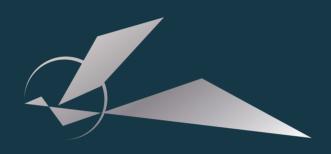


**PRESENTS** 



# PHOENIX QUARTER

PENDLETON

# WELCOME TO



Phoenix Quarter marks the next exciting phase in the acclaimed transformation of Pendleton in Salford. What makes this development so exciting is that each home is built with the latest energy efficient, low carbon features from top to bottom. Which means lower bills as well as low emissions of up to 80% compared to current standards.

As inspiring as the development's green credentials, is the range of properties on offer. With a choice of high quality 1 and 2 bed apartments, as well as 2, 3 and 4 bedroom homes, there's something to suit every taste and budget. Then there's Phoenix Quarter's excellent location, with nearby primary schools, a park and the centre of town all a stroll away, as well as the vibrant waterfront destination of Salford Quays two miles down the road. All of which makes this the ideal place to call home for first time buyers seeking somewhere special and growing families wanting more space.



# A HOME DESIGNED AROUND YOU

At Lovell, we're dedicated to uniting traditional craftsmanship with the latest construction methods to deliver exceptional quality as standard. This means that your new home will seamlessly blend character, meticulous attention to detail and stylish designer features. To make your space truly your own, we offer our Inspirations\* range that gives you the freedom to select the fixtures and fittings that match your style. All work is carried out by our skilled craftsmen, ensuring that everything is just right from the moment you first walk in through the front door. We advise reserving early to take full advantage of the options available to make your mark on your new home.

Then sit back and start looking forward to moving in with everything just as you wanted it.

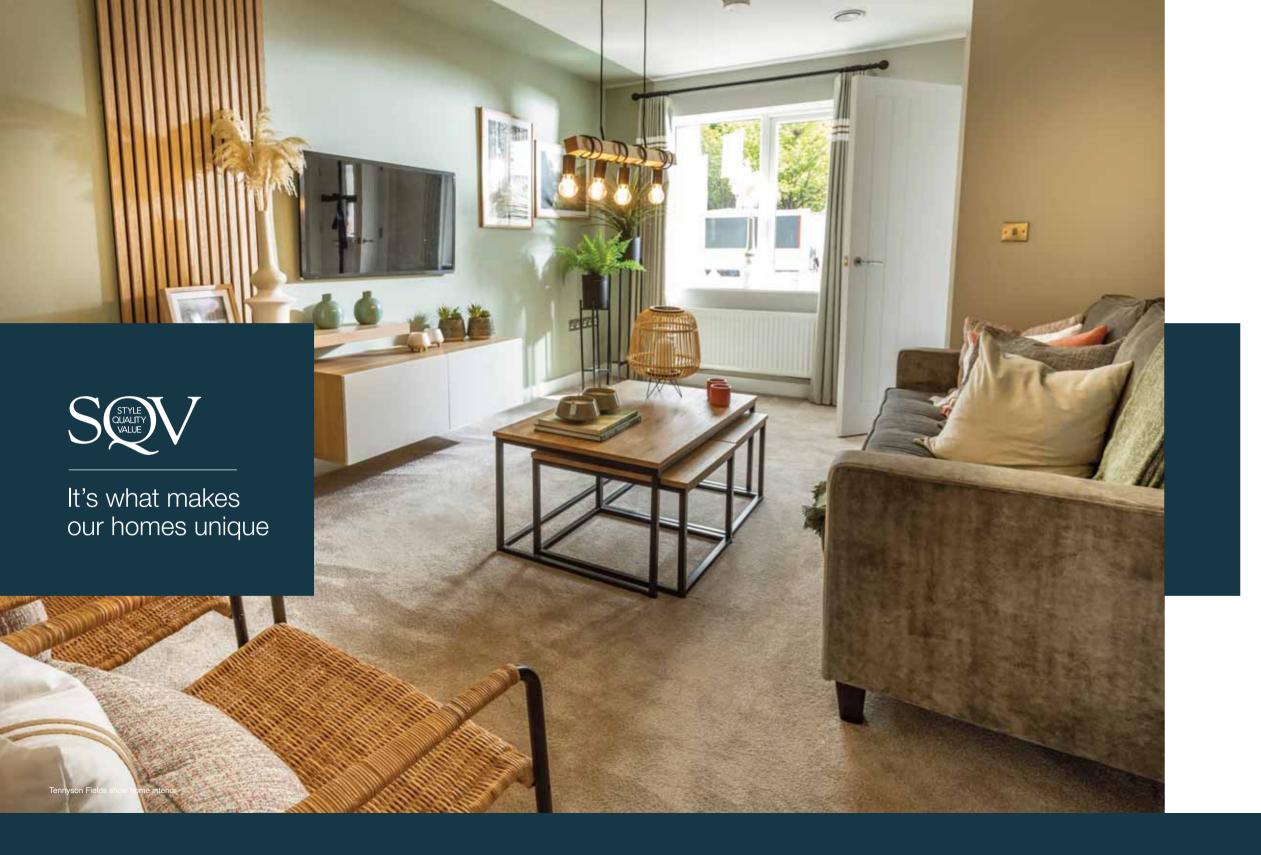
#### Ask our Sales Executives for more details on our Inspirations range.

