

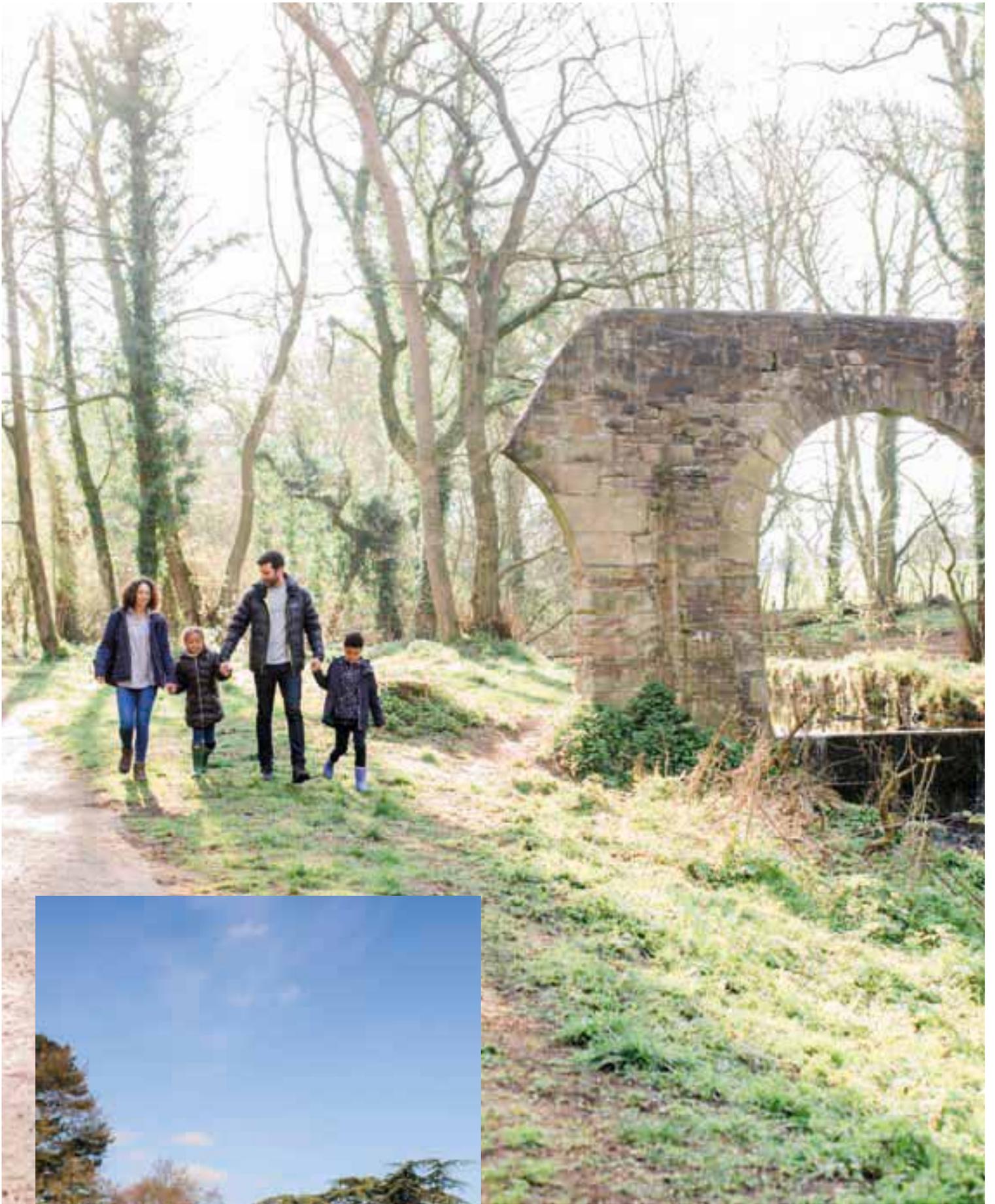
LOVELL
HOMES

PRESENTS



SHAWBROOK
MANOR

LEYLAND



Shaw Wood and Worden Park
are right on your doorstep

SHAWBROOK
MANOR



LEYLAND

THE
NATURAL
CHOICE



If you want a rural family life within easy reach of all your urban amenities, our featured development near Leyland is right up your street.

Shawbrook Manor is the natural choice for growing families who want to put down roots in a real community. Your beautiful new home is located within a stone's throw of Leyland's established neighbourhoods

and just a few minutes' walk from the stunning Lancashire countryside. You'll also find plenty of wildlife and open spaces to enjoy, thanks to a close connection with nearby Shaw Wood and Worden Park.



A breath
of fresh air



Shawbrook Manor is a new neighbourhood to the south of Leyland, offering a choice of 3, 4 and 5 bedroom homes and 2 bedroom bungalows.

This beautifully designed addition to the Leyland countryside is still within close proximity of many schools rated “good” and “outstanding”, as well as shops, leisure facilities and a wealth of community amenities. It’s the perfect spot to enjoy life with those you love the most.

Getting out and about is a breeze with excellent links to the motorway network, whether it’s commuting to the nearby cities of Manchester and Preston or family day trips to the beautiful Lake District.



Shawbrook Manor is located on established routes to Leyland town centre, which is just 2 miles to the north.

Welcome to your Lovell Life

When you fall in love with your new Lovell home, you can be sure that you've made the perfect choice for your next move. Lovell homes are designed with modern lifestyles in mind.

We aim to provide practical living spaces where families can live and grow comfortably. This is achieved through our design

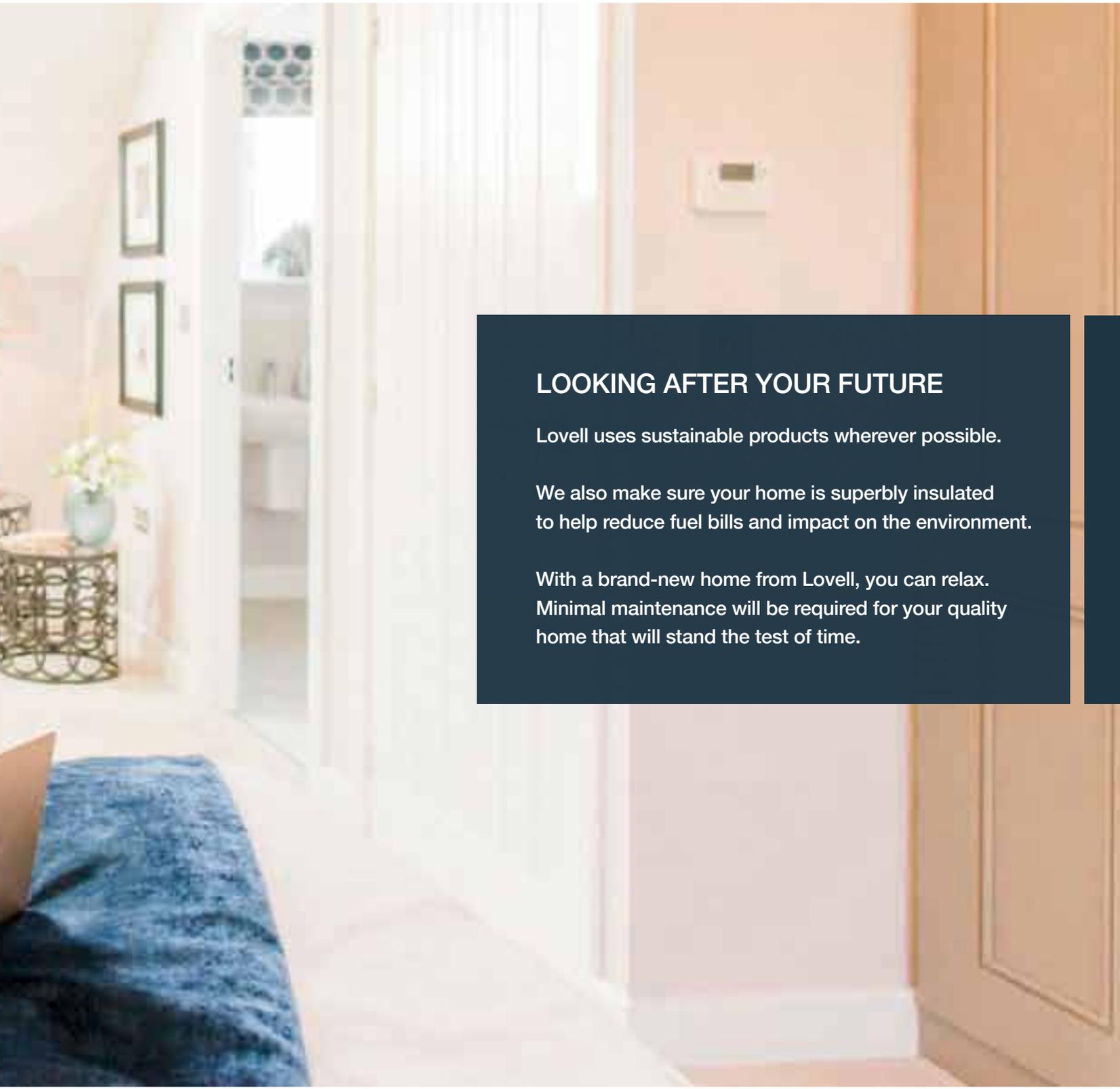
and construction teams' thorough attention to detail combining carefully considered design with rigorous build quality. And with customer satisfaction as our number-one priority, you can enjoy a distinctive home at extraordinary value for money.



