

HERITAGE

- REDROW -

SYCAMORE MANOR

WHITTLE-LE-WOODS



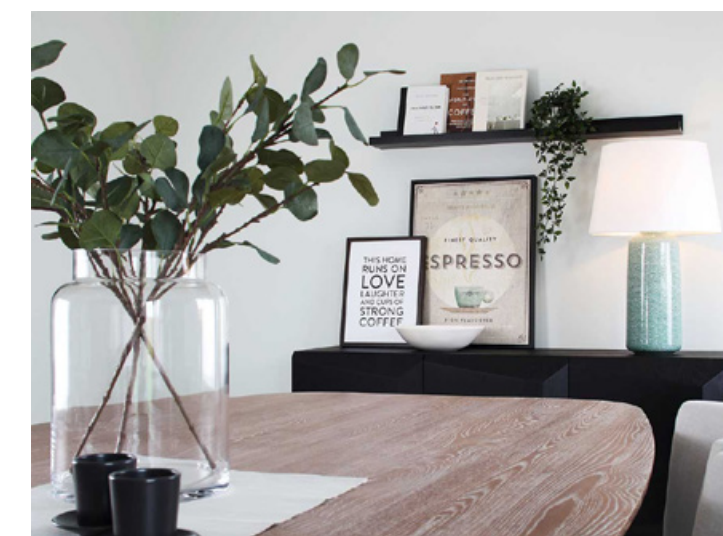
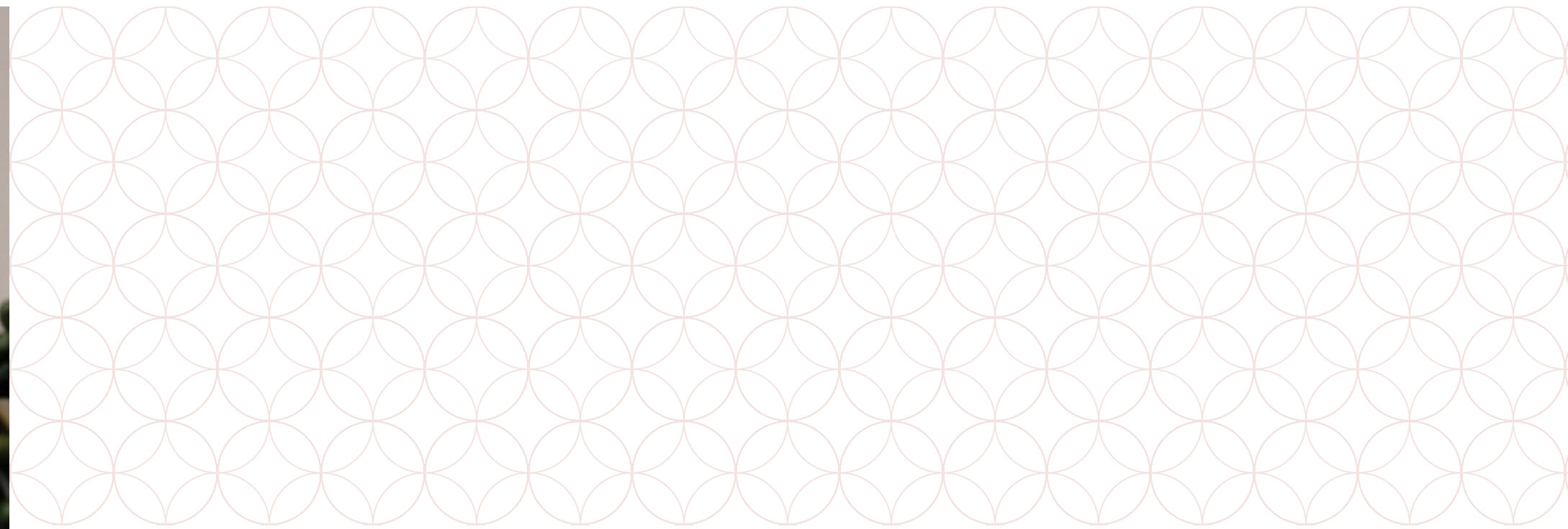


WELCOME TO SYCAMORE MANOR

A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE PRETTY VILLAGE OF WHITTLE-LE-WOODS

Tucked away in a scenic, close-knit village yet with excellent transport connections and several vibrant towns and cities nearby, Sycamore Manor offers a very special kind of lifestyle. And that's before you've considered the style and charm of these exquisite Heritage Collection homes, Redrow's award-winning collection that combines the elegance and meticulous attention to detail of the late 19th and early 20th centuries' Arts and Crafts movement with the contemporary living spaces and touches that modern living demands.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

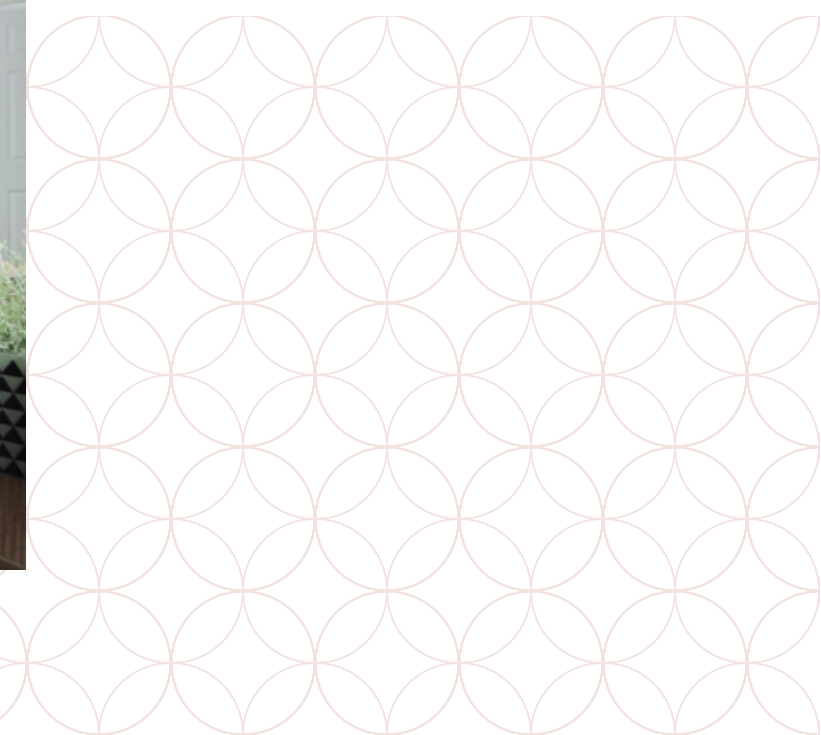
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

With so many amenities on your doorstep, shopping will be effortless at Sycamore Manor. Within a two-mile radius you'll find a Tesco supermarket, Co-operative convenience store, post office and a pharmacy. Chorley High Street, with its many household name stores, is also just over two miles from home, while for those looking for a more all-encompassing bout of retail therapy, Preston's Capitol Centre retail park is the place to go, with a number of familiar names, together with restaurants, a gym and a cinema.

Eating and drinking out will also be a pleasure, with a wide array of pubs, cafés and restaurants within easy reach of home. The Malthouse Farm pub is just four minutes away in the car and offers a broad and satisfying selection of hearty pub grub favourites, with a cosy interior and good-sized garden for warm days. The Top Lock Pub, meanwhile, is around a six minute drive and overlooks the Liverpool to Leeds Canal. For fine Mediterranean dining, the Red Cat Restaurant is around the same drive time and serves a mouth-watering menu of dishes from around Europe.



ENJOY AN ACTIVE LIFESTYLE

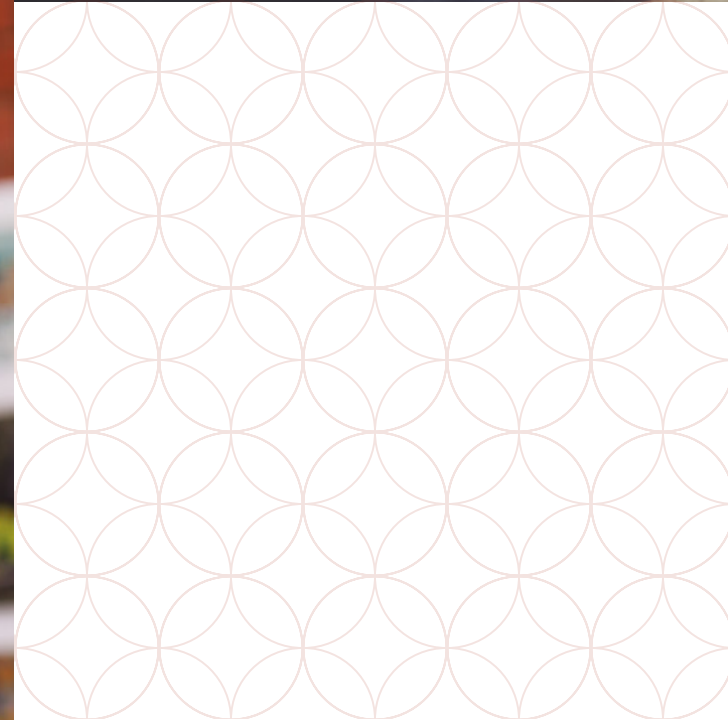
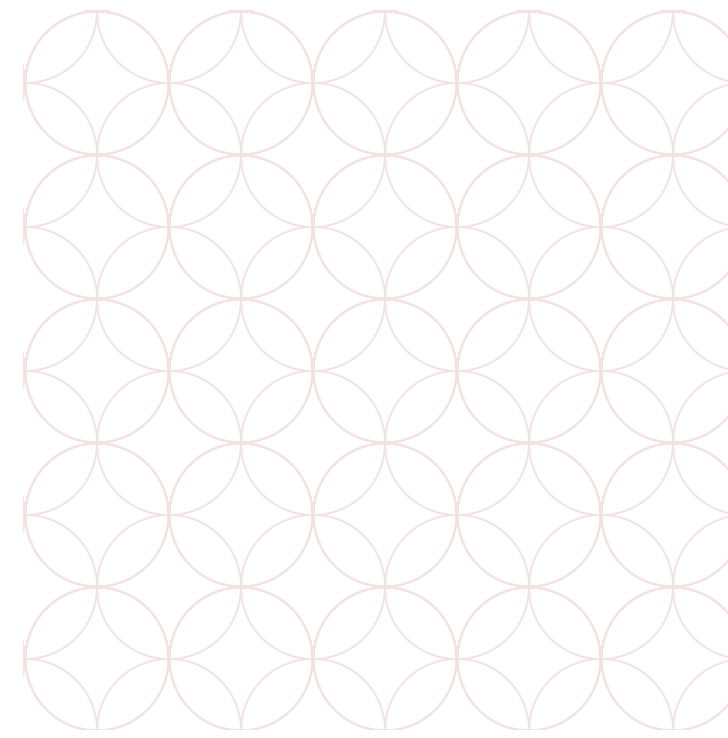
Those seeking activity, fun and fitness will not be disappointed, with so many leisure options available in the surrounding area. The David Lloyd Chorley club is just over a mile from home and has indoor and outdoor swimming pools, indoor tennis courts, a gym and spa. The All Seasons Leisure Centre is also close by and has a pool, gym, squash courts and two large sports halls. Golfers can enjoy a relaxing round at Shaw Hill Golf Resort, just a mile from the development, while Whittle & Clayton-le-Woods Cricket Club is a similar distance and is the closest sports club to home.

