

4 bedroom detached house with integral single garage

DRAFT



Ground floor



Lounge	10'11" x 18'4"
Kitchen/Dining/Family Area	21'7" x 18'11"
Utility	4'7" x 5'10"
WC	4'7" x 5'1"
Garage	7'10" x 17'3"

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"

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

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Finishing Touches

All house types will enjoy the following as standard :-

CONSTRUCTION All the homes will be traditionally built using Ibstock Anstone Black Old Weathered - Split Texture or Wienerberger Durham Red Multi with a part render finish with a concrete tile roof. Foundations are to be traditional strip, piled or Raft. 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. Perge fan to Carron Bedroom 4.

FINISHING TOUCHES Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to some types as per working drawings. 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. CAT 6 socket outlet to lounge. USB-C charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Black 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. External tap. Estate landscaping in accordance with architect's approved layout.

SUSTAINABILITY All plots to benefit from Photovoltaic panels (PV) Waste Water Heat Recovery system, EV chargers.

WARRANTY All homes carry the NHBC 10-year warranty (from date of CML sign off). The initial 2 years being a Builders Warranty with the remaining 8 years an NHBC Structural Warranty.

TENURE Freehold. Maintenance fee is estimated £169.39 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.

Seddon Homes

Chancel Gardens, Mount St James, Knuzden, Lancashire, BB1 2DR

Kitchen Finishing Touches	Shelley	Astbury	Bowland	Wynbury	Denholme A	Denholme B	Mearley	Helsby	Carron	Brearley	Tatton	Hartford
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer												
Space for washer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Chancel Gardens, Knuzden, Lancashire, BB1 2DR

*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 Knuzden?

Chancel Gardens offers something for everyone. Whether you're a growing family, a professional seeking an easy commute, or simply someone looking for the perfect place to call home, this development ticks all the boxes.

Knuzden is not officially a village, but rather a small residential area – or hamlet – located on the outskirts of Blackburn, near the boundary along with Hyndburn.

It has a semi-rural feel and is part of the Oswaldtwistle area. Surrounded by green spaces, it's a haven for nature lovers, with plenty of opportunities for scenic walks, fresh air, and outdoor adventures. Despite its quiet suburban setting, Knuzden offers all the conveniences of modern living, with excellent transport links and proximity to nearby Blackburn and Accrington.

Families will be delighted to know this development is located near several excellent schools, from nurseries and highly rated primary schools to high schools. For further education, the region is served by Blackburn College, which offers a wide range of vocational courses, A-levels, and higher education programs; and Accrington and Rossendale College, known for its specialist training and apprenticeship opportunities. The area is also well-connected to universities in Manchester, Lancaster and Preston.

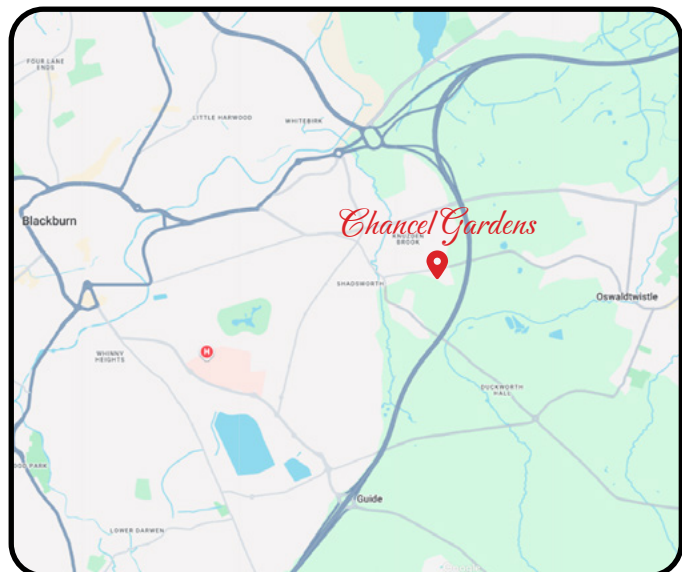
Contact us
Thursday-Monday,
10am-5pm

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Find us

Chancel Gardens
Knuzden,
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**CONSUMER
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HOME BUILDERS**

www.consumercode.co.uk

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Seddon Homes