

Haighlands

HOLLINS LANE, FORTON, PR3 0AA

A unique collection of nine 4 and 5
bedroom family homes



Unique, stylish, quality new homes



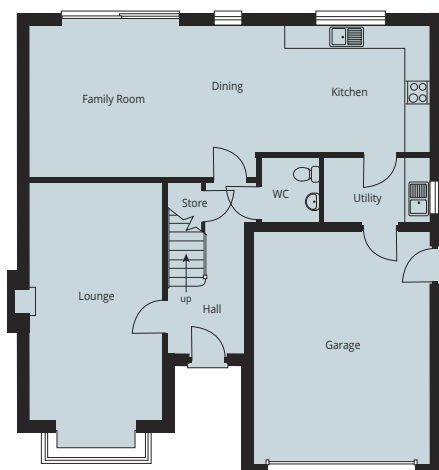
*Imagine yourself in a
luxurious new home*

With every detail carefully
crafted and constructed in
modern, contemporary
designs with a fresh feel
throughout.

Space has been maximised
to ensure the very best
in family living, every
property is fitted with
high-specification, quality
fixtures and fittings.

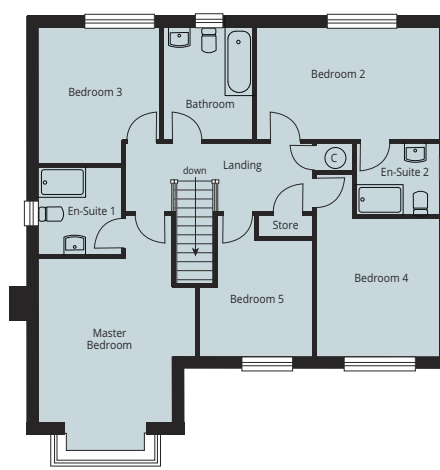


- Waddington*
5 bedroom detached
- Ashurst*
4 bedroom detached
- Havelock*
4 bedroom detached
- Heysham*
4 bedroom detached
- Easington*
4 bedroom detached



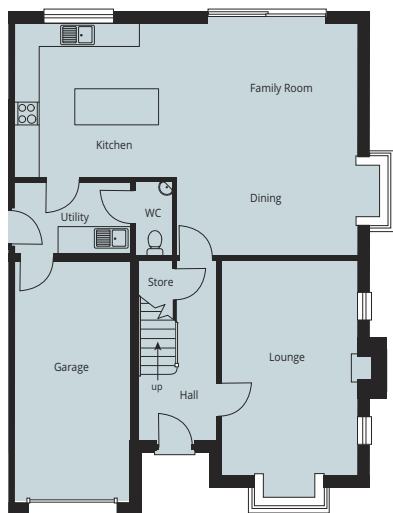
Ground Floor

Lounge	6.84m (max) x 3.39m
Kitchen/Dining/Family Room	10.19m x 3.92m (max)
Utility	2.73m x 1.76m
WC	1.51m x 1.76m



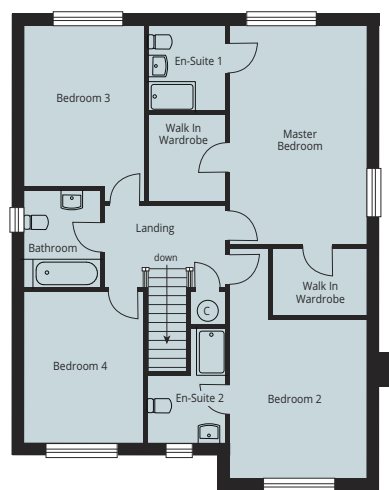
First Floor

Master Bedroom	6.10m (max) x 3.71m (max)
En-Suite 1	2.24m x 2.21m
Bedroom 2	4.65m x 2.88m
En-Suite 2	1.87m x 2.10m
Bedroom 3	3.45m x 3.11m (max)
Bedroom 4	4.66m x 3.11m (max)
Bedroom 5	3.61m x 2.91m (max)
Bathroom	2.88m x 2.30m