For family days out, Lower Kem Mill, the remains of a Victorian printworks, and the magnificent, Grade 1 listed Hoghton Tower near Preston, recreated in 1565, are both within 10 miles of Sycamore Manor. Chorley's historic Astley Hall, Coach House and Park is also easily reachable and is well worth a visit. For a fun day by the seaside, Blackpool Pleasure Beach, around 48 minutes away by road, needs no introduction. Film fans, meanwhile, can catch all the latest blockbusters at Reel Cinema Chorley.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools for youngsters at different stages in their educational journeys. Gelston Manor Day Nursery is less than a five minute drive from home and is rated 'Good' by Ofsted, while Whittle-le-Woods CofE Primary School is around the same drive time and has the same rating.

For older students, St Michael's CofE High School is less than two miles away and is rated 'Outstanding', while Runshaw College is around 10 minutes by road and is also 'Outstanding'.



GETTING AROUND

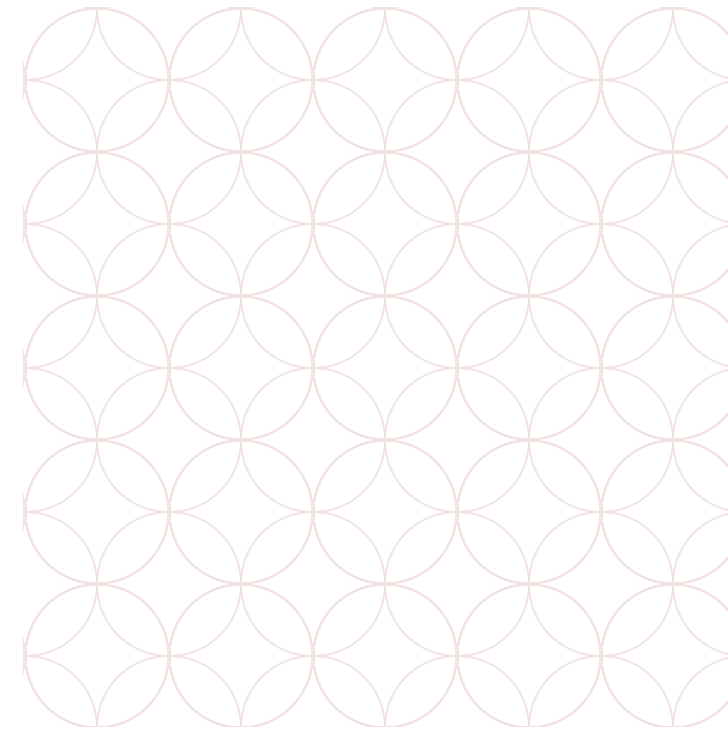
Travel and transport connections are excellent at Sycamore Manor, whether you're travelling by car, train or plane. Travelling by road, Chorley is seven minutes' drive and Preston around 25 minutes, while junction 28 of the M6 motorway is four miles away for onward journeys to the Lake District, and via the M62, Manchester and Liverpool. Junction 8 of the M61 is also just minutes away for a more direct route to Manchester, while the seaside towns of Southport and Lytham St Annes are 45 minutes and 40 minutes away respectively.

For train travel, Buckshaw Parkway railway station is just seven minutes away by road and offers services to Manchester (44 minutes), Blackpool (40 minutes) and Bolton (26 minutes).

For international travel, Manchester Airport is around a 35 minute drive and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Sycamore Manor**.





SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

EXPLORE SYCAMORE MANOR



KEY

 HARROGATE 4 BEDROOM HOME	 MARLBOROUGH 5 BEDROOM HOME
 OXFORD Q 3 BEDROOM HOME	 HENLEY 4 BEDROOM HOME
 OXFORD 4 BEDROOM HOME	 RICHMOND 4 BEDROOM HOME
 LEAMINGTON Q 3 BEDROOM HOME	 BLLENHEIM 5 BEDROOM HOME
 BALMORAL 4 BEDROOM HOME	 AFFORDABLE HOUSING

Affordable Housing: Avon – 31, 33, 37, 39-41, 43-44.
Avon 3 – 32, 35, 38, 42.
Stour – 34, 36.

S/S – Sub Station
P/S – Pump Station
V – Visitor Parking



CONSUMER CODE FOR HOME BUILDERS

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This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



HERITAGE

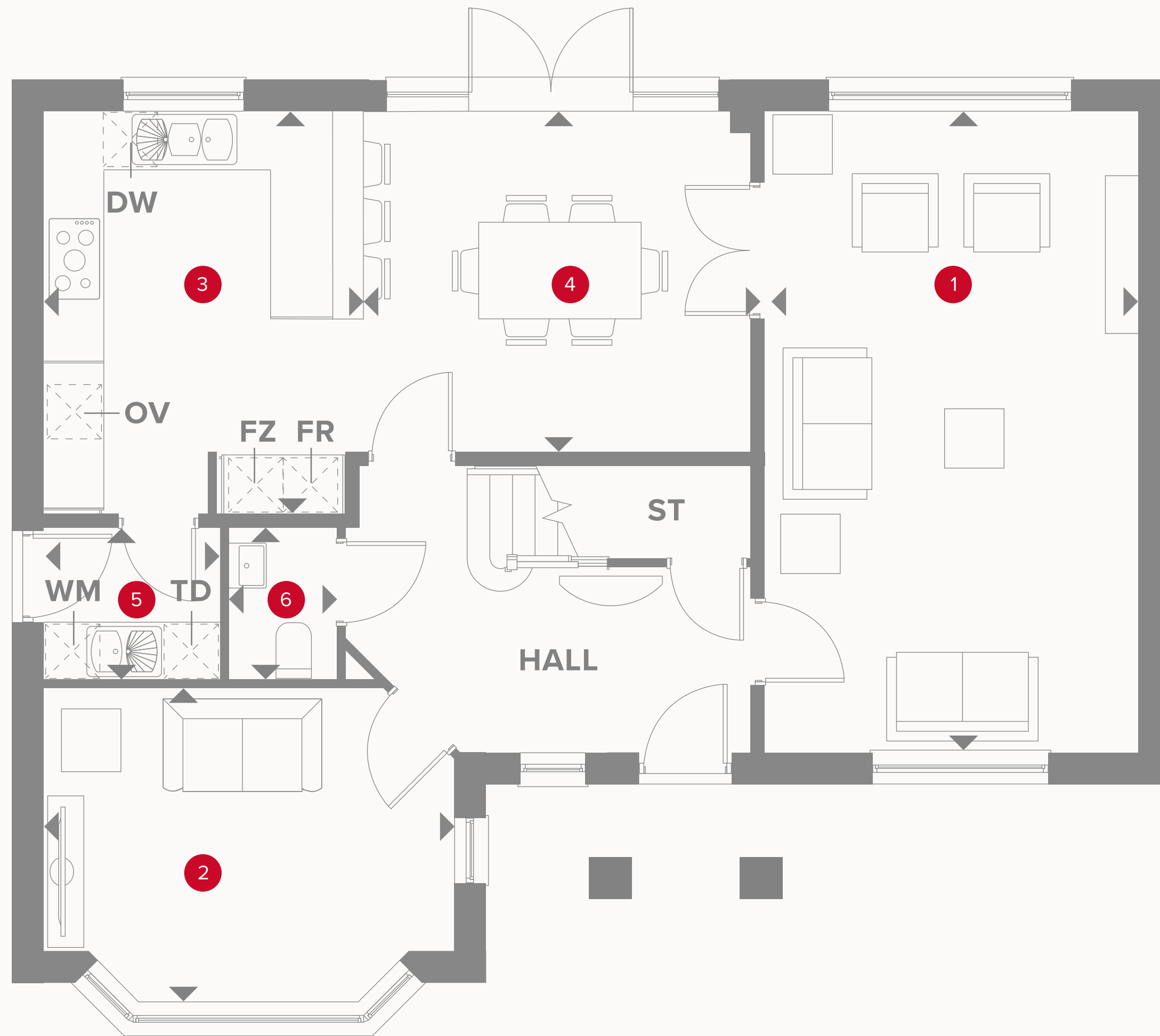
- REDROW -

THE BALMORAL

FOUR BEDROOM HOME



THE BALMORAL GROUND FLOOR



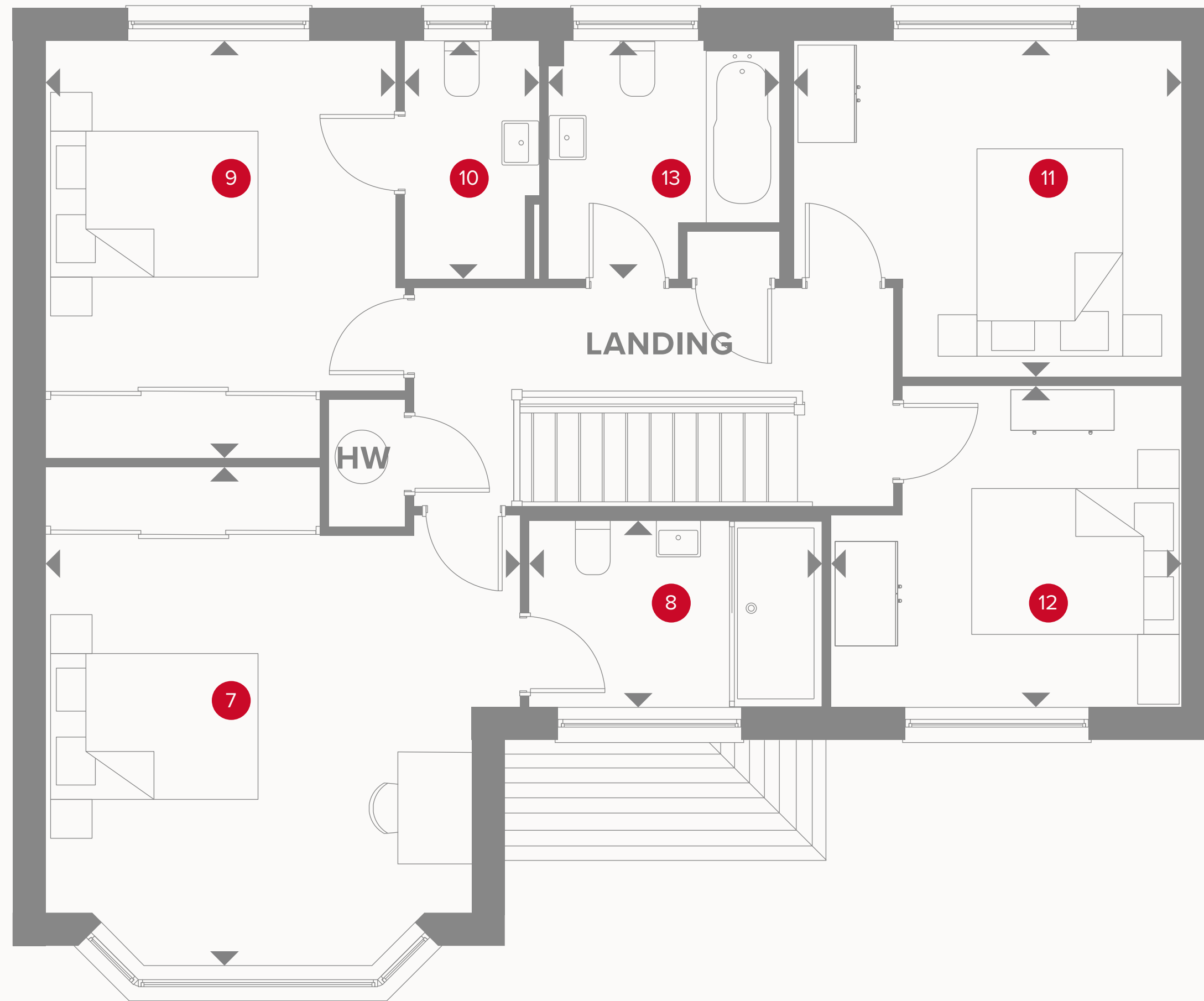
1	Lounge	21'6" x 12'6"	6.56 x 3.81 m
2	Family room	13'9" x 10'4"	4.19 x 3.16 m
3	Kitchen	13'6" x 10'5"	4.11 x 3.18 m
4	Dining	13'3" x 11'5"	4.03 x 3.48 m
5	Utility	5'11" x 5'1"	1.80 x 1.54 m
6	Cloaks	5'4" x 5'1"	1.63 x 1.54 m