We're committed to being a responsible business, so every new Lovell home follows the Consumer Code for House Builders and comes with a 10-year warranty to give you peace of mind.

“ We sit here and can't believe how lucky we are, we're absolutely delighted with our Lovell home. ”

Sarah Copeman, The Green



LOOKING AFTER YOUR FUTURE

Lovell uses sustainable products wherever possible.

We also make sure your home is superbly insulated to help reduce fuel bills and impact on the environment.

With a brand-new home from Lovell, you can relax. Minimal maintenance will be required for your quality home that will stand the test of time.



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

At Lovell we believe your home should be much more than the right place at the right price. It should also reflect your personality and tastes. That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it your own.

Q

UNRIVALLED QUALITY

We're particularly proud of the rigorous attention to detail and workmanship built into every one of our properties. And we have partnered with some of the most sought-after brands in interiors to guarantee a quality finish for your new home.

V

EXCEPTIONAL VALUE

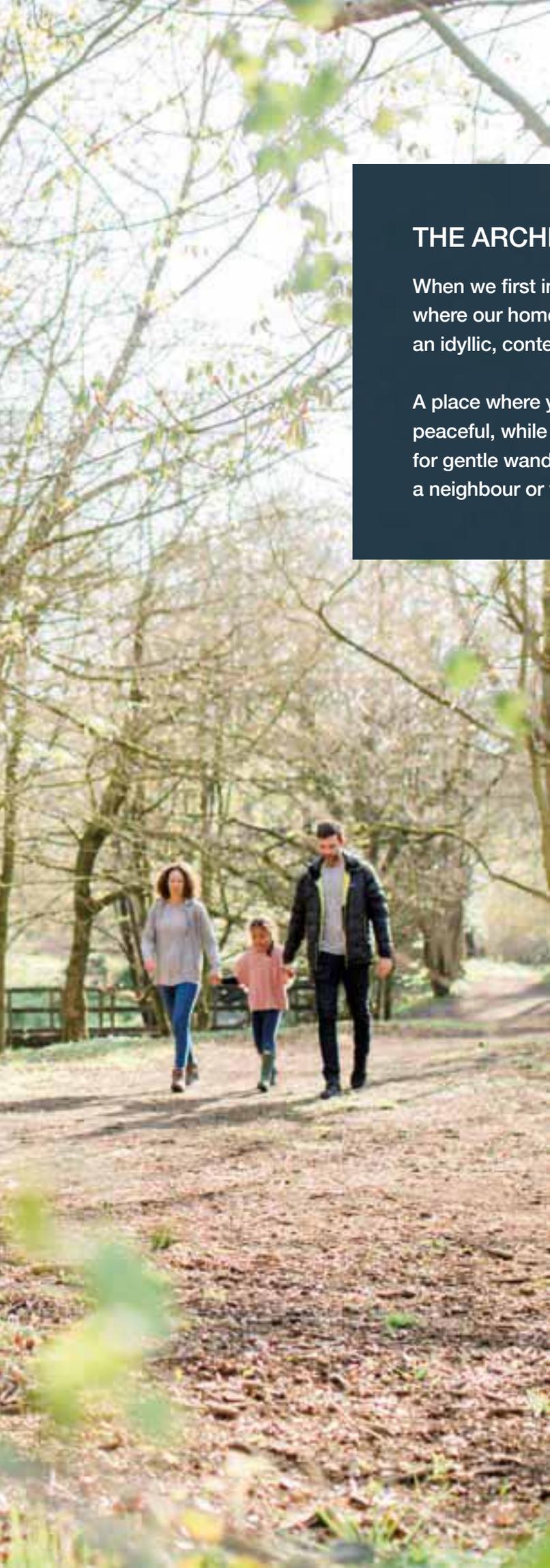
But most of all, you'll be surprised and delighted by just how affordable and easy it is to own a Lovell home, especially with the range of purchase options available.

Everything that
a true neighbourhood
should be.

At Shawbrook Manor, you can enjoy life in a beautifully designed home, surrounded by carefully considered landscaping that ties in with the surrounding environment.

The new neighbourhood will nestle within mature hedgerows and native trees that provide a living, breathing backdrop to your home, while your street is sensitively shaped to encourage a strong sense of community. It's somewhere to socialise, exercise, play and feel safe – a place you really want to live.





THE ARCHITECT'S VISION:

When we first imagined Shawbrook Manor, we saw a place where our homeowners could live, work and enjoy family time in an idyllic, contemporary and well-maintained setting.

A place where your home is positioned to feel private and peaceful, while the roads are planned not just for cars, but also for gentle wandering – whether you're popping over to see a neighbour or venturing out to the surrounding countryside.



“Children need space to grow. So we've created dedicated areas to play and opportunities to discover local wildlife including native trees and hedges.”

GA Architects

Directions

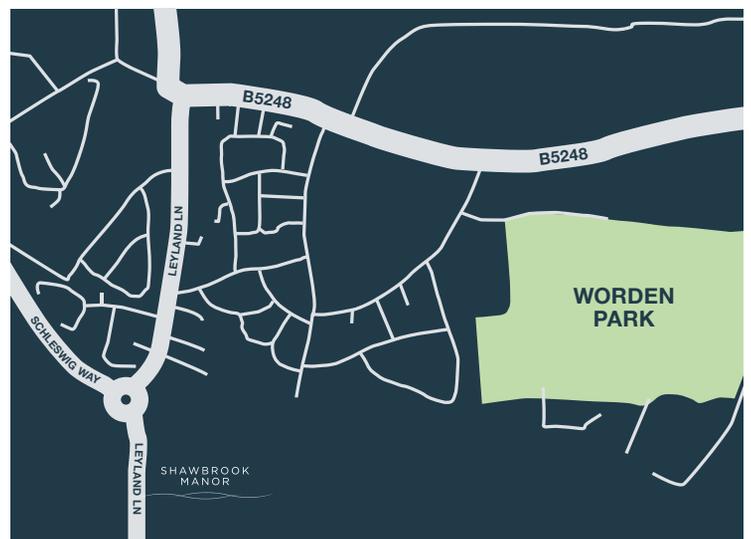
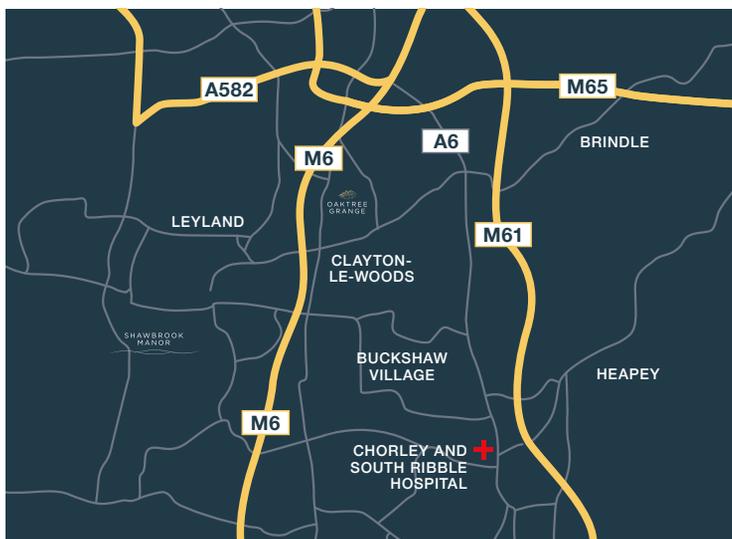


From The North

Exit the M6 at junction 28 and turn left onto Leyland Way/B5256. Take your second left onto Bent Lane.

At the roundabout, take the second exit onto Church Road/B5248. Continue straight for 2.5 miles.