\* Subject to build stage from our selected range



At Lovell, we know what makes a house a home. It's that level of care and attention that means so much. It's why each property is meticulously designed and built to embody a sense of warmth and belonging. Creating a place where people come together to savour the best in life thanks to a harmonious mix of quality, style and space. So, no matter which home you choose, you can look forward to contemporary living at its finest. For example, each home's modern design ensures the kitchen is the hub of the house. Then, there's the high specification throughout as well as a wide choice of designer extras you can add for those truly personalised finishes.





At Lovell we believe your home should be more than about 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 truly your own.

Q

### UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our homes offers, with a rigorous attention to detail you'll simply love.



# EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be.



# EVERYTHING'S ON YOUR DOORSTEP

Phoenix Quarter is ideally located in the heart of Salford. Which means you'll find all the amenities and everyday must-haves you could wish for within walking distance. Like the nearby Salford Shopping Centre where you'll find all your high street favourites as well as a bustling indoor market, while for the weekly big shop, there's a local Tesco Extra, Aldi, Lidl and Iceland. Closer still is Lark Hill Primary School and St Paul's CE Primary School, while for older children, there is a selection of secondary schools, as well as Pendleton Sixth Form College. And in the evening, the kids can enjoy Salford Youth Zone that offers 20+ activities every night for just 50p per visit.

Then, there's Salford Quays which you can walk to in half an hour. This hotspot packs everything you could want on a trip out into one non-stop square mile. Shopping, food and drink, art, drama, history and stunning architecture – it's all here. Plus, Salford Quays is home to Manchester United and Lancashire County Cricket Club.





# SPORT, LEISURE AND RELAXATION

Manchester city centre is just down the road. As a shopping destination it has it all, with big high street names rubbing shoulders with international brands and renowned department stores like John Lewis and Selfridges. At the same time designer boutiques, unique markets and independent shops are all waiting to be discovered. As are the seemingly endless choice of cafes, restaurants and bars, each as fresh and exciting as the last. Every bit as diverse are the city's attractions, with renowned museums, theatres and galleries providing rich cultural experiences. Manchester's nightlife is equally as famous, with a music scene that's always buzzing. Areas like the Northern Quarter and Ancoats add to the city's character, brimming with creative spots, quirky shops, and trendy eateries. With so much to discover, no two trips to Manchester will be the same.