KEY

- | | | |
|-------------------|---------------------------------|----------------------------|
| Hob | Dimensions start | ST Storage cupboard |
| OV Oven | TD Tumble dryer space | WC Wine cooler |
| FR Fridge | WM Washing machine space | MW Microwave |
| FZ Freezer | DW Dishwasher space | SO Steam Oven |

THE BALMORAL FIRST FLOOR



7	Bedroom 1	15'11" x 15'4"	4.86 x 4.67 m
8	En-suite 1	9'5" x 5'11"	2.88 x 1.81 m
9	Bedroom 2	13'5" x 11'4"	4.10 x 3.45 m
10	En-suite 2	7'8" x 4'4"	2.33 x 1.31 m
11	Bedroom 3	12'6" x 10'4"	3.81 x 3.15 m
12	Bedroom 4	11'3" x 10'11"	3.44 x 3.32 m
13	Bathroom	7'8" x 7'5"	2.33 x 2.27 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Balmoral house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

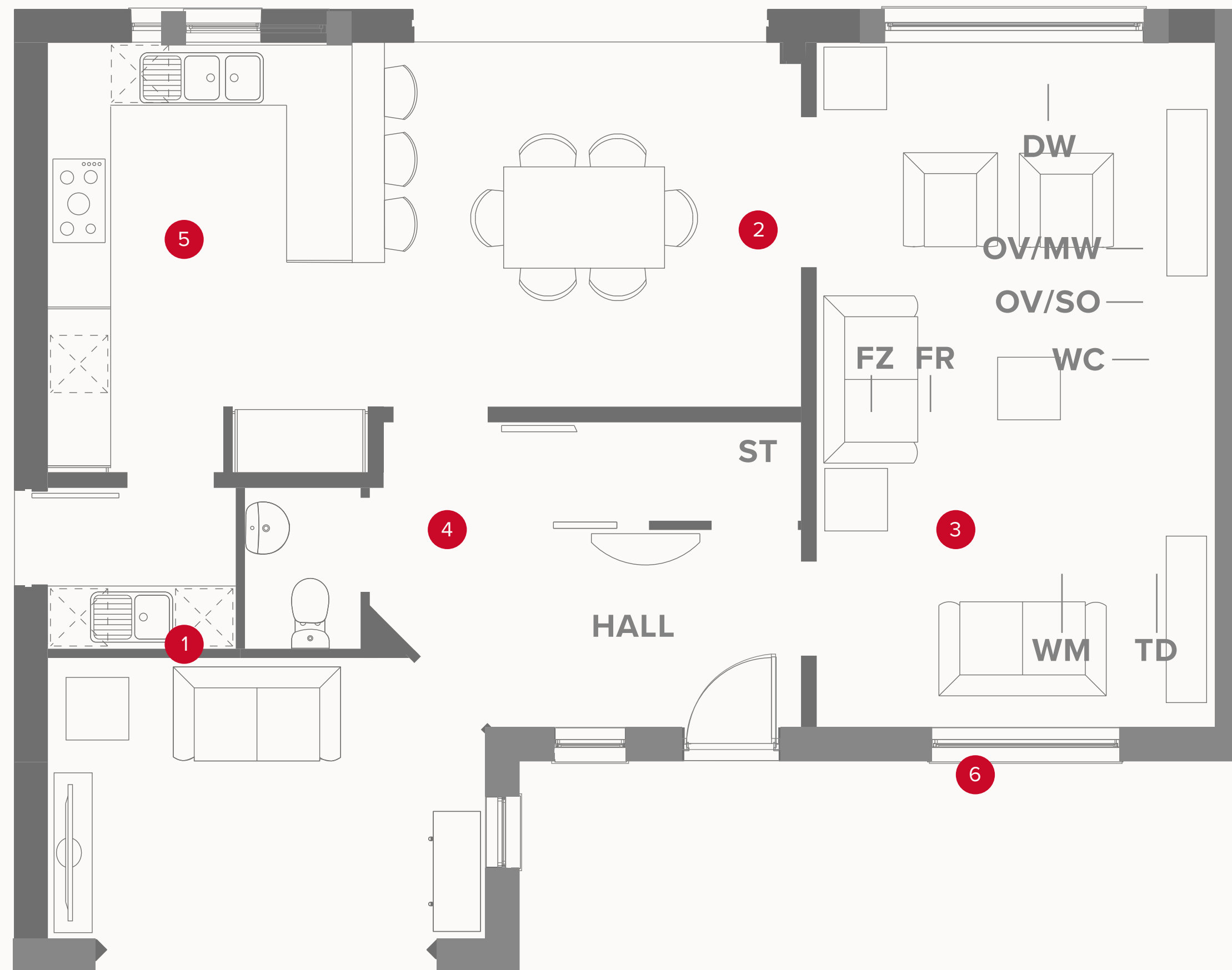
- REDROW -

THE BLENHEIM

FIVE BEDROOM HOME

 **REDROW**

THE BLENHEIM GROUND FLOOR




1	Lounge	17'11" x 13'0"	5.47 x 3.97 m
2	Kitchen/Breakfast	27'8" x 12'4"	8.44 x 3.76 m
3	Utility/Boot Room	12'2" x 6'0"	3.70 x 1.83 m
4	Cloaks	6'6" x 3'3"	1.98 x 1.00 m
5	Family	13'0" x 12'4"	3.97 x 3.76 m
6	Dining/Study	13'0" x 11'8"	3.97 x 3.56 m



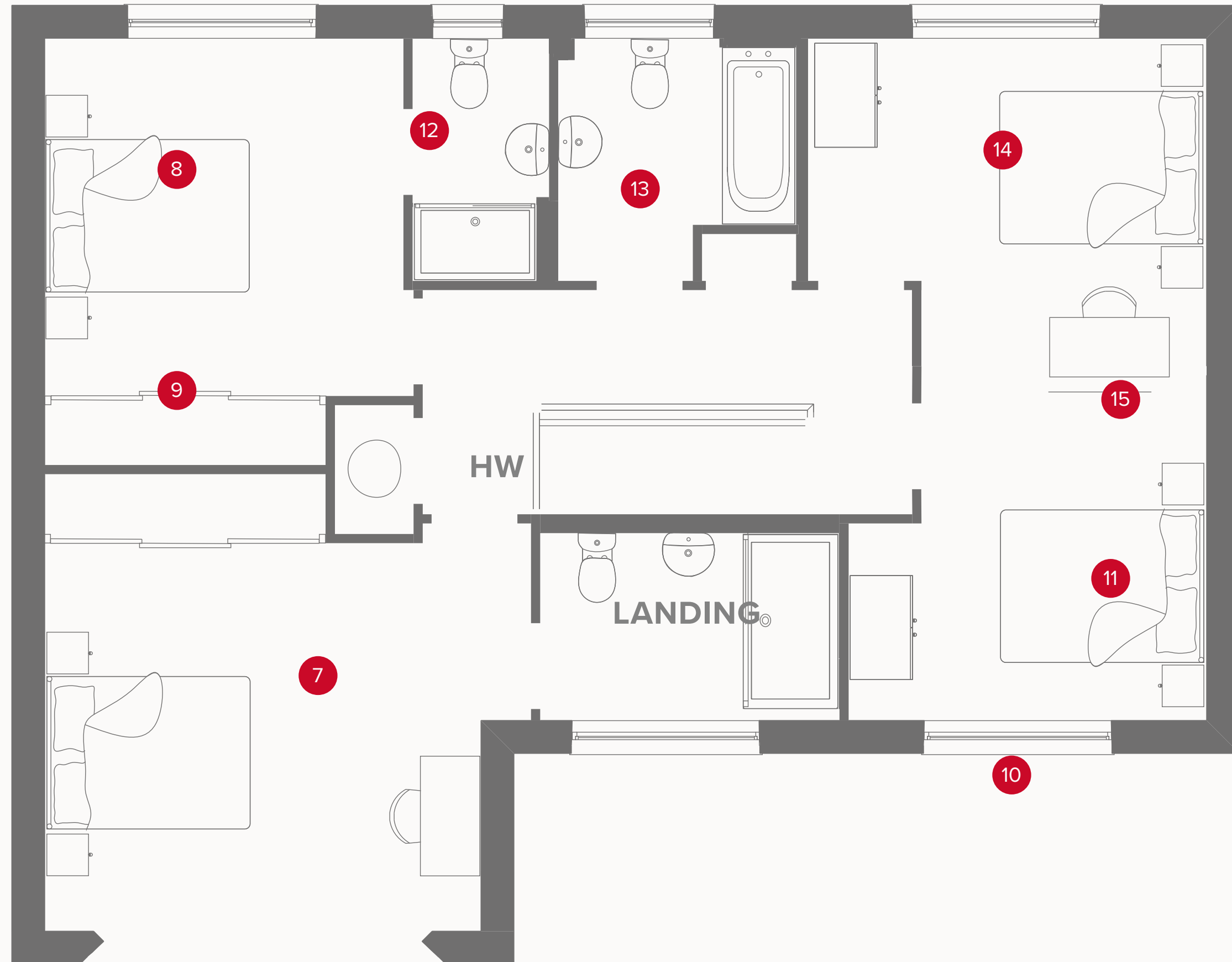
KEY

 Hob
OV Oven
FR Fridge
FZ Freezer

 Dimensions start
TD Tumble dryer space
WM Washing machine space
DW Dishwasher space