At the third roundabout, take the first exit onto Leyland Lane. Continue on Leyland Lane over the next roundabout and you will arrive with Shawbrook Manor on your left.

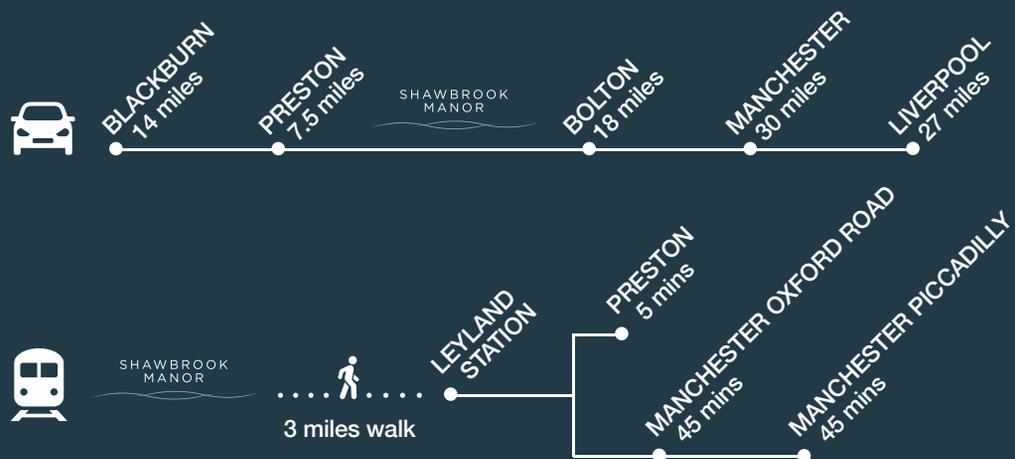


From Manchester

Exit the M61 at junction 8 onto the A674. At the roundabout take the third exit onto the A6 towards Whittle-le-woods. Continue straight over the roundabout and turn left onto Dawson Lane/B5248. Continue for 3.5 miles on the B5248. At the sixth roundabout take the first exit onto Leyland Lane. Continue on Leyland Lane over the next roundabout and you will arrive with Shawbrook Manor on your left.

Ideally Located

Shawbrook Manor sits within a stone's throw from junction 28 of the M6, just 3.2 miles away. For work or leisure that means you've got excellent road links to the surrounding areas. Our homes are 2.6 miles from the train station at the North end of Leyland, and regular bus services run throughout the region.



Distances and times taken from Google Maps.



How To Purchase

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price.

It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents.

Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts.

You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as Kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice.

Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Shawbrook Manor is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.

Development plans
and house type information





CONSUMER
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lovell.co.uk

LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY

SHAWBROOK
MANOR

LEYLAND

THE SPECIFICATION





SHAWBROOK MANOR

LEYLAND

ALL HOMES INCLUDE:

- 10-year NHBC Warranty
- Gas central heating with either combi-boiler or storage cyl plot dependent
- Honeywell smart central heating programmer
- Symphony kitchens*
- Stainless steel splash back to cooker hood
- Brushed steel oven
- Brushed steel gas hob
- Cooker hood
- 1 and 1/2 bowl stainless steel kitchen sink and mixer tap
- Integrated dishwasher
- Integrated fridge freezer
- White Kohler sanitaryware
- Mira taps and fittings
- TV points to living room & master bedroom
- BT points to master bedroom & study**
- Mains powered smoke detectors to all floors
- White satinwood finish to internal joinery
- White emulsion ceilings & walls
- Lighting with PIR activation to front
- Turfed front gardens
- Timber fencing to rear
- Paved patio area to rear

Please ask your sales executive about our inspirations range and how you can personalise your new home, subject to build stage.

* Choice of kitchen styles available, subject to build stage

** Where applicable

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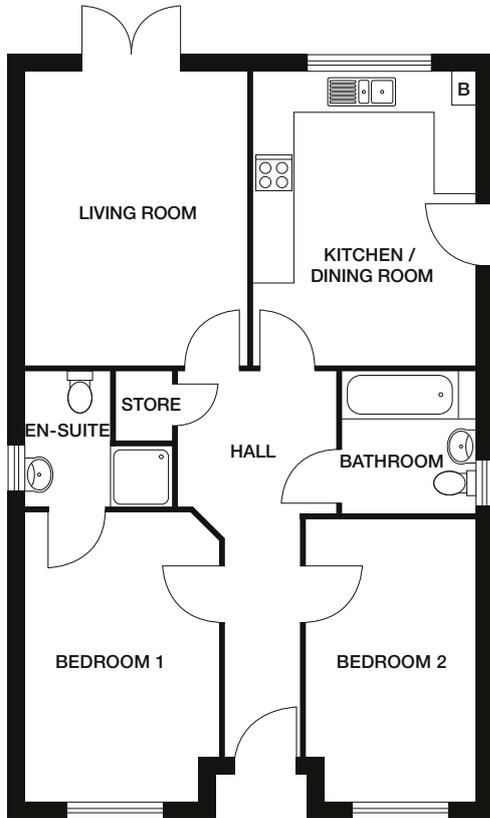
HEMMINGTON
2 bedroom bungalow



CGIs are indicative, external finishes and features may vary.

HEMMINGTON

2 bedroom bungalow



Ground Floor

Kitchen/Dining Room

3234mm x 4310mm 10'7" x 14'1"

Living Room

3231mm x 4310mm 10'7" x 14'1"

Bedroom 1

2824mm x 4230mm 9'3" x 13'10"

En-suite

2000mm x 2160mm 6'6" x 7'1"

Bedroom 2

2452mm x 4139mm 8'0" x 13'7"

Bathroom

1927mm x 2065mm 6'3" x 6'9"

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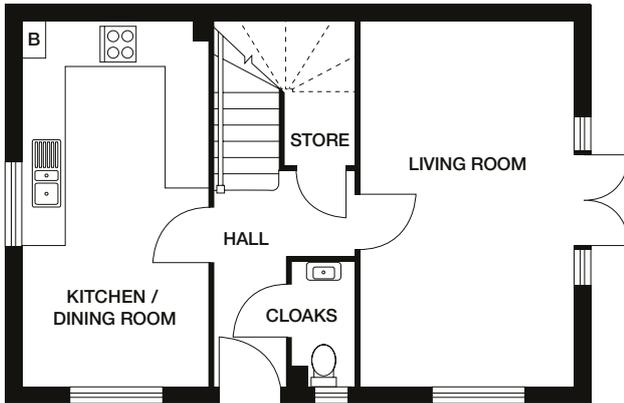
LEASIDE A
3 bedroom home



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LEASIDE A

3 bedroom home



Ground Floor

Kitchen/Dining Room

2655mm x 5237mm 8'8" x 17'2"

Living Room

3030mm x 5250mm 9'11" x 17'2"

Cloaks

901mm x 1735mm 2'11" x 5'8"

First Floor

Bedroom 1

2656mm x 3858mm 8'8" x 12'7"

En-suite

2655mm x 1287mm 8'8" x 4'2"

Bedroom 2

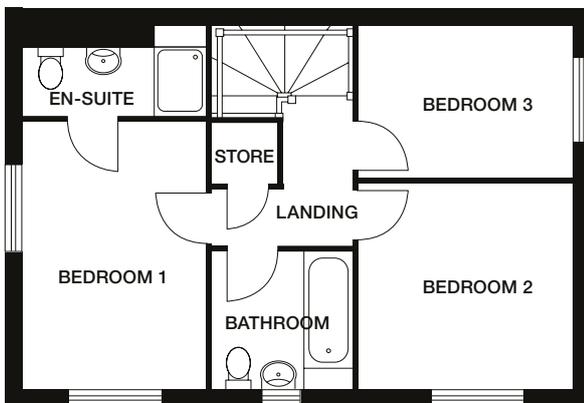
3060mm x 2960mm 10'0" x 9'8"

Bedroom 3

3052mm x 2162mm 10'0" x 7'11"

Bathroom

2044mm x 1952mm 6'8" x 6'4"



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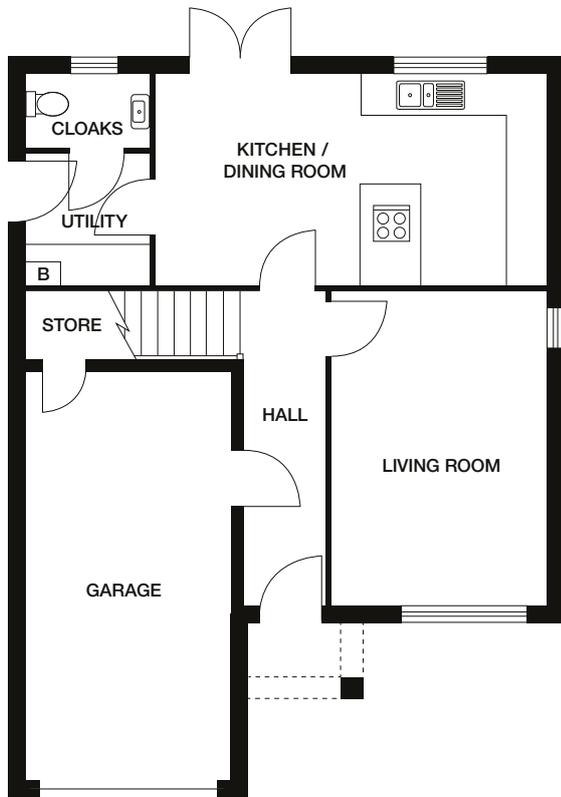
RAVENSWORTH A
4 bedroom home



CGIs are indicative, external finishes and features may vary.