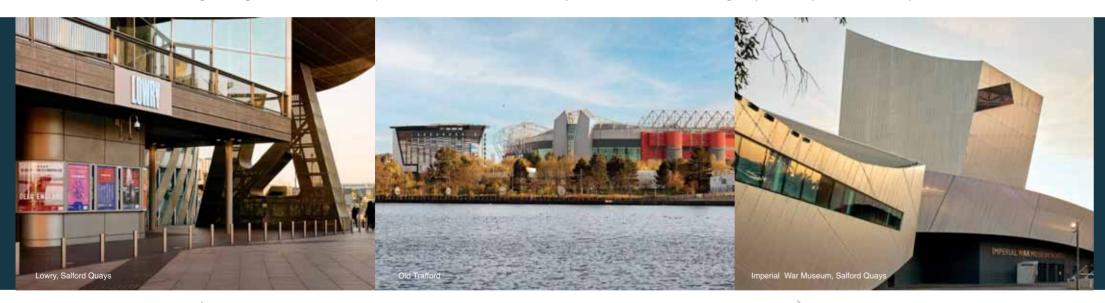
There are two parks to enjoy that are both a stroll away. Langworthy Park, or Chimney Pot Park as it's known by the locals thanks to its magnificent views of the surrounding chimney pots, has a bowling green, playground and a five-a-side football pitch. A must-see is RHS Garden Bridgewater, which is one of Salford's newest attractions. Here you can take in 154 acres of glorious gardens that have been transformed on the former site of Worsley New Hall. And it's free to all Salford residents. If you prefer your sports and activities, there is Ordsall Leisure Centre as well as private gyms in the area to join. If you're into water sports or just fancy a splashing time, Salford Watersports Centre offers you everything from kayaking and paddleboarding to sailing and even open water swimming.

On top of all this, Salford is packed with events all year long. From dragon boat racing to music festivals, there's always something going on.



# TRAVEL WITH EASE

Whether you're heading near or far, it's a breeze travelling from Phoenix Quarter. First of all, Manchester city centre is just 2 miles away, making the daily commute a relaxing journey. Or, if you have to go further, you can hop onto the M602 from which you can get onto the M60, which as Manchester's outer ring road, opens up the rest of the country by car. Train travel is every bit as stress-free. Salford Crescent Station a 15-minute stroll away, from which you can catch a train to Manchester Victoria, Blackpool North, Leeds, Bolton, Preston and Clitheroe. You can even go straight to Manchester Airport in under half an hour. Can you think of a more relaxing way to start your next holiday?





Come off the M60 at junction 16 signposted A666 Salford, Kearsley. At the junction, turn left, signposted Swinton Salford A666. Go straight on until you see a sign for University of Salford (A6). At the roundabout, take the second turning onto the A6. Stay on the A6 going past Salford University on your left. Get into the right-hand lane straight after the signpost Crescent & Chapel St area A6. Turn right at traffic lights onto Cross Lane. At the next roundabout take the second turning onto Churchill Way. After 0.6 miles, Phoenix Quarter is on your left.









Sat Nav postcode: M6 5US

\* Distances and times taken from Google Maps and National Rai.

# FROM THE SOUTH

Follow M60 and M602 to the Regent Rd Roundabout in Salford. Take exit 3 from the M602. Merge onto the M60, then exit at junction 12 onto the M602 towards Salford. After 4.4 miles at junction 3, use the left lane to take the A5063 exit to Salford/Trafford Park. After 0.1 miles take Albion Way/A5063 and Cross Ln to Churchill Way. After 0.6 miles, Phoenix Quarter is on your left.

# HOW TO PURCHASE

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



#### REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



# 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

Following reservation, we will send on the contract documents to your solicitor. 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 and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Phoenix Quarter 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.





To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Mira and Symphony.

10-year NHBC warranty Air Source Heat Pump

#### Kitchen

- Fully fitted Symphony kitchens^
- Stainless steel sink with mixer tap
- Brushed steel oven
- Induction hob
- Stainless steel splashback to hob
- Chimney hood
- · Integrated fridge freezer
- Integrated dishwasher to 4 beds only

#### Cloakroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling^

#### Bathroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling^
- · Chrome towel rail

#### **En-Suite**

- · White contemporary sanitaryware
- Chrome fittings
- Mira shower
- · Ceramic tiling to shower cubicle^
- · Ceramic tiling splashback to wash hand basin^
- Chrome towel rail to 4 beds only

#### Decoration

- · White satinwood finish to internal joinery
- · White emulsion ceilings and walls
- · White finish to internal doors

#### **External Windows and Doors**

- Black UPVC timber effect front door
- Dark grey UPVC double-glazed windows
- Dark grey UPVC rear door and French doors

