

# KENTS BANK

CAREFULLY DESIGNED 2, 3 & 4 BEDROOM HOMES
IN GRANGE-OVER-SANDS

HOLKER HOMES

LANCET HOMES

HOLKER HOMES

LANCET HOMES

# Building on 200 years of South Cumbria heritage

Find your forever home by the sea in South Lakeland.



# Some choices shape your future. This is one of them.

Imagine waking up to sweeping Lakeland fells or panoramic views across Morecambe Bay - a setting that shapes how you start and end every day.

Our high-specification homes are set in an exceptional location, just minutes from fast, direct road and rail links to Barrow, combining everyday convenience with surroundings that feel genuinely special.

Whether your ideal view is rolling countryside or dramatic coastal light, we offer beautifully designed homes in a location chosen to match a considered way of living.

Our collection of 2, 3 and 4 bedroom homes are built using traditional methods, combining enduring quality with modern design, energy-efficient features and a premium specification.

Choose where you live. Choose how you live. Choose Lancet Homes in partnership with Holker Homes – we're building on more than 200 years of South Cumbrian heritage.









# Kents Bank




**KEMPTON**
2 bedroom semi-detached homes
Plots 7, 8, 14, 15, 16, 17, 24 & 25

**LUDLOW**
2 bedroom detached bungalow
Plots 1 & 79

**WORCESTER**
3 bedroom detached homes
Plots 77 & 78

**WINDSOR**
3 bedroom detached homes
Plots: 3, 5, 22 & 26

**NEWBURY**
4 bedroom detached homes
Plots 6, 9, 13, 18, 21, 23 & 76

**CHESTER**
4 bedroom detached homes
Plots 2 & 4

**Affordable Housing**
Plots: 10, 11, 12, 19 & 20



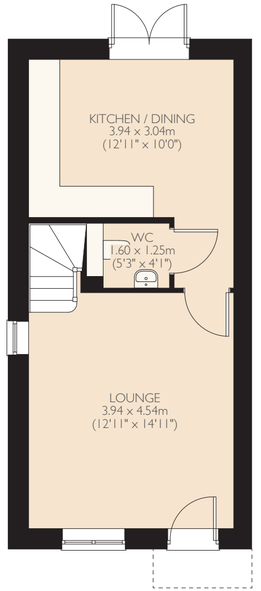
# The Kempton

## 2 Bedroom Semi Detached

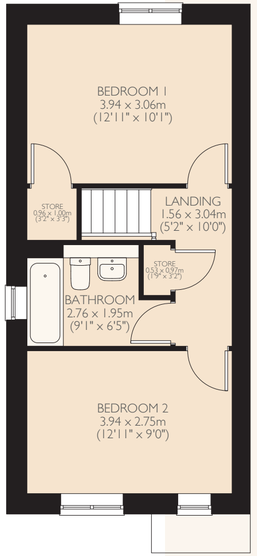
779 SQFT

A well-proportioned two-bedroom home ideal for first-time buyers, professionals, or downsizers. The ground floor features a front-facing lounge and an open-plan kitchen and dining area with double doors to the garden, plus a convenient WC. Upstairs offers two well-sized bedrooms, a modern family bathroom, and useful storage.