RAVENSWORTH A

4 bedroom home



Ground Floor

Living Room

3153mm x 4638mm 10'4" x 15'2"

Kitchen/Dining Room

5726mm x 3116mm 18'9" x 10'2"

Utility Room

1804mm x 1925mm 5'11" x 6'3"

Cloaks

1804mm x 1104mm 5'11" x 3'7"

First Floor

Bedroom 1

3435mm x 3515mm 11'3" x 11'6"

En-Suite

1260mm x 2275mm 4'1" x 7'5"

Bedroom 2

3973mm x 3116mm 13'0" x 10'2"

Bedroom 3

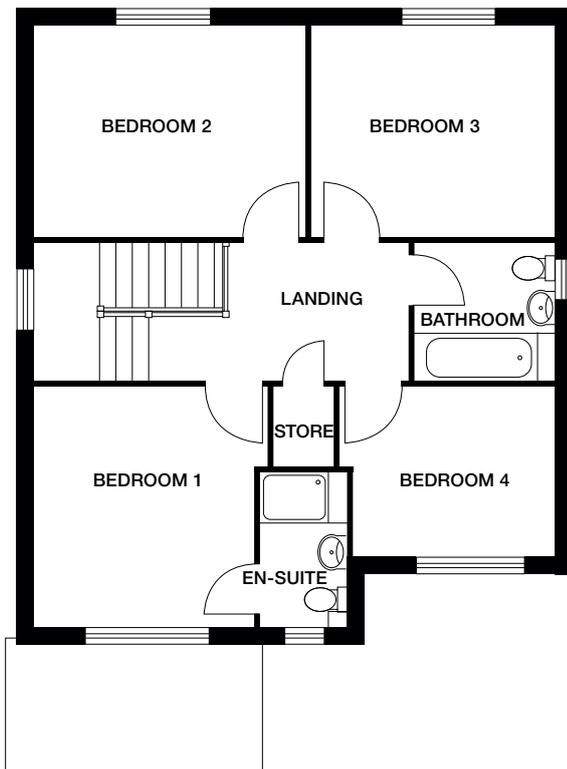
3557mm x 3116mm 11'8" x 10'2"

Bedroom 4

3135mm x 2505mm 10'3" x 8'2"

Bathroom

2050mm x 2033mm 6'8" x 6'8"



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SHAWBROOK
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LEYLAND

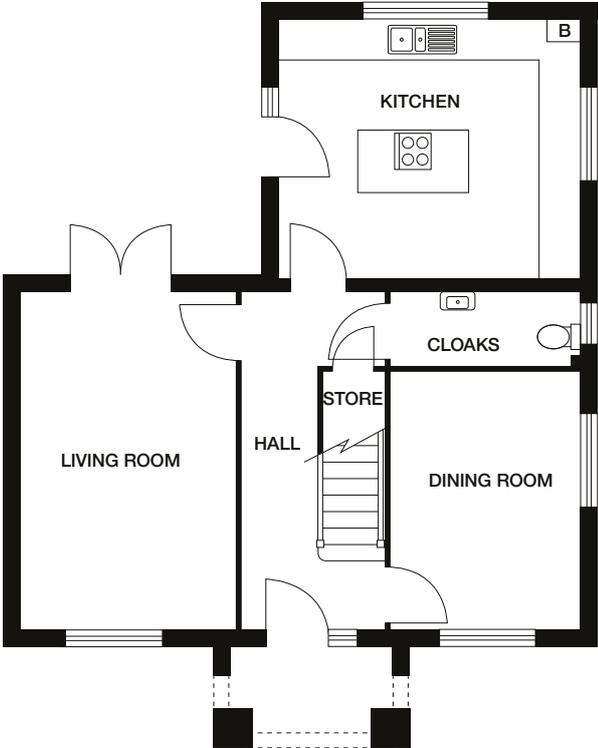
WHITEFORD A
4 bedroom home



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WHITEFORD A

4 bedroom home

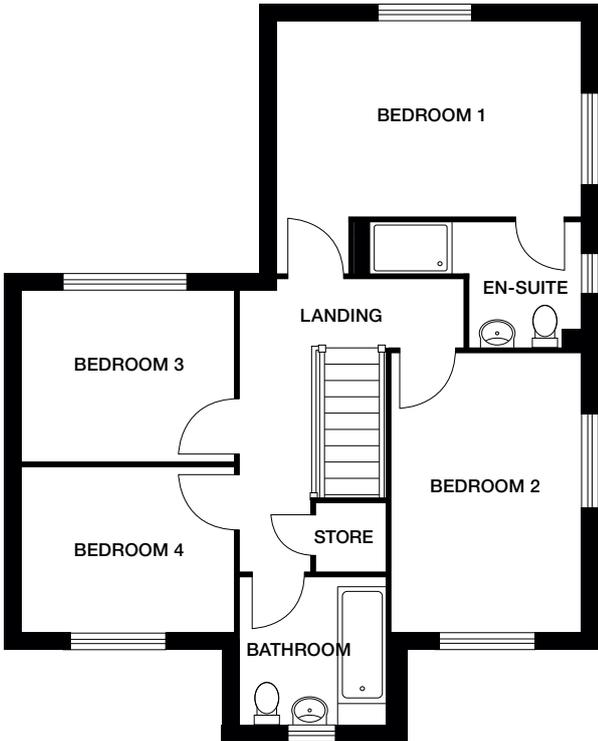


Ground Floor

- Kitchen**
4356mm x 3775mm 14'3" x 12'4"
- Dining Room**
2743mm x 3835mm 9'0" x 12'7"
- Living Room**
3075mm x 4910mm 10'1" x 16'1"
- Cloaks**
2695mm x 1100mm 8'1" x 3'7"

First Floor

- Bedroom 1**
4356mm x 2802mm 14'3" x 9'2"
- En-Suite**
3045mm x 1830mm 9'11" x 6'0"
- Bedroom 2**
2737mm x 4040mm 8'11" x 13'3"
- Bedroom 3**
3065mm x 2466mm 10'0" x 8'1"
- Bedroom 4**
3065mm x 2364mm 10'0" x 7'9"
- Bathroom**
2106mm x 2105mm 6'10" x 6'10"



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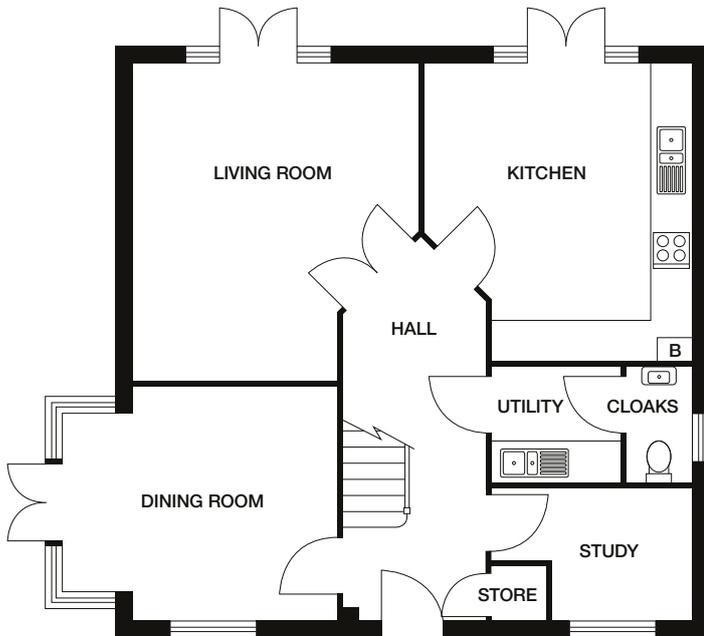
RICHMOND A
4 bedroom home



CGIs are indicative, external finishes and features may vary.