#### **External Finishes**

- Turf and planting to front garden\*
- · Timber fencing to rear boundaries\*
- Paved patio area to rear\*
- Solar PV panels to each plot, quantity & location tbc on a plot by plot basis

#### Lighting

- Chrome downlights to kitchen and bathroom
- Chrome downlights to en-suite to 4 beds only
- Pendant lighting to all other rooms

#### **Electrical**

- White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- Wired chrome door bell
- EV charger to each plot, position as per artchitects plan

#### **Apartments**

- · Electric Panel heaters
- Hot water cylinder tank
- Black UPVC timber effect front door
- Cream UPVC double-glazed windows
- Cream balustrade to balcony & juliet balconies





# All of our new homes feature...

At Lovell, we're passionate about creating places and communities with sustainability at their core, and Phoenix Quarter is no exception. Our energy-efficient homes are designed and built to lower energy bills while reducing environmental impact so you can live a greener life with ease.



#### **Air Source Heat Pumps**

Air Source Heat Pumps are the amazingly energy efficient way to heat your home for less. A revolutionary piece of technology, they draw heat from the air outside and use it to create heat and hot water inside. Working even on cold days, they're highly efficient with every 1 kWh of electricity being used to create between t2 to 4 kW of warmth. Using less energy means they're better for the environment as well as your pocket. Electric radiators are fitted to apartments.



#### Induction hob

Say goodbye to old ways of cooking and hello to a state-of-the-art induction hob. This cleverly heats just the surface of the hob touching the pan. This means you're only heating what needs to be heated, saving energy while being more responsive. In addition, as there's no gas, you can look forward to better air quality every time you're cooking.



#### EV charging

Charging your electric vehicle couldn't be easier thanks to an external Model 3 Type 2 Smart Charger. Producing up to 7 kW of electricity an hour, which is the equivalent of around 30 miles of driving (depending on the spec of your car), you'll be topped up in no time whether off on the school run, commuting to work or out for the day.



#### **Hedgehog Holes in fences**

Did you know that hedgehogs are endangered in the UK? To help our spiky little friends, we've put a small hole in the bottom of your fence panels. Called Hedgehog Highways, they help them find food and mates without encountering roads or other hazards. If you'd like to do your bit to help them, they like hibernating in leaf and wood piles. And love treats like meat-based cat food or cat biscuits, washed down with a little water from a saucer.



#### Solar PV

Power your home with the latest Solar PV panels. Generating clean, renewable electricity, they help lower your bills while reducing your carbon footprint. Whether you're running appliances, charging devices or just keeping the lights on, you can make the most of free energy every day.



#### **MVHR\***

An MVHR system continuously extracts stale air from rooms while recovering heat from it. This heat is then transferred to fresh incoming air, which is filtered and distributed throughout the home. A whole-house ventilation system, it creates better air quality, improved energy efficiency and lower heating costs.



<sup>\*</sup>Applicable to all apartments and plots 122-145





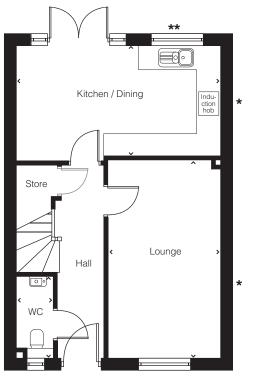


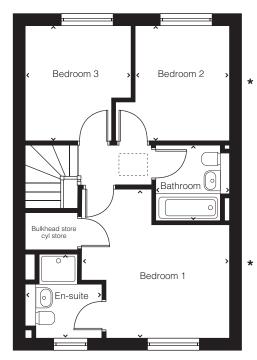
# THE FINNEY

#### 3 bedroom home

Plots: 36, 37, 38, 39, 43, 50, 65, 72, 76, 77, 78, 79, 84, 86, 87, 88, 89, 94, 95, 96, 97, 99, 103, 104, 109, 110, 154, 155, 156, 157, 158, 159

#### 84 m<sup>2</sup> / 906 sqft





- \* Additional windows to plots 39, 76, 154, 159
- \*\* Window omitted to plots 39, 76, 154, 159