### Ground Floor




### First Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES



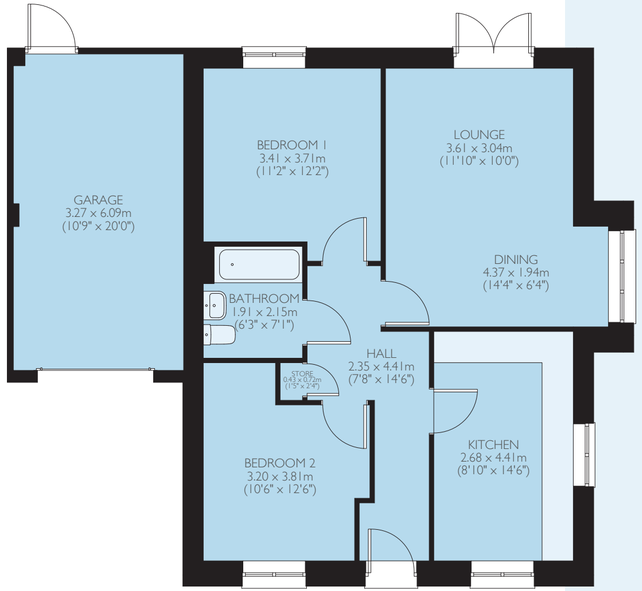
# The Ludlow

## 2 Bedroom Detached

748 SQFT

A thoughtfully designed two-bedroom bungalow offering comfortable single-storey living. The home features a bright lounge and dining area with doors to the garden, a separate well-equipped kitchen, two spacious bedrooms, and a modern bathroom. A single garage provides secure parking or additional storage.

## Ground Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES



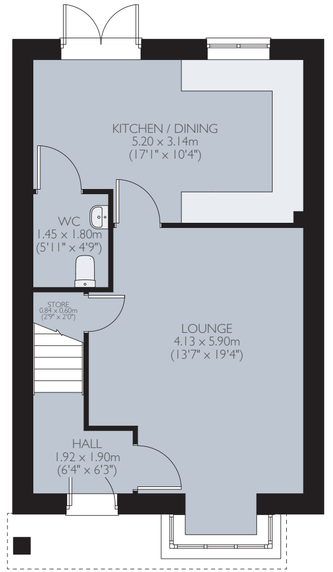
# The Worcester

## 3 Bedroom Detached

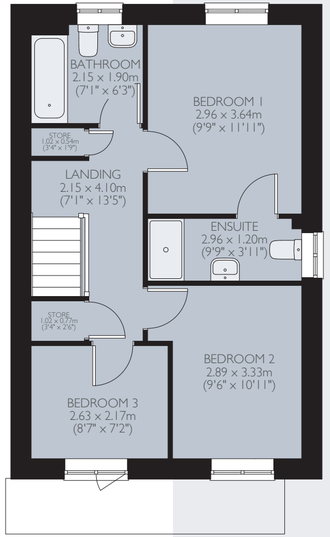
961 SQFT

A spacious three-bedroom family home with a practical and flexible layout. The ground floor includes a welcoming lounge and an open-plan kitchen and dining area with garden access, plus a WC and storage. Upstairs offers three well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom.