RICHMOND A

4 bedroom home

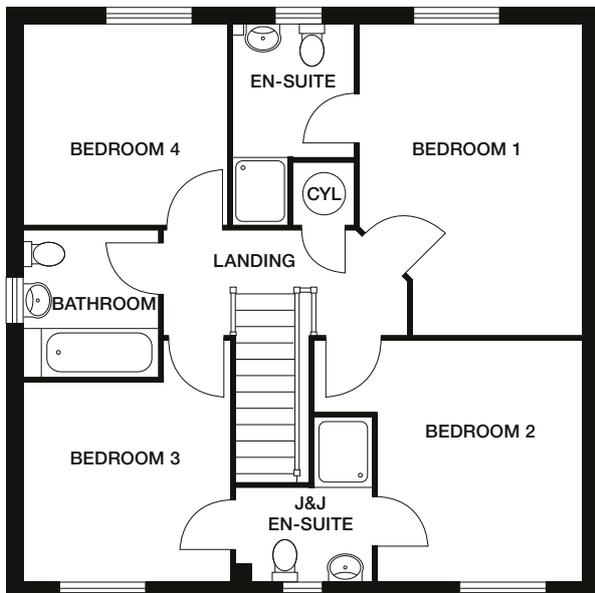


Ground Floor

- Kitchen**
3895mm x 4351mm 12'9" x 14'3"
- Dining Room**
3988mm x 3389mm 13'1" x 11'1"
- Living Room**
4147mm x 4653mm 13'7" x 15'3"
- Study**
2910mm x 1905mm 9'6" x 6'3"
- Utility Room**
1852mm x 1673mm 6'0" x 5'5"
- Cloaks**
950mm x 1673mm 3'1" x 5'5"

First Floor

- Bedroom 1**
3231mm x 4534mm 10'7" x 14'10"
- En-Suite**
1755mm x 2940mm 5'9" x 9'7"
- Bedroom 2**
3866mm x 3508mm 12'8" x 11'6"
- Bedroom 3**
2996mm x 2900mm 9'10" x 9'6"
- Jack & Jill En-suite**
1995mm x 2410mm 6'6" x 7'10"
- Bedroom 4**
2960mm x 2918mm 9'8" x 9'6"
- Bathroom**
1939mm x 2112mm 6'4" x 6'11"



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SHAWBROOK
MANOR

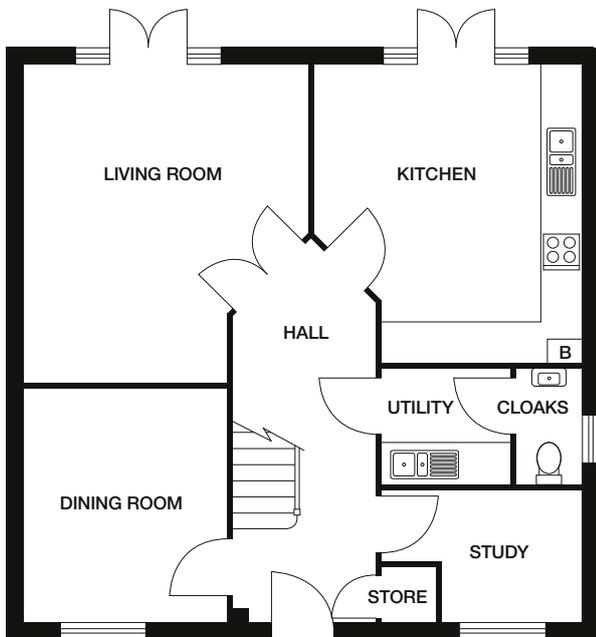
LEYLAND

RICHMOND B
4 bedroom home



RICHMOND B

4 bedroom home

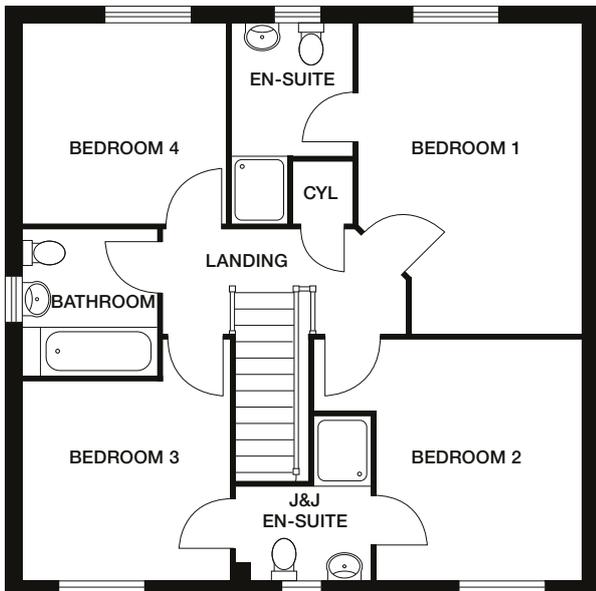


Ground Floor

- Kitchen**
3896mm x 4352mm 12'9" x 14'3"
- Dining Room**
2978mm x 3390mm 9'9" x 11'1"
- Living Room**
4147mm x 4652mm 13'7" x 15'3"
- Study**
2910mm x 1905mm 9'6" x 6'3"
- Utility Room**
1852mm x 1673mm 6'0" x 5'5"
- Cloaks**
950mm x 1673mm 3'1" x 5'5"

First Floor

- Bedroom 1**
3231mm x 4534mm 10'7" x 14'10"
- En-suite**
1738mm x 1919mm 5'8" x 6'3"
- Bedroom 2**
3866mm x 3508mm 12'8" x 11'6"
- Bedroom 3**
2996mm x 2900mm 9'10" x 9'6"
- Jack & Jill En-suite**
1995mm x 2412mm 6'6" x 7'10"
- Bedroom 4**
2980mm x 2990mm 9'9" x 9'9"
- Bathroom**
1939mm x 2112mm 6'4" x 6'11"



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MANOR

LEYLAND

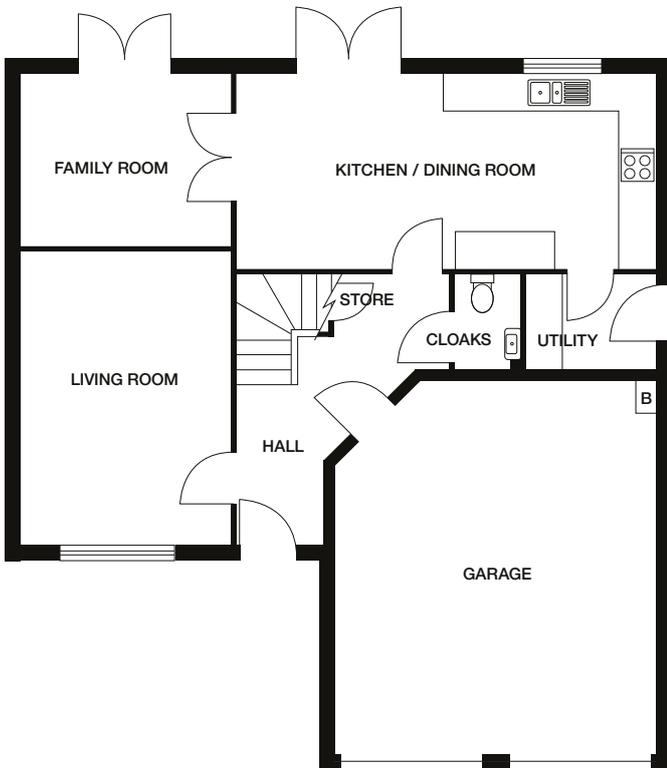
WORDEN
5 bedroom home



CGIs are indicative, external finishes and features may vary.