ST Storage cupboard
WC Wine cooler
MW Microwave
SO Steam Oven

THE BLENHEIM FIRST FLOOR



7	Bedroom 1	14'10" x 13'0"	4.51 x 3.97 m
8	En-suite	8'3" x 7'6"	2.51 x 2.29 m
9	Dressing	8'0" x 6'9"	2.43 x 2.06 m
10	Bedroom 2	13'0" x 10'5"	3.97 x 3.17 m
11	En-suite 2	8'10" x 3'11"	2.70 x 1.19 m
12	Bedroom 3	15'9" x 8'9"	4.79 x 2.67 m
13	Bedroom 4	12'7" x 10'8"	3.83 x 3.26 m
14	Bedroom 5	12'4" x 8'6"	3.76 x 2.59 m
15	Bathroom	8'10" x 7'1"	2.70 x 2.15 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Blenheim house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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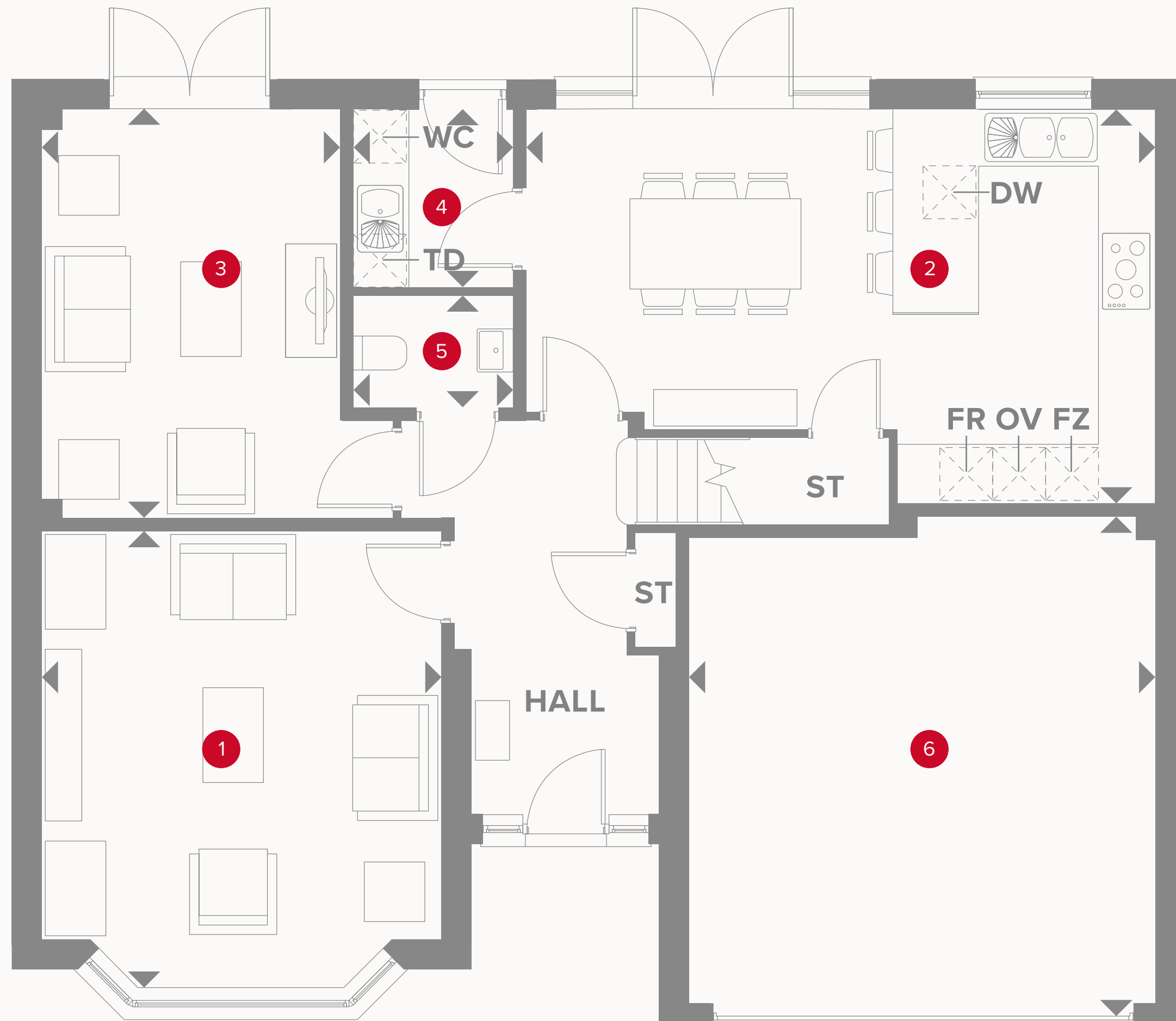
- REDROW -

THE MARLBOROUGH

FIVE BEDROOM HOME



THE MARLBOROUGH GROUND FLOOR




1	Lounge	15'11" x 14'1"	4.85 x 4.30 m
2	Kitchen/ Dining	22'1" x 10'10"	6.74 x 4.22 m
3	Snug	14'5" x 10'6"	4.39 x 3.20 m
4	Utility	6'3" x 5'7"	1.91 x 1.71 m
5	Cloaks	5'7" x 3'11"	1.71 x 1.20 m
6	Garage	17'7" x 16'6"	5.37 x 5.03 m



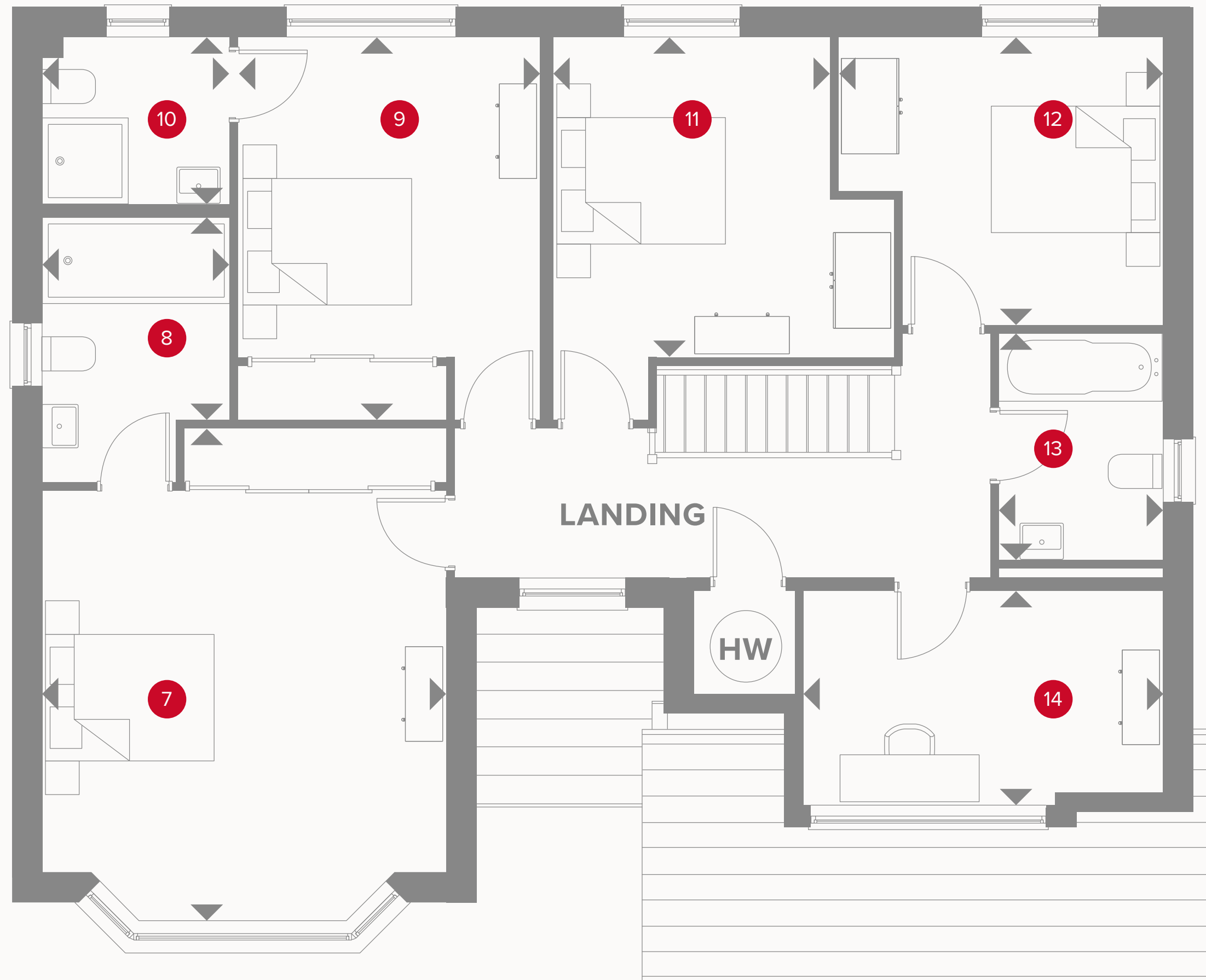
KEY

 Hob
OV Oven
FR Fridge
FZ Freezer

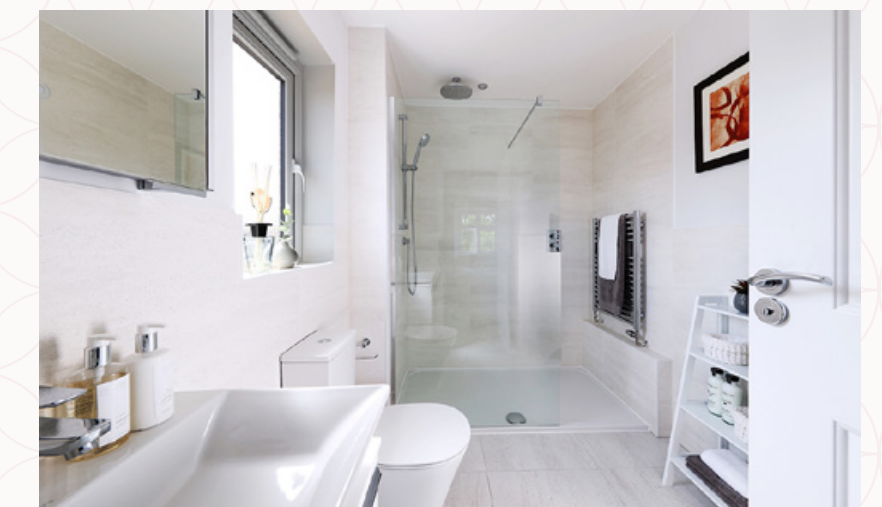
 Dimensions start
TD Tumble dryer space
WM Washing machine space
DW Dishwasher space

ST Storage cupboard
WC Wine cooler
MW Microwave
SO Steam Oven

THE MARLBOROUGH FIRST FLOOR



7	Bedroom 1	17'2" x 14'1"	5.22 x 4.30 m
8	En-suite 1	9'4" x 6'7"	2.85 x 2.00 m
9	Bedroom 2	13'5" x 10'7"	4.08 x 3.23 m
10	En-suite 2	6'7" x 5'10"	2.00 x 1.78 m
11	Bedroom 3	12'0" x 11'3"	3.65 x 3.42 m
12	Bedroom 4	11'5" x 10'1"	3.47 x 3.08 m
13	Bedroom 5	12'8" x 7'2"	3.85 x 2.18 m
14	Bathroom	8'0" x 5'10"	2.43 x 1.77 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Marlborough house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