### Ground Floor




### First Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES



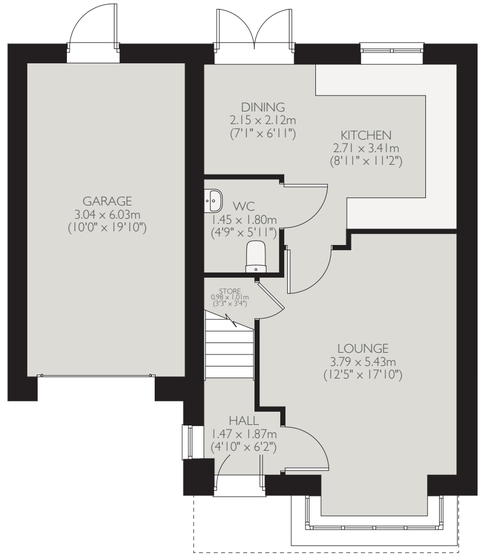
# The Windsor

## 3 Bedroom Detached

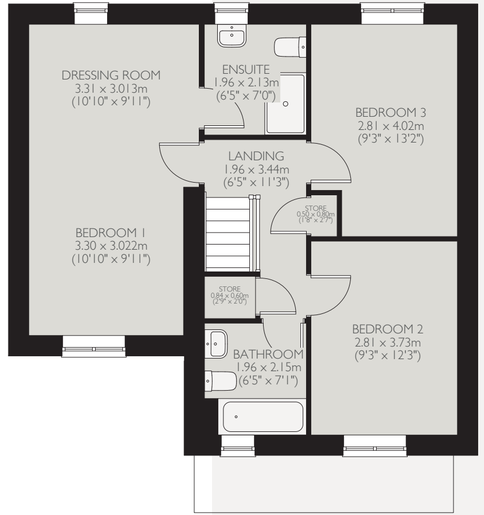
1077 SQFT

A well-designed three-bedroom home offering generous living space over two floors. The ground floor features a contemporary kitchen with dining area, a spacious lounge, WC, and single garage. Upstairs includes three bedrooms, with the principal benefiting from an en-suite and dressing area, plus a family bathroom and additional storage.

### Ground Floor




### First Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES



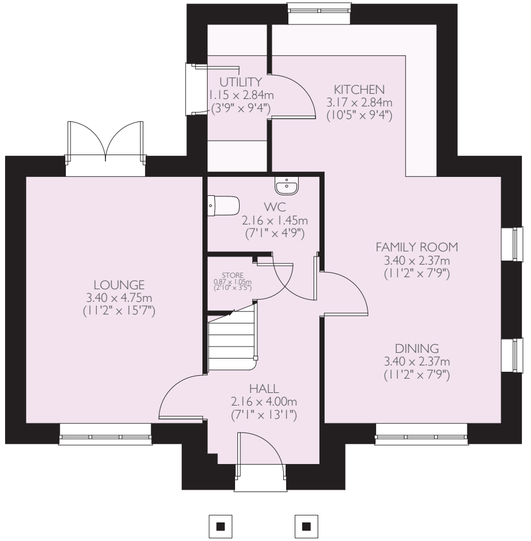
# The Newbury

## 4 Bedroom Detached

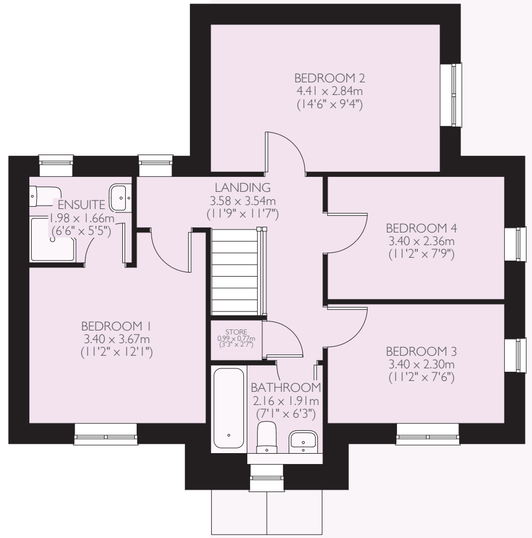
1267 SQFT

A spacious four-bedroom family home designed for modern living. The ground floor offers a front-facing lounge and an open-plan dining and family area with an adjoining kitchen and separate utility room and WC. Upstairs comprises four well-sized bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. A separate single garage completes this home.