WORDEN

5 bedroom home

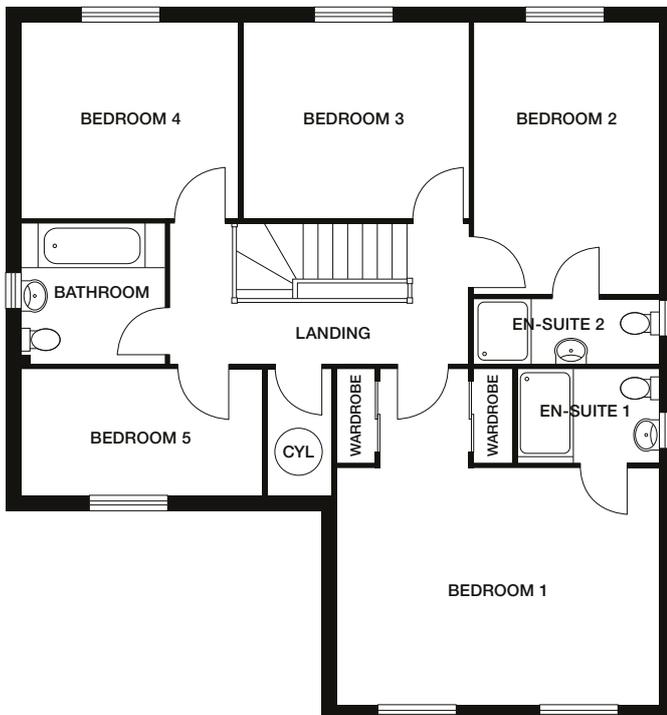


Ground Floor

- Kitchen/Dining Room**
6714mm x 3129mm 22'0" x 10'3"
- Living Room**
3350mm x 4741mm 10'11" x 15'6"
- Family Room**
3353mm x 2761mm 11'0" x 9'0"
- Utility Room**
2071mm x 1523mm 6'9" x 5'0"
- Cloaks**
1050mm x 1525mm 3'5" x 5'0"

First Floor

- Bedroom 1**
5118mm x 3787mm 16'9" x 12'5"
- En-suite 1**
2238mm x 1475mm 7'4" x 4'10"
- Bedroom 2**
2921mm x 4341mm 9'7" x 14'2"
- En-suite 2**
2921mm x 1025mm 9'7" x 3'4"
- Bedroom 3**
3573mm x 3129mm 11'8" x 10'3"
- Bedroom 4**
3460mm x 3129mm 11'4" x 10'3"
- Bedroom 5**
3814mm x 2000mm 12'6" x 6'6"
- Bathroom**
2278mm x 2237mm 7'5" x 7'4"



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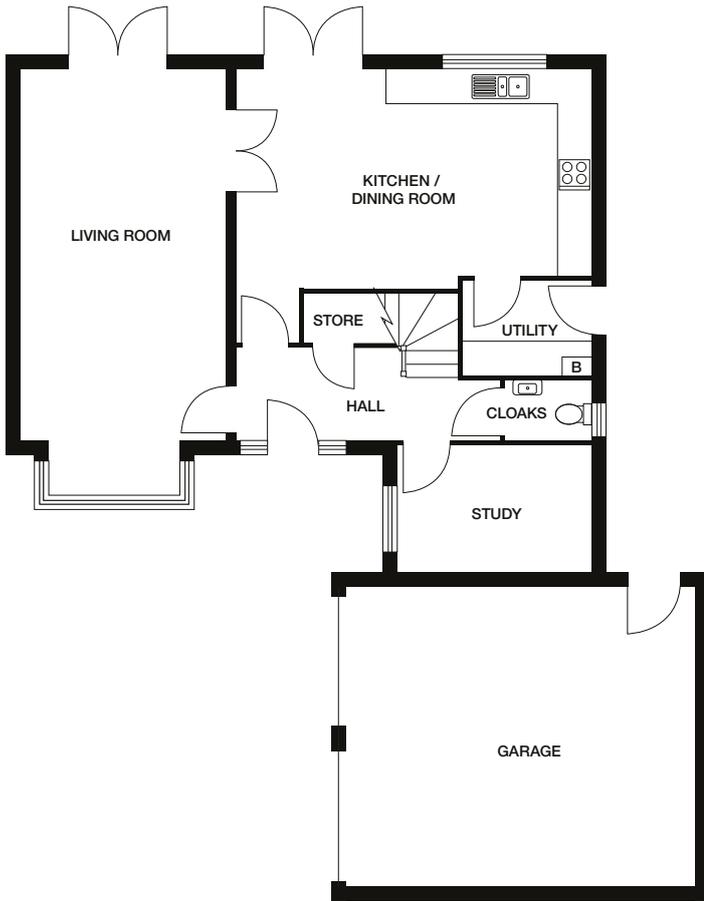
LEYLAND

RIBBLEWORTH
5 bedroom home



RIBBLEWORTH

5 bedroom home



Ground Floor

Kitchen/Dining Room

6123mm x 3798mm 20'1" x 12'5"

Living Room

3550mm x 7260mm 11'7" x 23'9"

Utility Room

2173mm x 1630mm 7'1" x 5'4"

Study

3317mm x 2135mm 10'10" x 7'0"

Cloaks

1478mm x 1025mm 4'10" x 3'4"

First Floor

Bedroom 1

3961mm x 5139mm 12'11" x 16'10"

En-suite 1

1943mm x 2175mm 6'4" x 7'1"

Dressing Room

1943mm x 2811mm 6'4" x 9'2"

Bedroom 2

3178mm x 3798mm 10'5" x 12'5"

En-suite 2

2185mm x 1430mm 7'2" x 4'8"

Bedroom 3

3511mm x 3814mm 11'6" x 12'6"

Bedroom 4

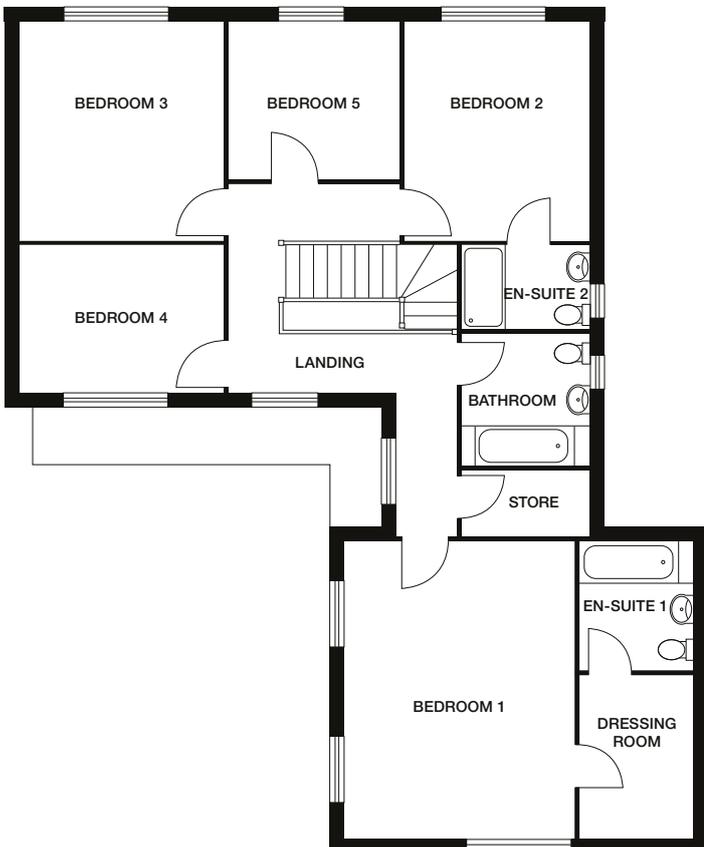
3511mm x 2529mm 11'6" x 8'9"

Bedroom 5

2928mm x 2720mm 9'7" x 8'11"

Bathroom

2185mm x 2277mm 7'2" x 7'5"



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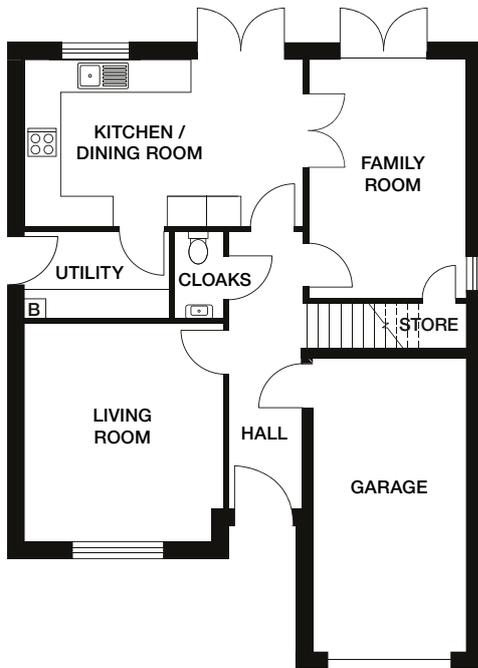
VALLEYDALE A
5 bedroom home