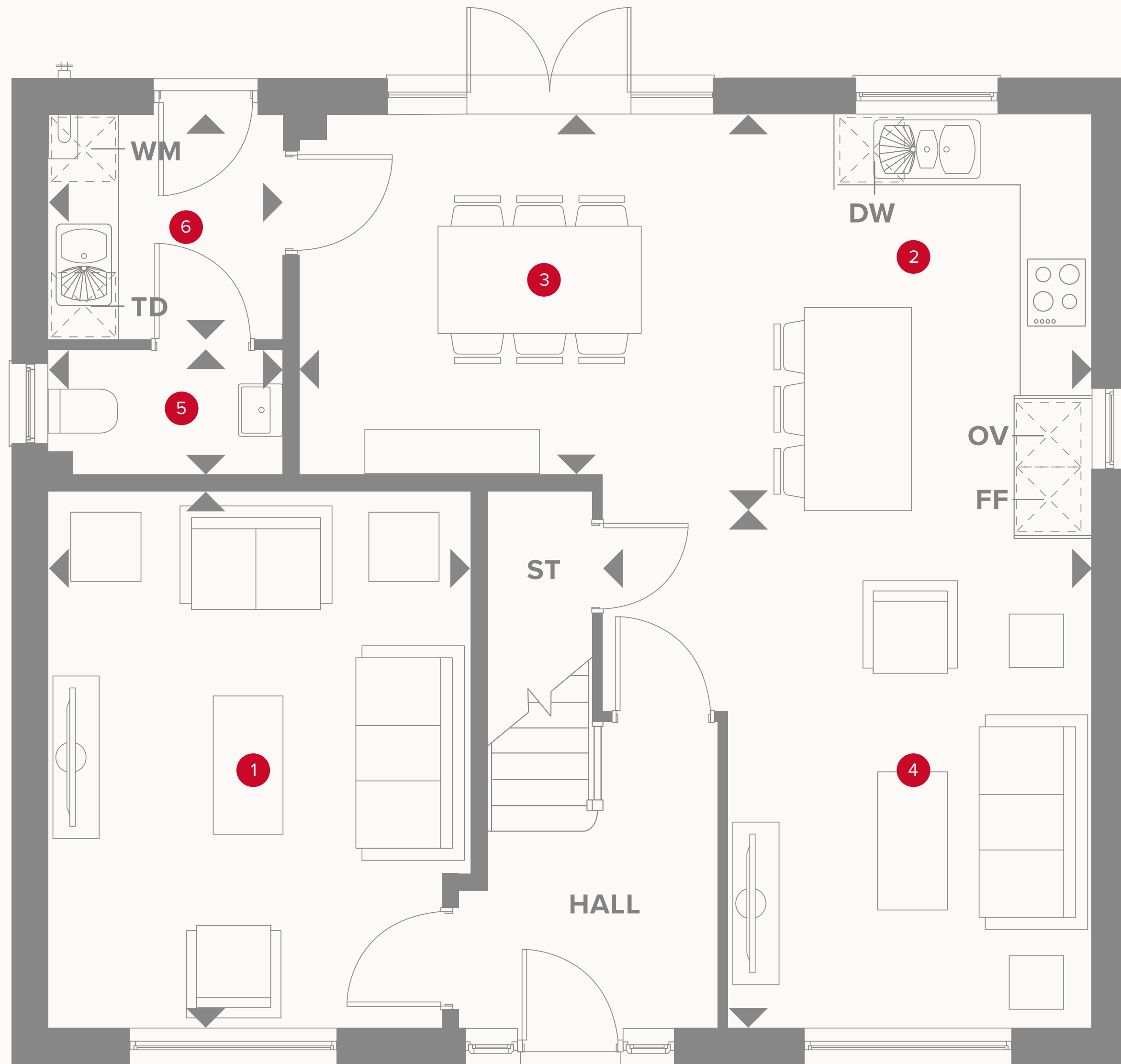
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**





THE HARROGATE GROUND FLOOR

1 Lounge	15'2" x 12'0"	4.63 x 3.65 m
2 Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3 Dining	12'6" x 10'3"	3.80 x 3.13 m
4 Family	13'11" x 10'4"	4.24 x 3.15 m
5 Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6 Utility	6'8" x 6'5"	2.04 x 1.95 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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HOME BUILDERS**

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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



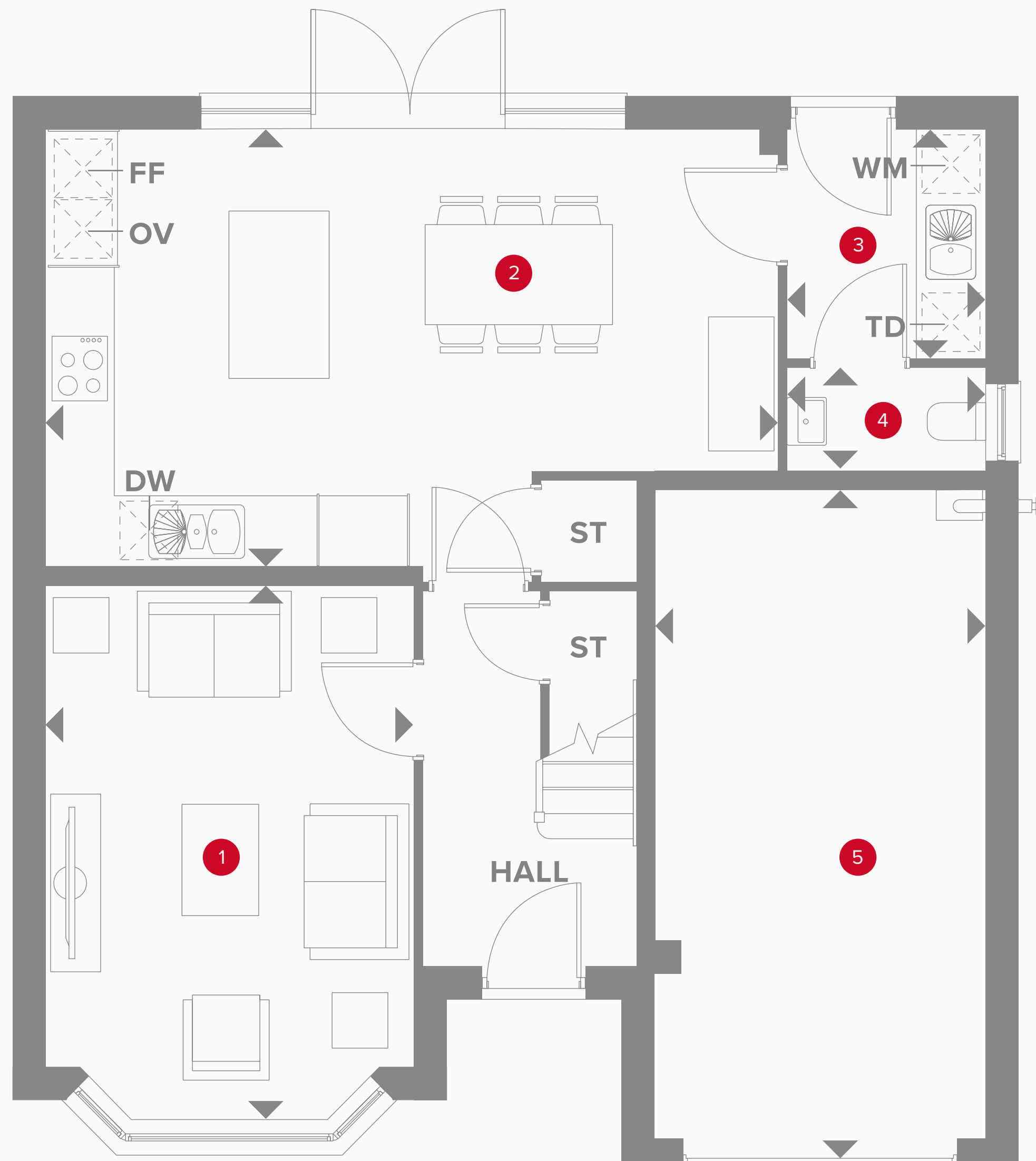
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME







THE OXFORD LIFESTYLE GROUND FLOOR

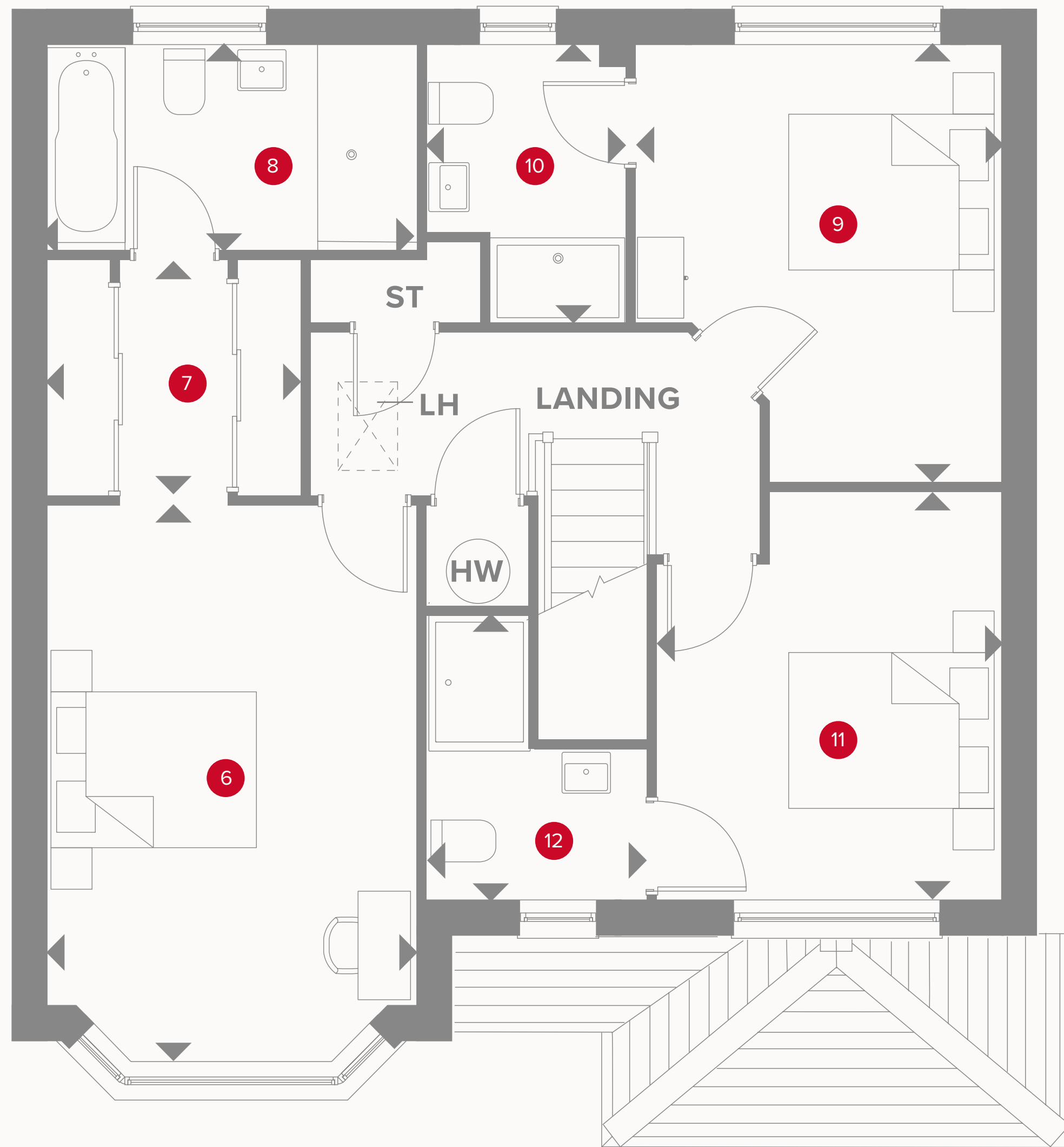
1 Lounge	15'9" x 10'10"	4.80 x 3.29 m
2 Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3 Utility	6'8" x 5'10"	2.02 x 1.78 m
4 Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5 Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch

**CONSUMER
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HOME BUILDERS**
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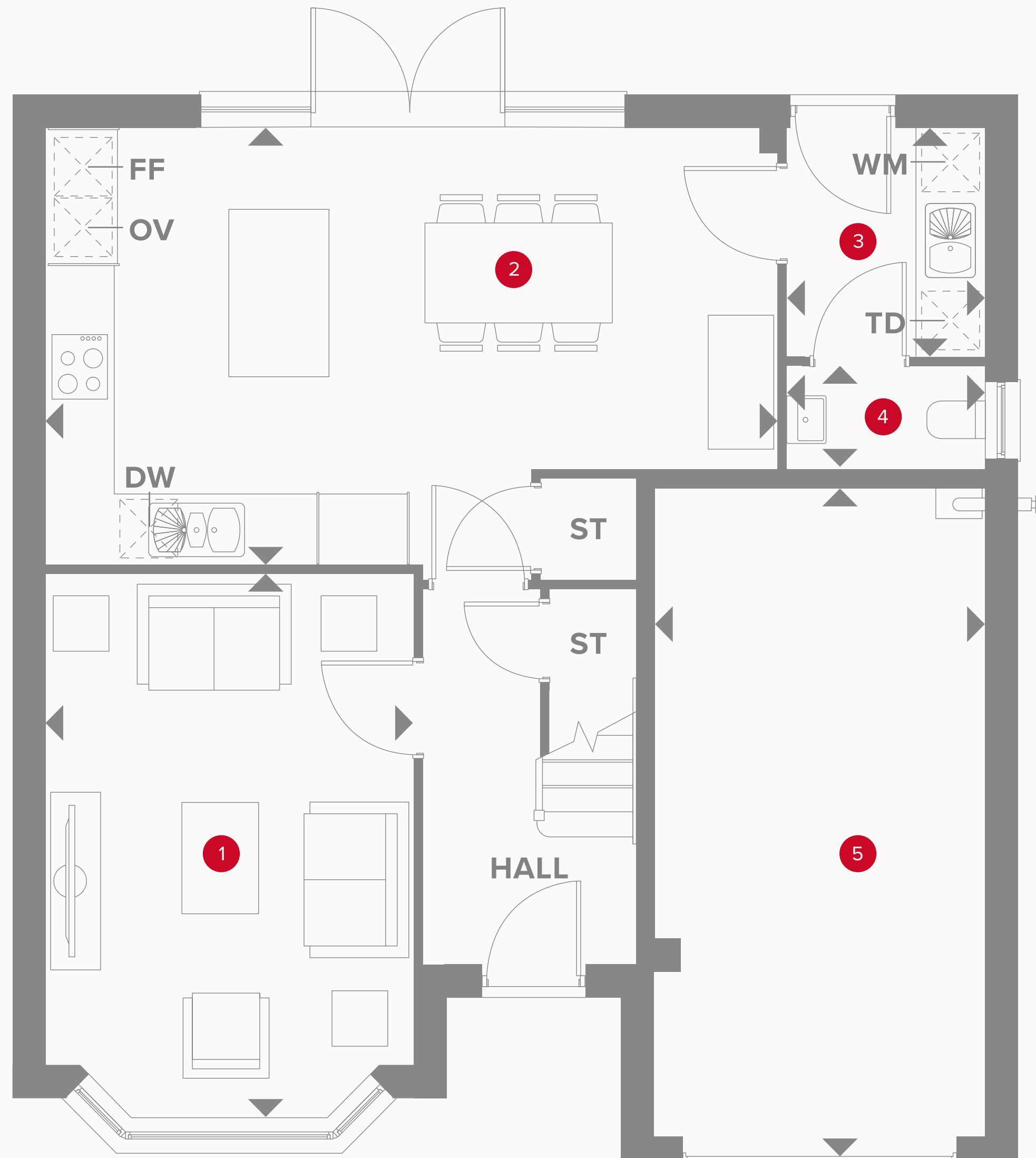
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME

 **REDROW**




THE OXFORD GROUND FLOOR

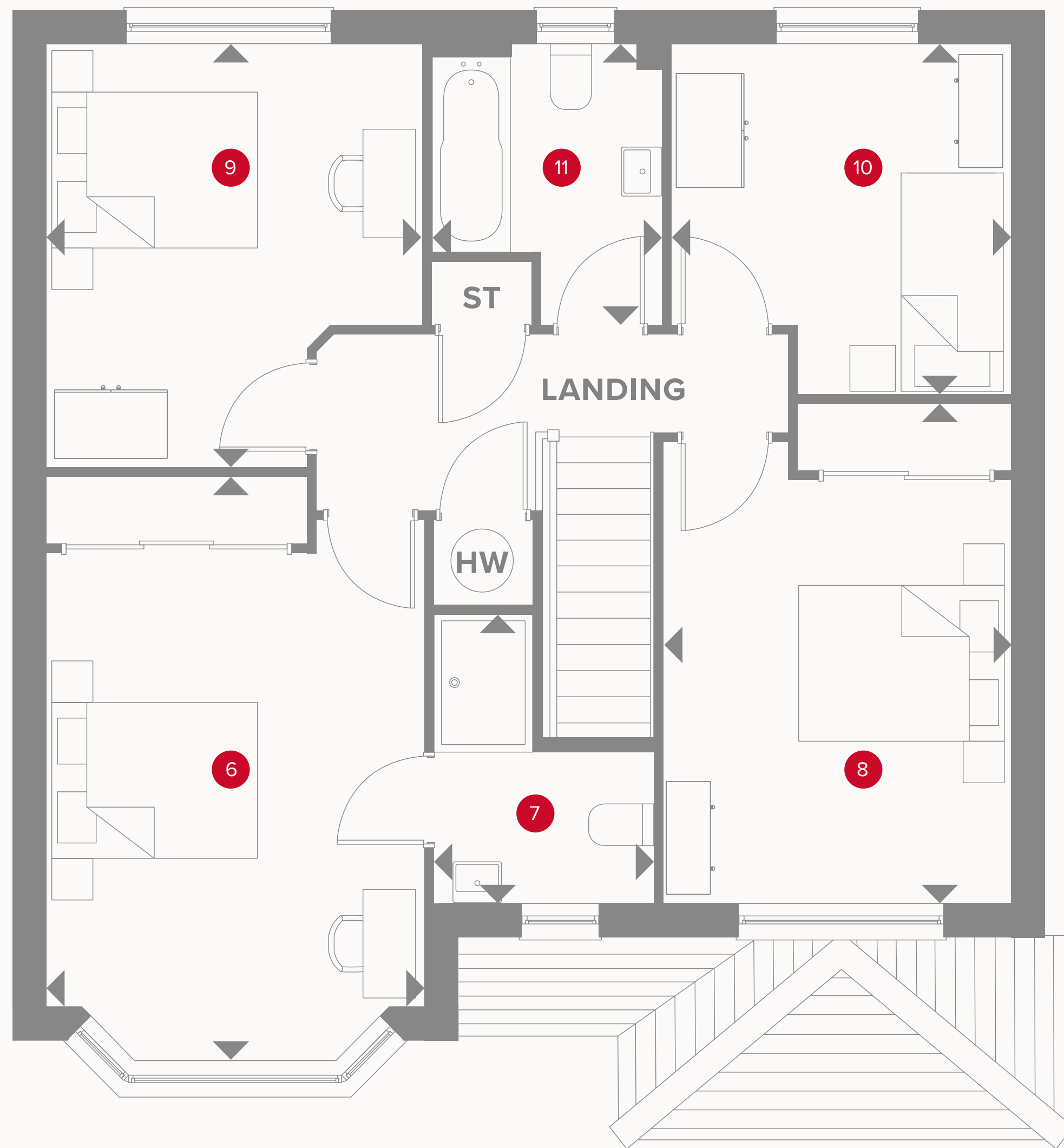
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'4"	1.78 x 0.94 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	12'0" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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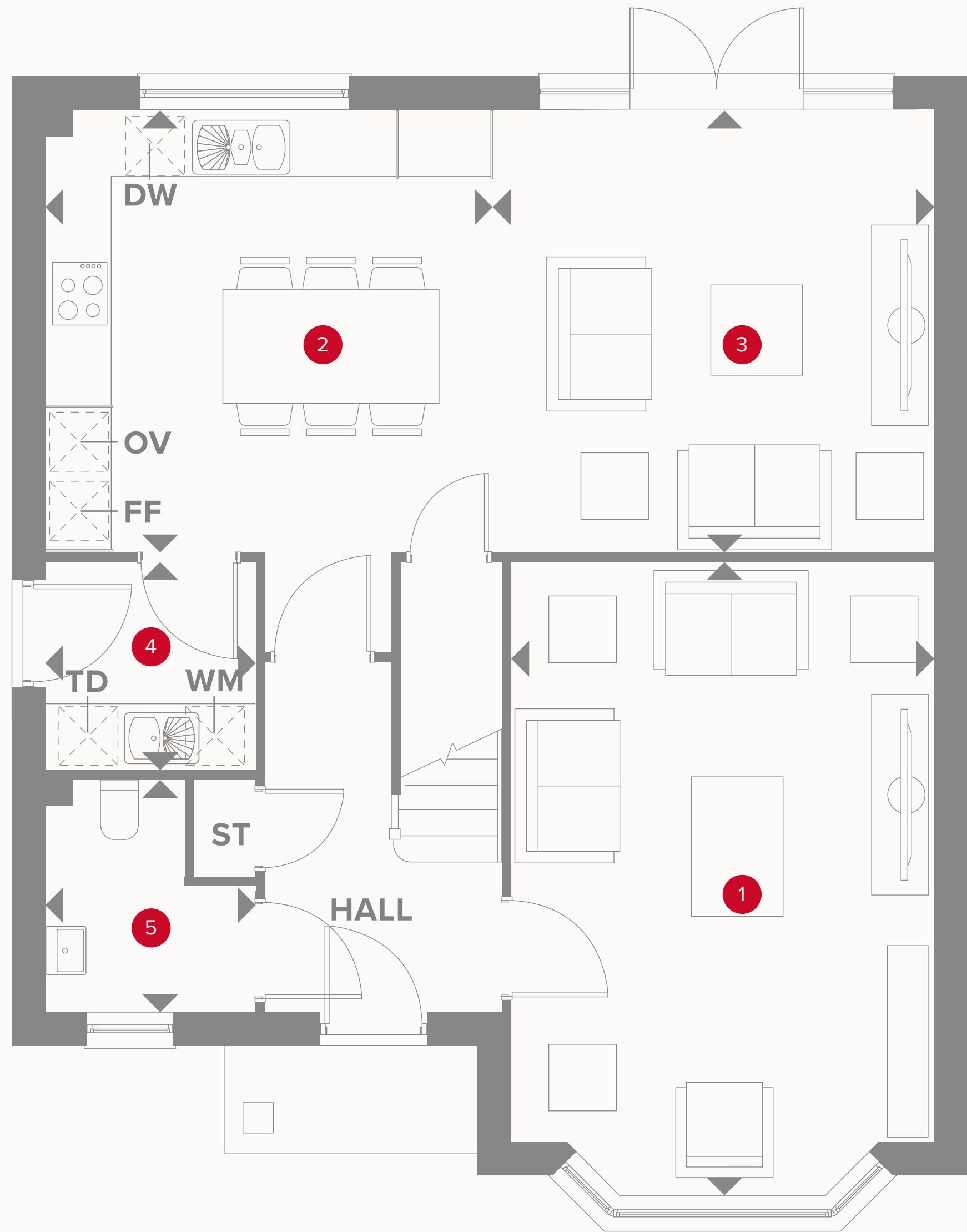
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE LEAMINGTON LIFESTYLE GROUND FLOOR