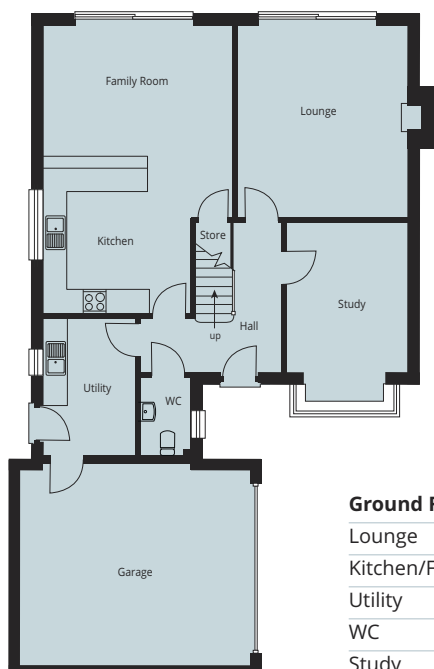
Ground Floor

Lounge	5.49m x 3.49m
Kitchen/Dining/Family Room	8.72m x 5.95m
Utility	4.07m x 2.02m
WC	2.02m x 0.99m



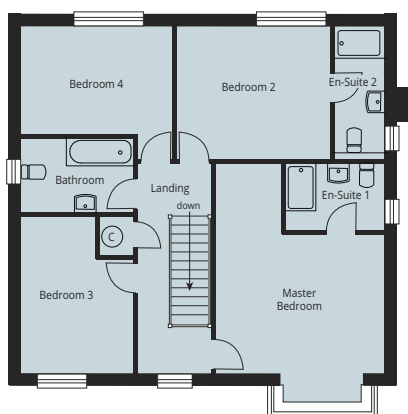
First Floor

Master Bedroom	5.59m x 3.49m
En-Suite 1	2.00m x 2.20m
Bedroom 2	4.07m x 3.49m
En-Suite 2	1.75m x 2.03m
Bedroom 3	4.17m x 3.11m
Bedroom 4	3.11m x 3.90m
Bathroom	2.50m x 1.99m



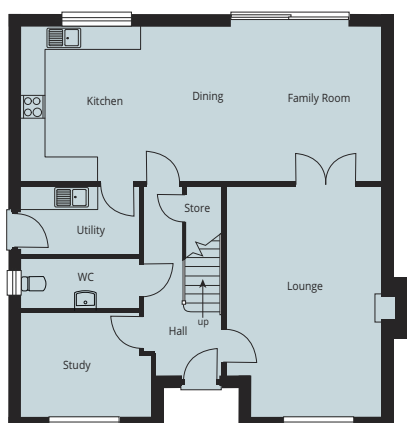
Ground Floor

Lounge	4.34m x 5.22m
Kitchen/Family Room	7.34m x 4.85m
Utility	3.62m x 2.37m
WC	2.14m x 1.23m
Study	4.60m (max) x 3.11m



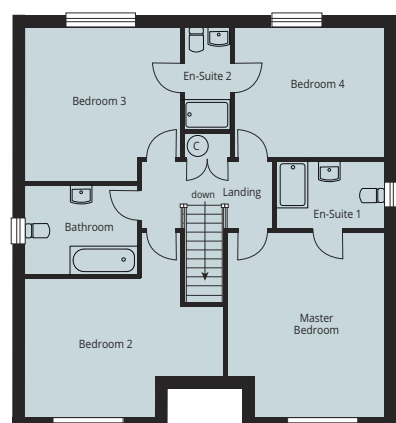
First Floor

Master Bedroom	3.35m (max) x 4.34m
En-Suite 1	2.55m x 1.74m
Bedroom 2	3.93m x 3.43m
En-Suite 2	1.31m x 3.43m
Bedroom 3	3.99m x 2.91m
Bedroom 4	3.93m x 2.80m
Bathroom	2.91m x 1.92m



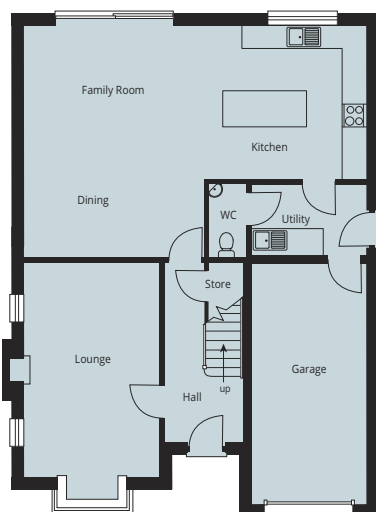
Ground Floor

Lounge	5.90m x 3.95m (max)
Kitchen/Dining/Family Room	9.12m x 3.93m
Utility	3.02m x 1.78m
WC	3.02m x 1.32m
Study	3.32m x 2.68m