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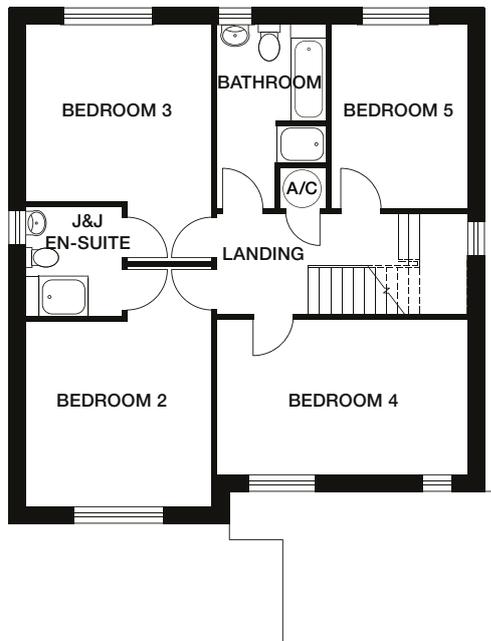
VALLEYDALE A

5 bedroom home



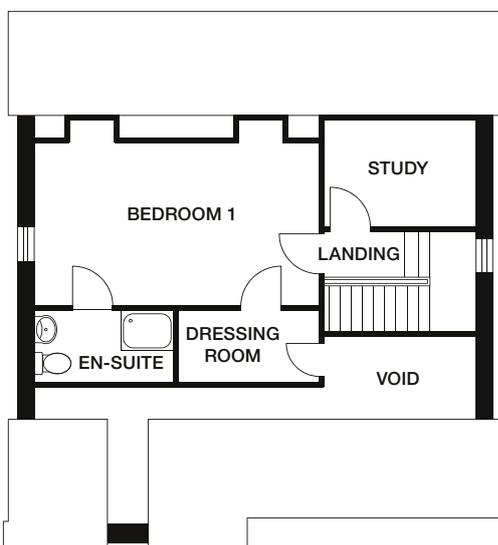
Ground Floor

- Kitchen/Dining Room**
5626mm x 3490mm 18'5" x 11'5"
- Living Room**
4176mm x 4402mm 13'8" x 14'5"
- Family Room**
3253mm x 4851mm 10'8" x 15'11"
- Utility Room**
2953mm x 1765mm 9'8" x 5'9"
- Cloaks**
1135mm x 1799mm 3'8" x 5'10"



First Floor

- Bedroom 2**
3789mm x 3803mm 12'5" x 12'5"
- Bedroom 3**
3789mm x 3616mm 12'5" x 11'10"
- Jack & Jill En-suite**
1966mm x 2273mm 6'5" x 7'5"
- Bedroom 4**
5091mm x 3178mm 16'8" x 10'5"
- Bedroom 5**
2766mm x 3801mm 9'0" x 12'5"
- Bathroom**
2237mm x 2847mm 7'4" x 9'4"



Second Floor

- Bedroom 1**
5779mm x 3347mm 18'11" x 10'11"
- En-suite**
2835mm x 1447mm 9'3" x 4'9"
- Dressing Room**
2188mm x 1447mm 7'2" x 4'9"
- Study**
3100mm x 2248mm 10'2" x 7'4"

Please note: Selected plots have photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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SHAWBROOK
MANOR

LEYLAND

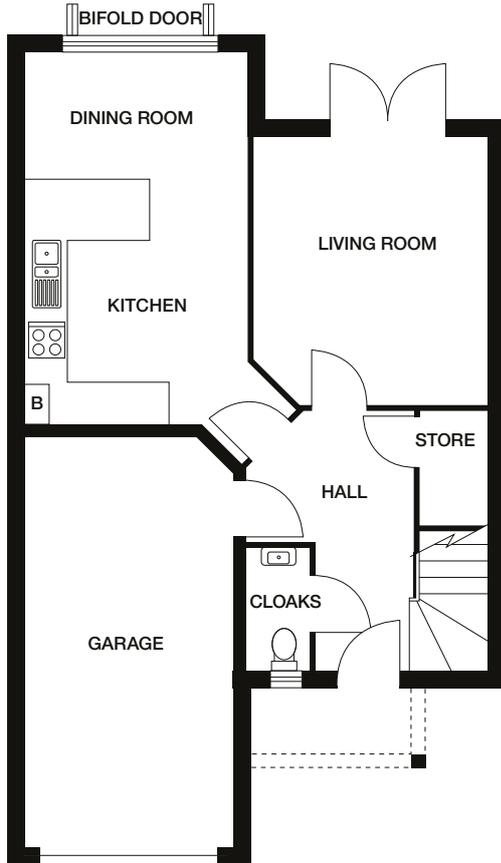
LIVELEY A
3 bedroom home



CGIs are indicative, external finishes and features may vary.

LIVELEY A

3 bedroom home

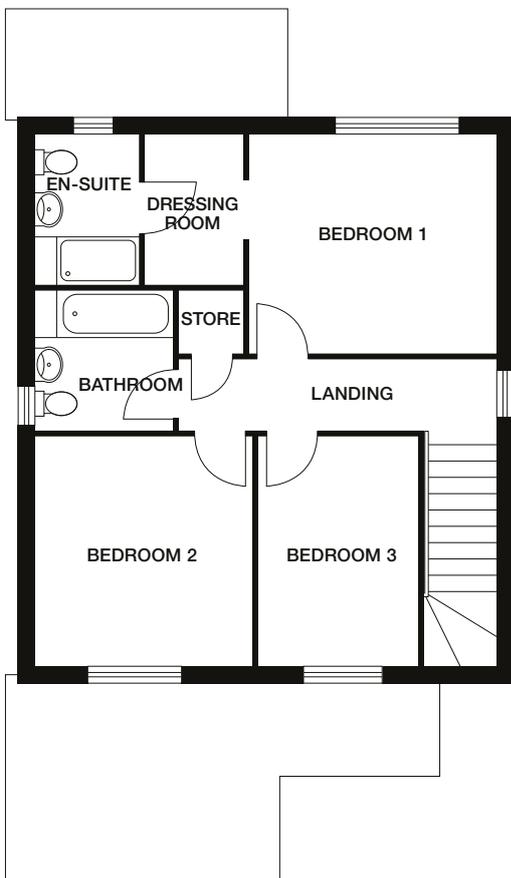


Ground Floor

- Kitchen/Dining Room**
3205mm x 5434mm 10'6" x 17'9"
- Living Room**
3377mm x 3920mm 11'1" x 12'10"
- Cloaks**
895mm x 1778mm 2'11" x 5'10"

First Floor

- Bedroom 1**
3575mm x 3189mm 11'8" x 10'5"
- En-Suite**
1478mm x 2164mm 4'10" x 7'1"
- Dressing Room**
1413mm x 2165mm 4'7" x 7'1"
- Bedroom 2**
3135mm x 3377mm 10'3" x 11'1"
- Bedroom 3**
2291mm x 3377mm 7'6" x 11'1"
- Bathroom**
1978mm x 2050mm 6'5" x 6'8"



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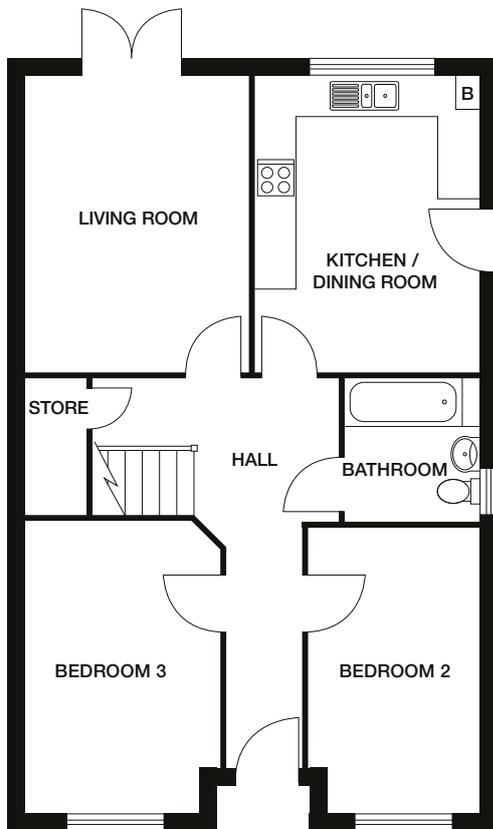
LEYLAND

MOSSLEY
3 bedroom home



MOSSLEY

3 bedroom home



Ground Floor

Kitchen/ Dining Room

3234mm x 4310mm 10'7" x 14'1"

Living Room

3231mm x 4310mm 10'7" x 14'1"

Bedroom 2

2824mm x 4230mm 9'3" x 13'10"

Bedroom 3

2452mm x 4140mm 8'0" x 13'7"

Bathroom

1927mm x 2065mm 6'3" x 6'9"