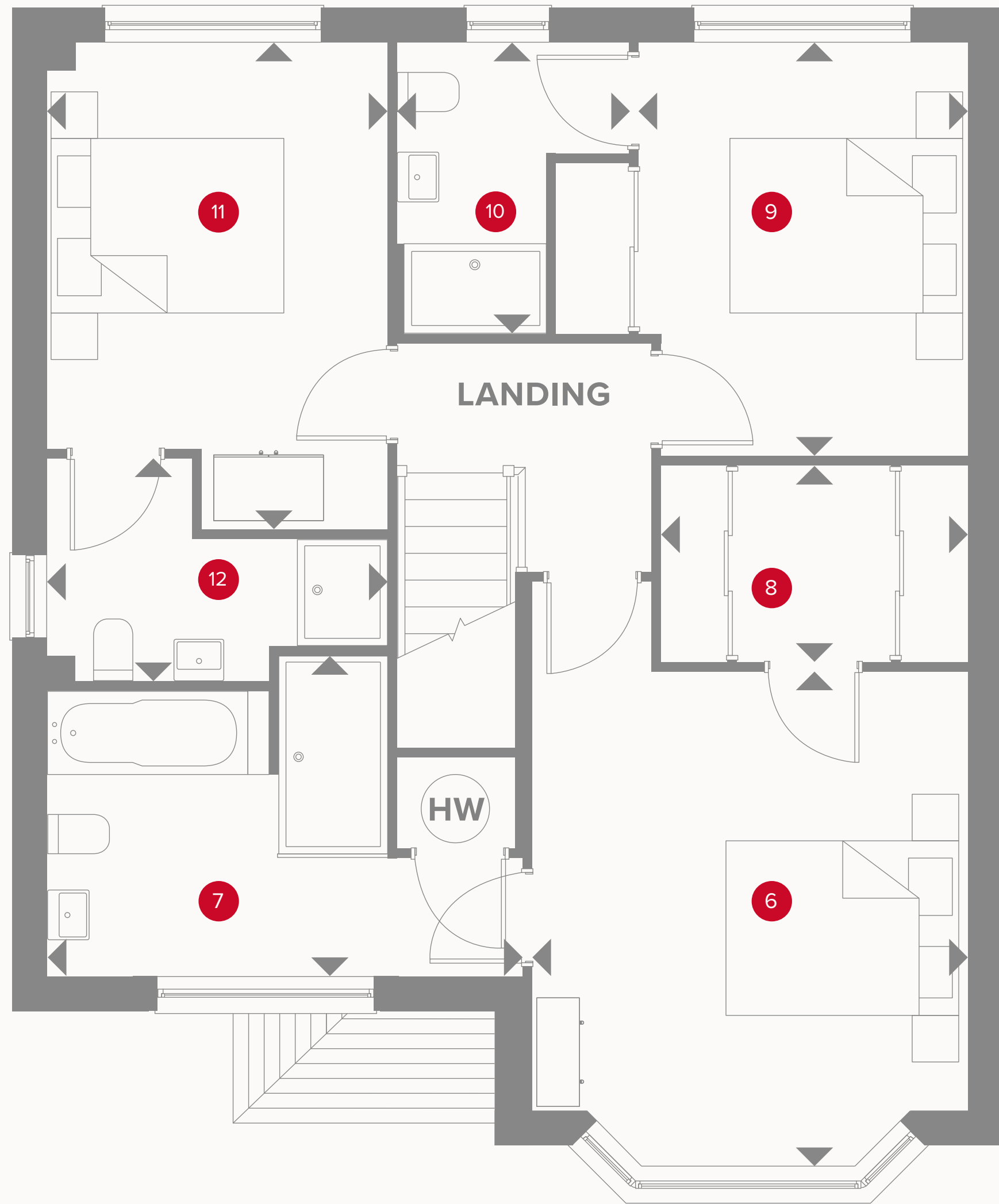
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



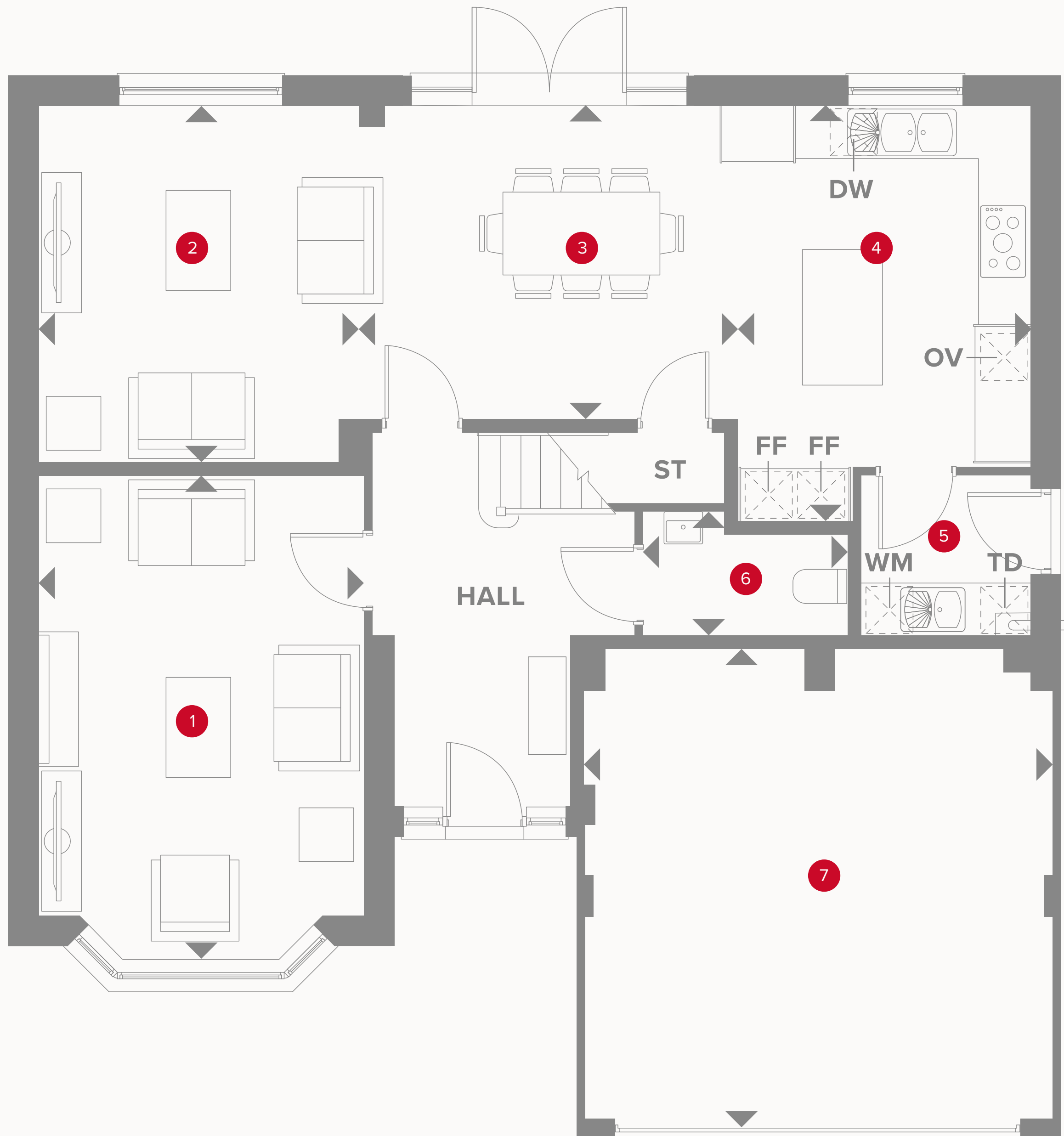
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**





THE HENLEY GROUND FLOOR

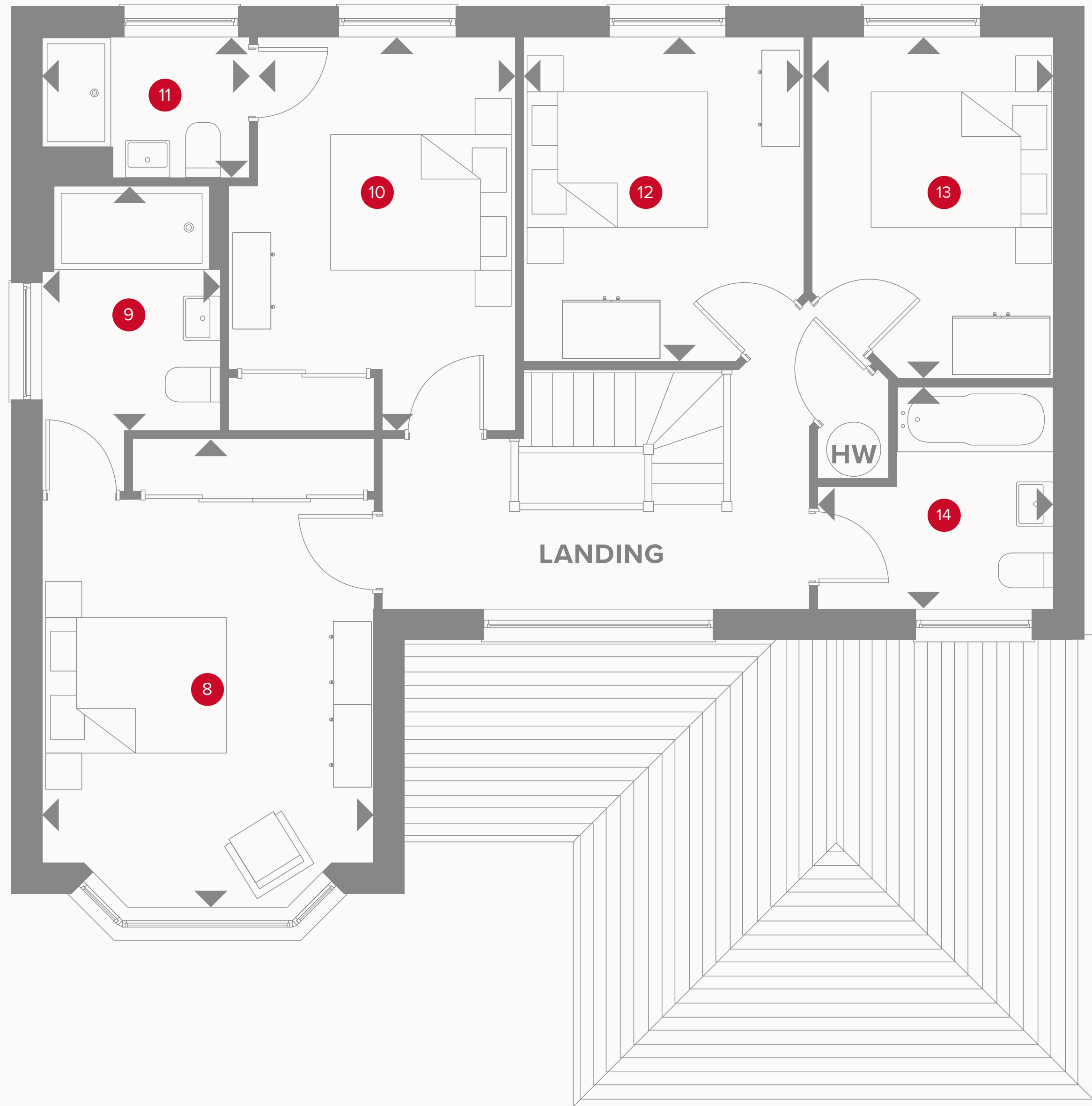
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.58 m
3	Dining	13'9" x 11'3"	4.20 x 3.49m
4	Kitchen	15'3" x 10'8"	4.68 x 3.29m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.35 x 5.18 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'6" x 6'6"	2.63 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