### Ground Floor




### First Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES



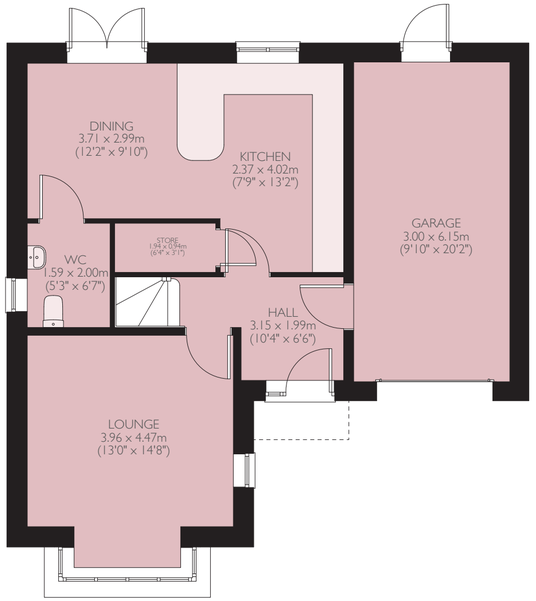
# The Chester

## 4 Bedroom Detached

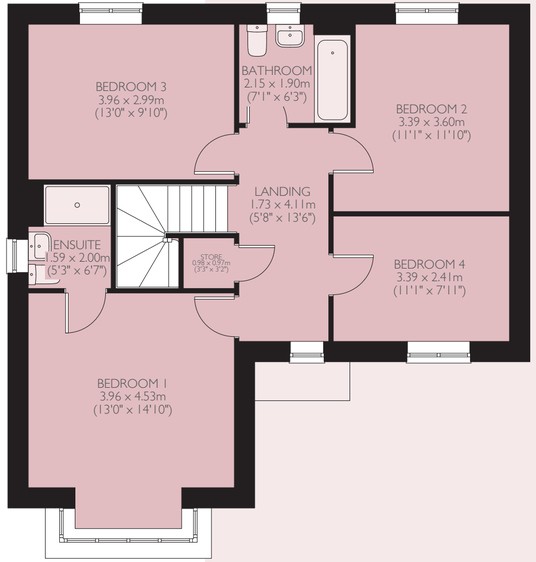
1300 SQFT

A practical four-bedroom family home combining open living and private spaces. The ground floor features a front-facing lounge and a bright kitchen and dining area with garden access, plus a WC and integral garage. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom.

### Ground Floor




### First Floor




Computer generated image is for illustrative purposes only and subject to change. Finishes and materials may vary from those shown. Bricks, roof colour and render may vary by plot. Landscaping is illustrative only. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask to see plot-specific working drawings.

HOLKER HOMES

LANCET HOMES

# Specification

Homes designed for living, with a specification that offers the perfect combination of form and function.

At Lancet Homes, we understand that your home needs to be about your lifestyle, as well as looking good. That's why our specification offers you great quality, that's designed to last. With consideration given to each room in your home, as well as your outdoor space, we're confident you'll agree you have everything you need.

For those extra special finishing touches, we can also offer a range of options to allow you to personalise your home ready for you to move in. All you need to do is speak to your Sales Advisor and they'll be able to show you our full range of optional extras.

## KITCHEN

- Choice of contemporary and traditional kitchen units
- Choice of modern worktops with matching upstands
- 1.5 Bowl stainless steel sink with chrome mixer tap
- Stainless steel single oven to 2 & 3 bedroom properties
- Stainless steel double oven to 4 & 5 bedroom properties
- Stainless steel 4 ring gas hob to 2 & 3 bedroom properties
- Stainless steel 5 ring gas hob to 4 & 5 bedroom properties
- Chimney style extractor hood
- Splashback
- Plumbing for washing machine and dishwasher (where applicable)
- Recessed downlighters

## CLOAKROOMS, BATHROOMS & EN-SUITES

- Roca Debba modern white contemporary sanitaryware
- Aqualisa high quality taps
- Choice of Porcelanosa tiles (see Sales Advisor for details)
- Aqualisa shower to en-suite (where applicable)
- Recessed downlighters to main bathroom & en-suite
- Chrome towel rail to main bathroom & en-suite

## DOORS & WINDOWS

- Low maintenance white PVCu double glazed windows
- White PVCu French doors (where applicable)
- Composite front door with chrome ironmongery, multi-point locking system
- Modern white internal doors with chrome ironmongery

## GENERAL

- A rated condensing boiler, time & temperature zone control
- Individual radiator thermostats
- Loft insulation in line with current building regulations
- Mains wired smoke detectors
- White painted walls
- Smooth white ceilings
- White gloss paint to woodwork
- TV points to lounge and bedroom 1
- Premier Guarantee, 10 year Home Warranty
- Choice of optional extras to personalise your new home (see Sales Advisor for details)
- Low energy bulbs throughout