#### **Ground Floor**

Kitchen / Dining Lounge WC 5246mm x 2834mm 1 2945mm x 5111mm 9 900mm x 2098mm 2

17'2" x 9'3" 9'8" x 16'9" 2'11" x 6'10"

#### First Floor

 Bedroom 1
 3871mm x 3820mm
 12'8" x 12'6"

 En-suite
 1950mm x 2098mm
 6'5" x 6'10"

 Bedroom 2
 2959mm x 2978mm
 9'8" x 9'9"

 Bedroom 3
 2709mm x 2978mm
 8'10" x 9'9"

 Bathroom
 1903mm x 2012mm
 6'3" x 6'7"



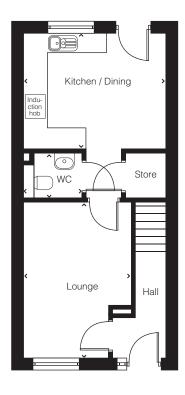


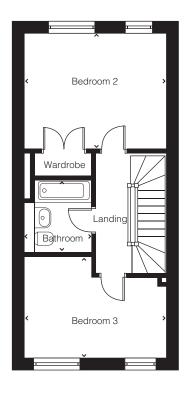
# THE KINGSLEY

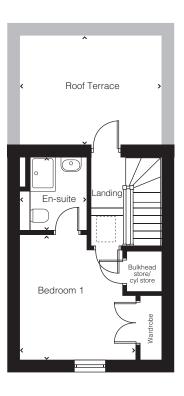
#### 3 bedroom home

Plots: 2, 3, 4, 5, 8, 9, 10, 11

#### 106 m<sup>2</sup> / 1141 sqft







#### **Ground Floor**

Kitchen / Dining Lounge WC 4190mm x 3397mm 13'9" x 11'1" 3197mm x 4669mm 10'6" x 15'4" 5'9" x 4'2"

#### First Floor

 Bedroom 2
 4190m

 Bedroom 3
 4190m

 Bathroom
 2000m

4190mm x 3397mm 13'9" x 11'1" 4190mm x 3050mm 13'9" x 10'0" 2000mm x 2185mm 6'6" x 7'2"

#### Second Floor

 Bedroom 1
 3530mm x 3761mm
 11'7" x 12'4"

 En-suite
 1947mm x 2185mm
 6'4" x 7'2"

 Roof Terrace
 4090mm x 3220mm
 13'5" x 10'7"





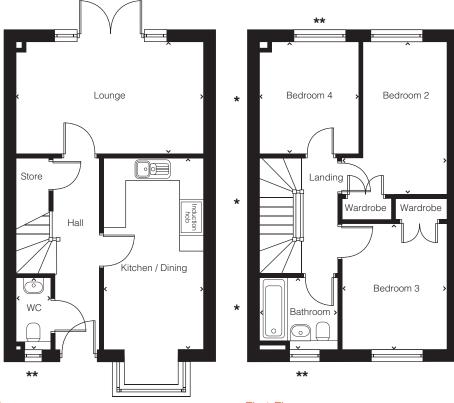


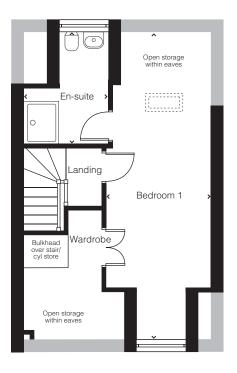
# THE SUMNER

#### 4 bedroom home

Plots: 22, 23, 24, 25, 54, 55, 56, 57, 118, 119, 120, 121

#### 108 m<sup>2</sup> / 1165 sqft





- \* Additional windows to plots 54, 121
- \*\* Window omitted to plots 54, 121

#### **Ground Floor**

Kitchen / Dining Lounge WC

2600mm x 5036mm 8'6" x 16'6" 4852mm x 2934mm 15'11" x 9'7" 900mm x 1910mm 2'11" x 6'3"

First Floor

Bedroom 2 2750mm x 3983mm Bedroom 3 Bedroom 4

2750mm x 3324mm 9'0" x 10'11" 2564mm x 2934mm 8'5" x 9'7" Bathroom 2014mm x 1910mm 6'7" x 6'3"