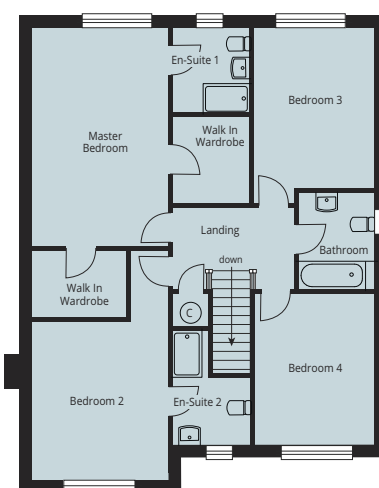
First Floor

Master Bedroom	4.77m x 3.83m (max)
En-Suite 1	2.76m x 1.73m
Bedroom 2	4.77m x 5.13m (max)
Bedroom 3	3.98m x 3.93m (max)
Bedroom 4	3.83m x 3.33m
En-Suite 2	2.63m x 1.23m
Bathroom	2.92m x 2.32m



Ground Floor

Lounge	5.49m x 3.49m
Kitchen/Dining/Family Room	8.72m x 5.95m
Utility	4.07m x 2.02m
WC	2.02m x 0.99m



First Floor

Master Bedroom	5.59m x 3.49m
En-Suite 1	2.00m x 2.20m
Bedroom 2	4.07m x 3.49m
En-Suite 2	1.75m x 2.03m
Bedroom 3	4.17m x 3.11m
Bedroom 4	3.11m x 3.90m
Bathroom	2.50m x 1.99m

Kitchens

- Fitted kitchen with soft close drawers and doors with a choice from a range of colours and styles
- Choice of laminate worktop colours and matching upstand
- 1.5 bowl sink with contemporary mixer tap
- 4 ring induction hob/5 ring gas burner
- Integrated stainless steel double electric oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel canopy extractor hood
- Under cabinet lighting
- Chrome LED downlights to kitchen area
- Glass splashback to hob
- Choice from selection of Camaro vinyl floor coverings to kitchen area

Utility (where applicable)

- Space and plumbing for freestanding washing machine
- Space and plumbing for tumble dryer
- Stainless steel single bowl sink with mixer tap
- Choice of laminate worktop colour and upstand to match kitchen choice
- Base and wall cupboard depending upon house type
- Chrome LED spotlights
- Choice from selection of Camaro vinyl floor coverings

Family Bathroom

- Contemporary white suite
- Soft close toilet seat
- Stylish contemporary mixer taps to bath and basins
- Telephone shower over bath
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket
- Chrome Toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro vinyl floor coverings
- Half height Porcelanosa wall tiling to all walls, with full height around bath

En-suites

- Contemporary white suite
- Soft close toilet seat
- Stylish contemporary mixer taps to bath and basins
- Walk in shower where shown
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket
- Chrome toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro vinyl floor coverings
- Half height Porcelanosa wall tiling to all walls, full height in showers

Downstairs WC

- Contemporary white suite
- Soft close toilet seat
- Mirror
- Chrome toilet roll holder
- Stylish chrome mixer tap to hand basin
- Choice of Porcelanosa wall tiles for splashback and Camaro vinyl floor coverings

Internal Features

- Oak Veneer Doors
- Oak handrails to staircase
- Chrome switches and sockets
- Mains wired smoke, carbon monoxide and heat detectors
- Alarm spur under-stairs ready for wi-fi intruder alarm
- TV aerial sockets to lounge and all bedrooms with digital aerial fitted in roof space
- Half Satin Chrome half Polished Chrome door furniture on round rose
- All walls and ceilings skim finish and painted white
- All wood painted white satin
- Dual zoned gas central heating system
- Log burner to living room
- USB socket to lounge, kitchen and all bedrooms

External Features

- 10 Year NHBC Buildmark Warranty
- Turfed front and rear gardens
- Paths and patios laid in riven slabs
- Outside taps to rear or side depending on house type
- Security light to the front and rear doors
- Windows – white uPVC
- French doors – white uPVC
- Front and rear doors are GRP insulated with multipoint locking
- Timber fence to plot boundaries (rear/side) as site plan

Garage

- Light and 2no. double power sockets
- Up and over garage door
- Charging Point for electric/hybrid car



Brand New Homes, Sustainable Developments

With sustainability and the environment in mind, materials are carefully sourced via our local supply chain and our homes are designed to stand the test of time.

We adopt a responsible attitude towards the environment to ensure sustainable developments that will last for generations.

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