## EXTERNAL FINISHES

- Open plan front garden
- Rear garden to be graded and top soiled
- 1.8m closeboard fencing to rear boundaries
- Post and rail divisional fencing

HOLKER HOMES

LANCET HOMES



# Why buy new?

As one of the leading family-led housebuilders in the North West, Lancet Homes is dedicated to making your new home buying process seamless and enjoyable. We understand the significance of finding the perfect home, and that's why we go above and beyond to ensure that your experience with us is exceptional.

READY TO MAKE YOUR MOVE?
Don't miss out on your dream home.

Contact us today to book a viewing, request a brochure, or speak to one of our friendly Sales Advisor.



### MODERN LIVING
Enjoy stylish, contemporary designs with open-plan layouts, high-spec finishes, and smart home features tailored to today's lifestyle.

### ENERGY EFFICIENT
Built to the latest standards, new homes offer superior insulation, efficient heating, and lower energy bills.

### LOW MAINTENANCE
Everything is brand new-from the roof to the boiler-meaning fewer repairs and peace of mind.

### CUSTOMISATION OPTIONS
Reserve early and personalise your home with a choice of finishes, fixtures, and fittings.

### SAFE AND SECURE
New builds meet the latest safety regulations and include secure windows, doors, and fire safety systems.

### CHAIN-FREE AND SEAMLESS
No waiting on previous owners-move in as soon as your home is ready.

### THRIVING COMMUNITIES
Kents Bank will feature a children's play area and village green, providing a safe and fun place for families.






HOLKER HOMES

LANCET HOMES

# Discover Grange-over-Sands

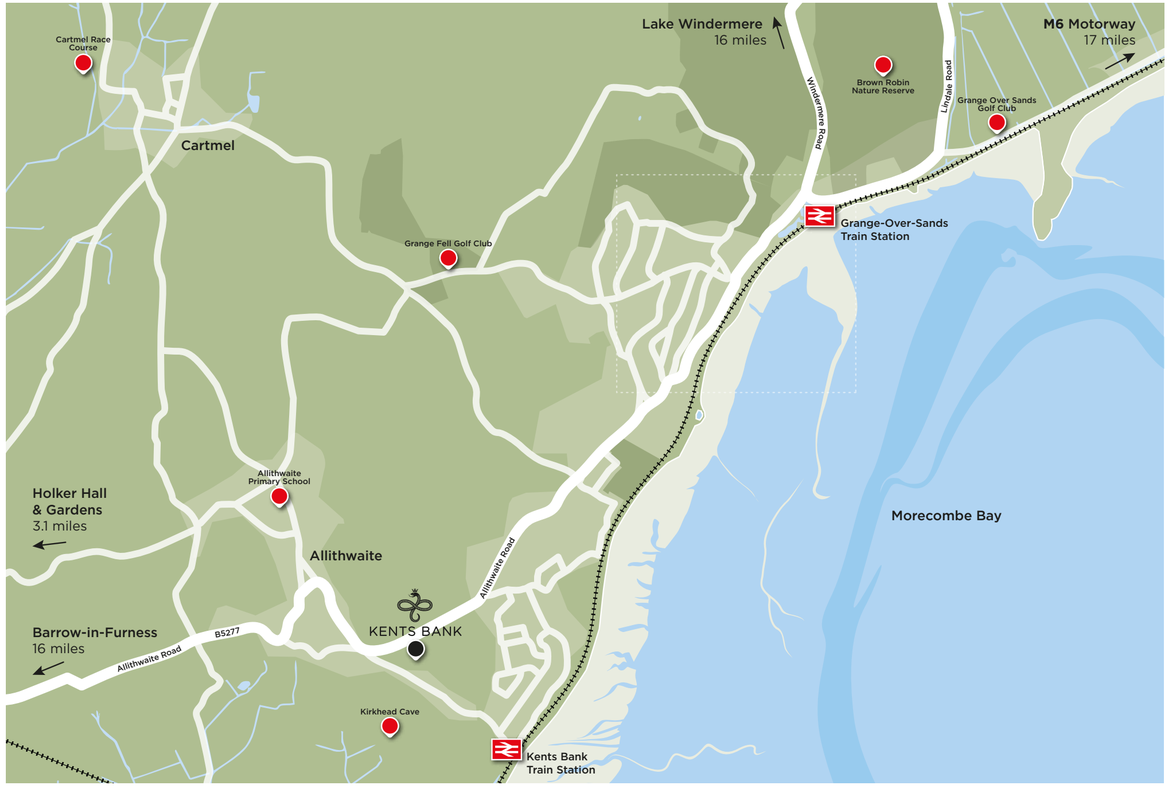
Set between the shoreline of Morecambe Bay and the southern edge of the Lake District, Grange-over-Sands offers a distinctive coastal lifestyle shaped by landscape, heritage, and a strong sense of community. The promenade provides level, scenic walks with expansive views across the bay towards Arnside Knott, while nearby country lanes and footpaths offer easy access to open countryside and year-round outdoor walking.