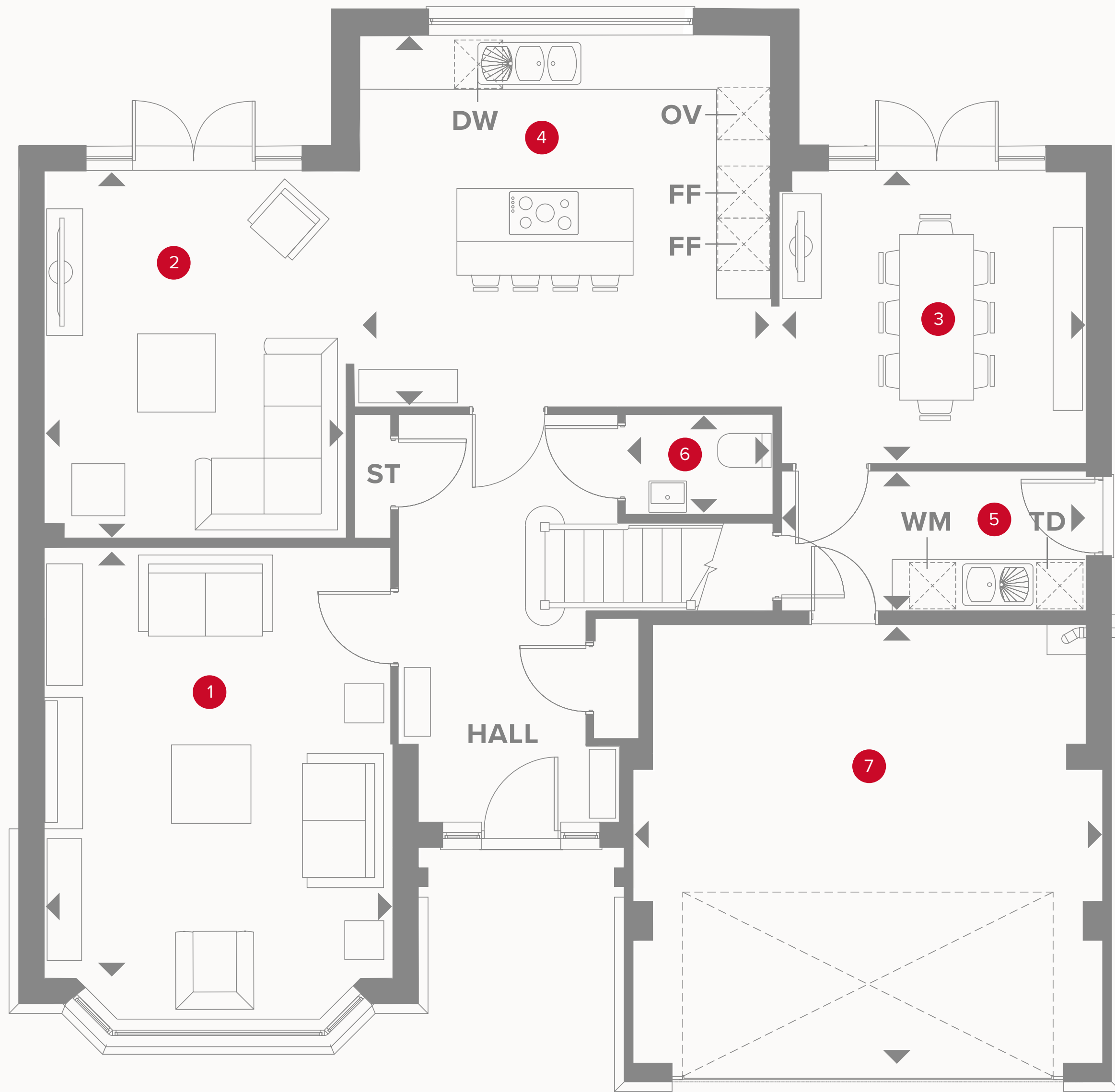
HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM HOME







THE RICHMOND GROUND FLOOR

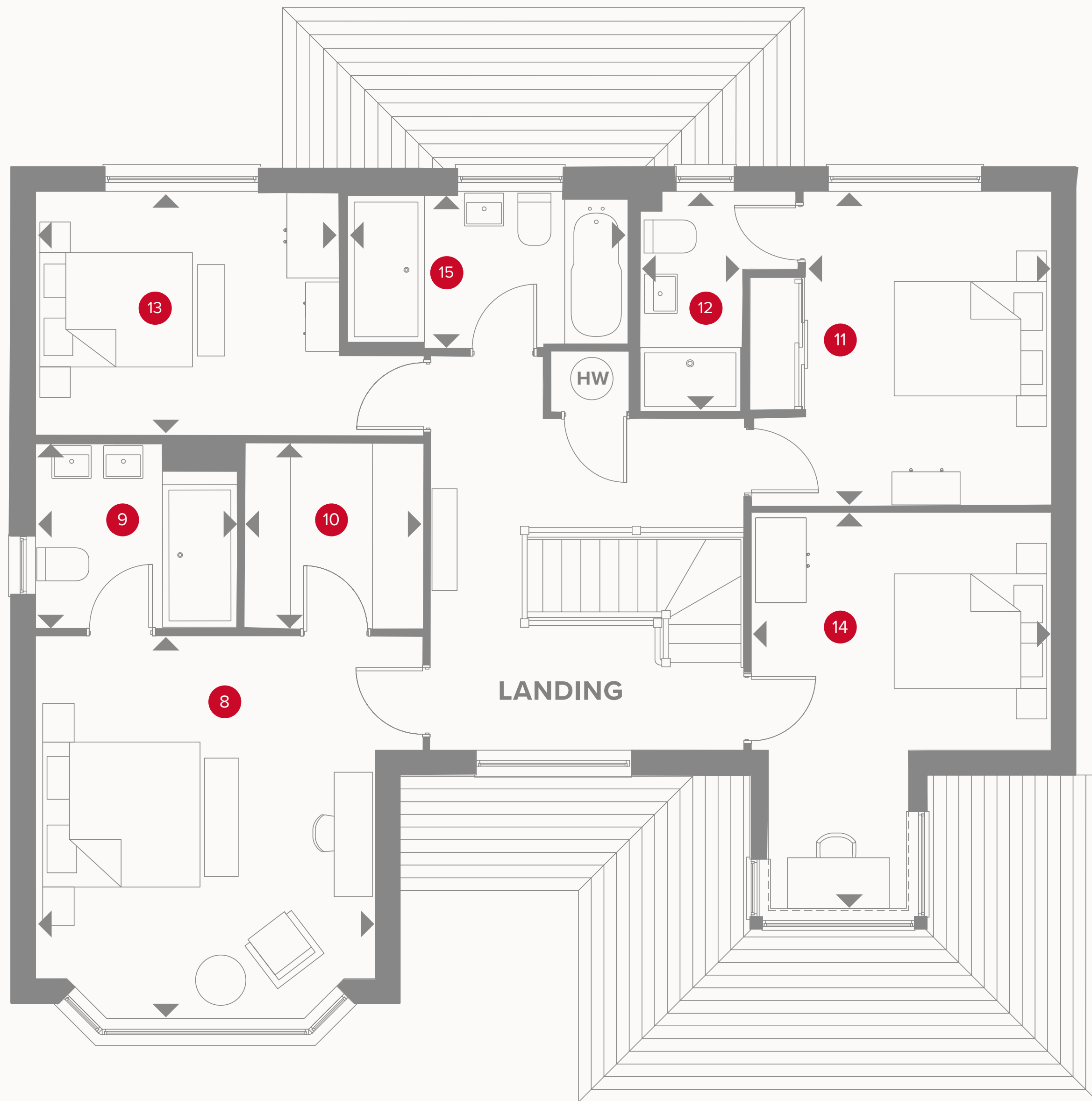
1	Lounge	16'2" x 13'1"	4.96 x 4.00 m
2	Family	13'9" x 11'8"	4.24 x 3.60 m
3	Dining	11'6" x 11'0"	3.55 x 3.38 m
4	Kitchen	15'5" x 14'1"	4.75 x 4.30 m
5	Utility	11'6" x 5'5"	3.55 x 1.69 m
6	Cloaks	5'6" x 3'8"	1.71 x 1.16 m
7	Garage	17'7" x 16'5"	5.40 x 5.04 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE RICHMOND FIRST FLOOR

8	Bedroom 1	13'3" x 13'1"	4.06 x 4.01 m
9	En-suite 1	7'9" x 7'2"	2.43 x 2.20 m
10	Wardrobe	7'2" x 6'8"	2.20 x 2.10 m
11	Bedroom 2	12'2" x 9'4"	3.73 x 2.89 m
12	En-suite 2	8'5" x 6'4"	2.61 x 1.97 m
13	Bedroom 3	11'8" x 9'5"	3.61 x 2.90 m
14	Bedroom 4	15'6" x 11'6"	4.76 x 3.55 m
15	Bathroom	10'9" x 5'5"	3.32 x 1.70 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
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Customers should note this illustration is an example of the Richmond house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

SKILFUL EXECUTION

—
Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.





A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



SYCAMORE MANOR

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Mottram Close, Whittle-Le-Woods, Chorley, Lancashire PR6 7GX

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