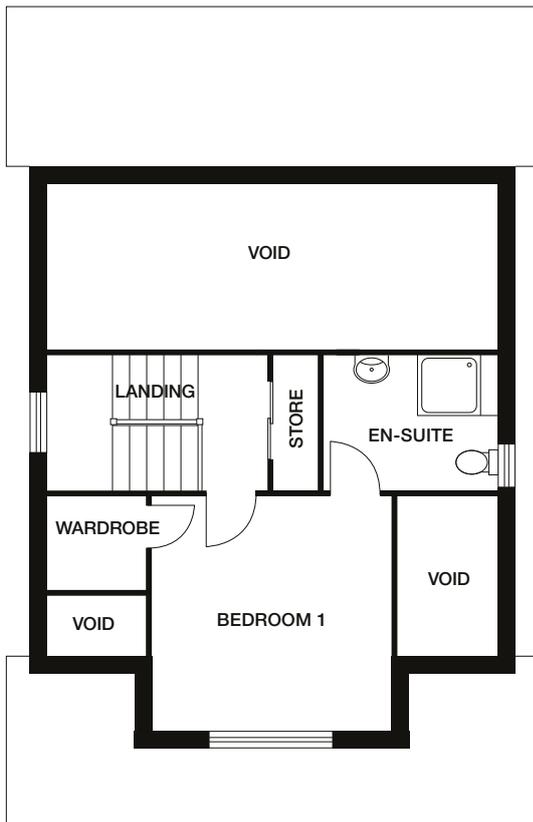
First Floor

Bedroom 1

3475mm x 3412mm 11'4" x 11'2"

En-Suite

2512mm x 1975mm 8'2" x 6'5"



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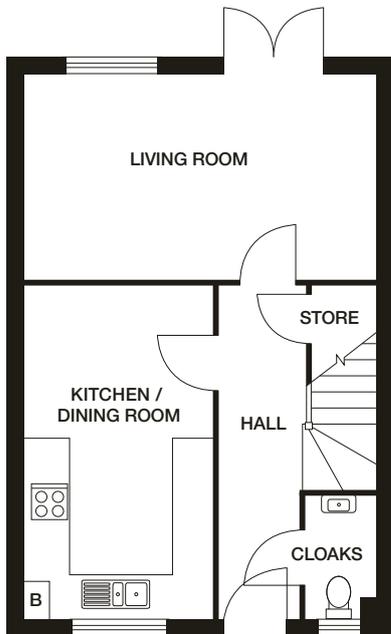
LEYLAND

YARROW
3 bedroom home



YARROW

3 bedroom home



Ground Floor

Kitchen/Dining Room

2660mm x 4850mm 8'7" x 15'10"

Living Room

5060mm x 3010mm 16'6" x 9'8"

Cloaks

1000mm x 1750mm 3'2" x 5'7"

First Floor

Bedroom 1

2599mm x 4263mm 8'6" x 13'11"

Bedroom 2

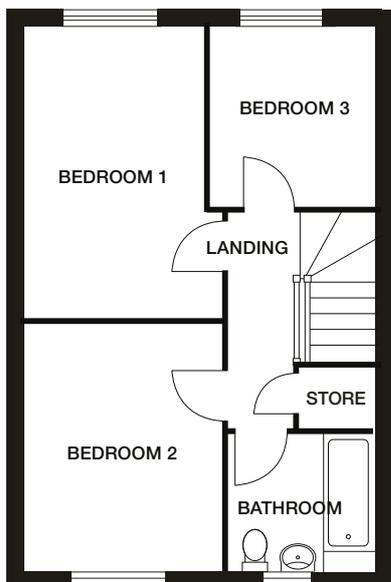
2870mm x 3604mm 9'4" x 11'9"

Bedroom 3

2358mm x 2610mm 7'8" x 8'6"

Bathroom

2091mm x 1974mm 6'10" x 6'5"



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SHAWBROOK
MANOR

LEYLAND

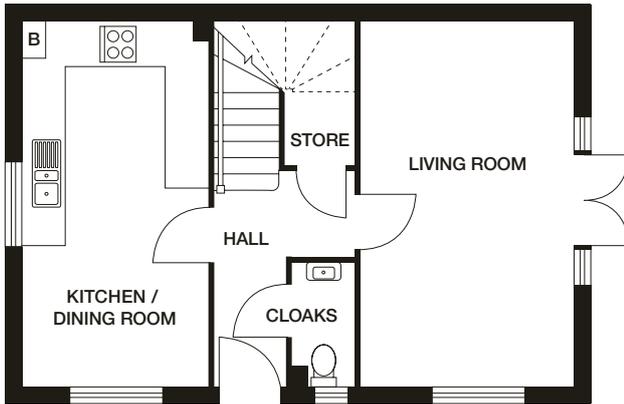
EARNSHAW
3 bedroom home



CGIs are indicative, external finishes and features may vary.

EARNSHAW

3 bedroom home



Ground Floor

Kitchen/Dining Room

2655mm x 5284mm 8'8" x 17'3"

Living Room

3040mm x 5299mm 9'9" x 17'3"

Cloaks

900mm x 1755mm 2'9" x 5'7"

First Floor

Bedroom 1

2675mm x 3890mm 8'7" x 12'7"

En-suite

2675mm x 1300mm 8'7" x 4'2"

Bedroom 2

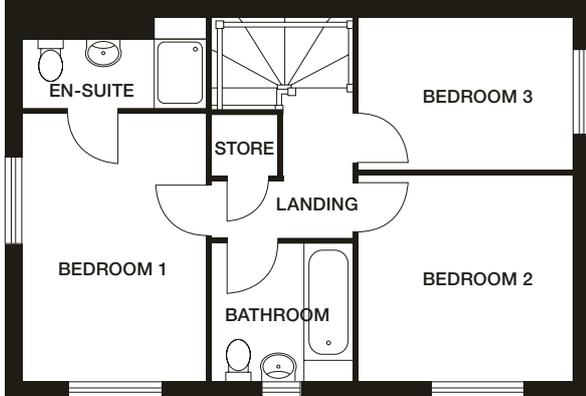
3068mm x 2975mm 10'0" x 9'7"

Bedroom 3

3052mm x 2162mm 10'0" x 7'1"

Bathroom

2044mm x 1965mm 6'8" x 6'4"



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DEVELOPMENT LAYOUT



SHAWBROOK MANOR

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- HEMMINGTON**
2 bedroom bungalow
Plots: 11, 12, 13, 200
- LONGTON**
2 bedroom home
Plots: 6, 7, 8, 9, 23, 24, 25, 26, 29, 30, 31, 32, 39, 40, 43, 44, 52, 53, 55, 56, 59, 60, 64, 65, 75, 76, 96, 97, 98, 99, 107, 108, 114, 115, 116, 117
- YARROW**
3 bedroom home
Plots: 22, 45, 48, 58, 73, 74, 106, 109, 119, 120, 171, 176, 177, 187, 188, 189
- DOUGLAS**
3 bedroom home
Plots: 33, 77, 100, 118
- EARNSHAW**
3 bedroom home
Plots: 21, 46, 47, 57, 105, 110, 172
- LEASIDE A**
3 bedroom home
Plots: 42, 51, 54, 101, 104, 132, 149, 164, 175
- LIVELEY A**
3 bedroom home
Plots: 2, 4, 27, 28, 79, 92, 102, 103, 121, 122, 131, 134, 139, 145, 146, 148, 157, 165, 173, 174
- MOSSLEY**
3 bedroom home
Plots: 10, 198, 199
- RAVENSWORTH A**
4 bedroom home
Plots: 19, 71, 72, 80, 124, 127, 135, 137, 138, 156, 159, 167, 168, 183
- WHITEFORD A**
4 bedroom home
Plots: 3, 5, 14, 18, 20, 34, 35, 38, 50, 61, 66, 69, 78, 86, 88, 91, 95, 113, 123, 133, 136, 140, 143, 147, 150, 158, 160, 168, 178, 180, 185, 190, 194, 195
- RICHMOND A**
4 bedroom home
Plots: 17, 37, 41, 87, 93, 94, 141, 161, 179
- RICHMOND B**
4 bedroom home
Plots: 15, 16, 36, 49, 62, 63, 67, 68, 112, 129, 142, 151, 152, 170, 184, 191, 196
- WORDEN**
5 bedroom home
Plots: 81, 83, 125, 126, 130, 152, 155, 192, 193
- RIBBLEWORTH**
5 bedroom home
Plots: 1, 70, 82, 111, 128, 144, 163, 169, 197
- VALLEYDALE A**
5 bedroom home
Plots: 84, 85, 89, 90, 153, 154, 181, 182
- together homes**
- SHOW HOMES & MARKETING SUITE**

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