Kents Bank benefits from excellent local connectivity, with Kents Bank railway station just a short walk away, offering direct rail links along the scenic coastal line to Ulverston and Barrow-in-Furness to the west, and Lancaster, Preston and Manchester to the south.




Grange-over-Sands itself supports a thriving town centre, with independent shops, artisan bakers, butchers and greengrocers, alongside cafés and restaurants, as well as well-established healthcare provision and respected local schools.

Just minutes away lies the village of Cartmel, known for its historic Cartmel Priory, renowned food scene, village pubs, and the historic Cartmel Racecourse. Together, the area offers a balanced lifestyle combining tranquillity, connectivity, and a deeply rooted local character.




# Discover Grange-over-Sands




**Amenities**

1. Bakers
2. Butchers
3. Cafe/Coffee Shop
4. Convenience Store
5. Greengrocers
6. Library
7. Opticians
8. Pharmacy
9. Post Office
10. Clock Tower

**Transport Links**

Kents Bank Station offers direct connections to Barrow in Furness & Lancaster, or further afield to Manchester Piccadilly & Manchester Airport in under 2 hours.

Kents bank Train Station - 0.7 miles
Primary School - 0.8 miles
Grange Fell Golf Club - 1.7 miles
Brown Robin Nature Reserve - 2.1 miles
Grange-over-Sands Golf Club - 2.3 miles
Cartmel - 3 miles
Holker Hall & Gardens - 3.1 miles



Clock Tower



Cartmel Racecourse



Bryson's Bakery of Grange



Two golf courses on your doorstep




Cartmel




Morecambe Bay skyline from Gange-over-Sands promenade

HOLKER HOMES

LANCET HOMES



# KENTS BANK

OFF ALLITHWAITE ROAD, GRANGE OVER SANDS, CUMBRIA, LA11 7DB

**07703 828 045 - kents.bank@lancet-homes.co.uk**

LANCET HOMES

Lancet Homes, Prospect House, 168-170 Washway Road, Sale, Cheshire M33 6RH
Head Office: 0161 969 1002 • info@lancet-homes.co.uk • www.lancet-homes.co.uk

HOLKER HOMES

This brochure is intended as a sales aid and guide to Lancet Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not entering into a contract to purchase a home in the development) should not rely on anything printed in this brochure, or orally indicated by sales staff, as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are for illustrative purposes only. All area information is correct at the time of print but may be subject to change.

KentsBank-phase1-March26

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk
ctsi APPROVED CODE TradingStandards.uk
Protection for new-build home buyers