#### Second Floor

Bedroom 1 En-suite

9'0" x 13'1"

2750mm x 8059mm 2184mm x 2934mm

9'0" x 26'5" 7'2" x 9'7"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Sumner house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



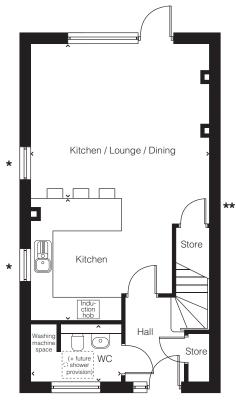


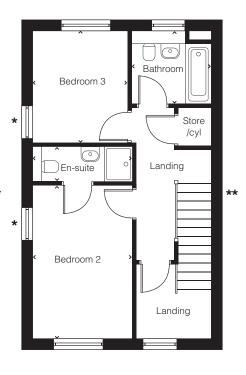
# THE BRADSHAW

#### 3 bedroom home

Plots: 13, 14, 15, 16, 17

#### 114 m<sup>2</sup> / 1236 sqft







- \* Additional windows to plot 13
- \*\* Additional windows to plot 17

#### **Ground Floor**

Kitchen / Lounge / Dining 486 WC 247

4863mm x 7578mm 15'11" x 24'10" 2470mm x 1500mm 8'1" x 4'11" First Floor

 Bedroom 2
 2745mm x 4167mm
 9'0" x 13'8"

 En-suite
 2745mm x 1000mm
 9'0" x 3'3"

 Bedroom 3
 2607mm x 3052mm
 8'6" x 10'0"

 Bathroom
 2150mm x 2006mm
 7'0" x 6'7"

#### Second Floor

**Bedroom 1** 3865mm x 6952mm 12'8" x 22'9" **En-suite** 1418mm x 2391mm 4'8" x 7'10"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Bradshaw house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



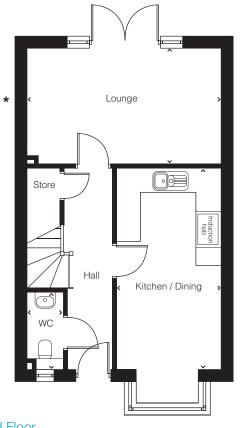


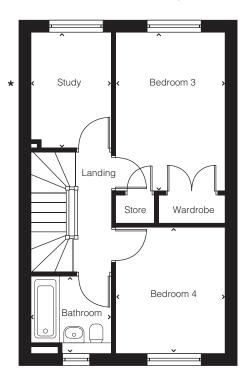
# THE BRIGHOUSE

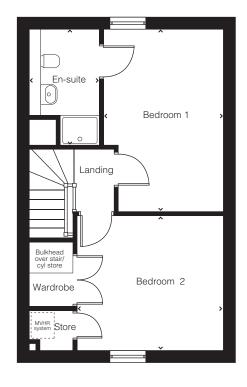
#### 4 bedroom home

Plots: 90, 91, 92, 93, 105, 106, 107, 108, 123, 132, 133, 134, 135, 144

#### 116 m<sup>2</sup> / 1250 sqft







\* Additional windows to plots 133, 134

#### **Ground Floor**

Kitchen / Dining Lounge WC 2600mm x 5036mm 8'6" x 16'6" 4852mm x 2934mm 15'11" x 9'7" 900mm x 1910mm 2'11" x 6'3"

#### First Floor

 Bedroom 3
 2750mm x 3983mm
 9'0" x 13'1"

 Bedroom 4
 2750mm x 3149mm
 9'0" x 10'4"

 Study
 2014mm x 2934mm
 6'7" x 9'7"

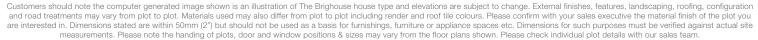
 Bathroom
 2014mm x 1910mm
 6'7" x 6'3"

#### Second Floor

 Bedroom 1
 3014mm x 4596mm
 9'11" x 15'1"

 En-suite
 1750mm x 2934mm
 5'9" x 9'7"

 Bedroom 2
 3687mm x 3375mm
 12'1" x 11'1"





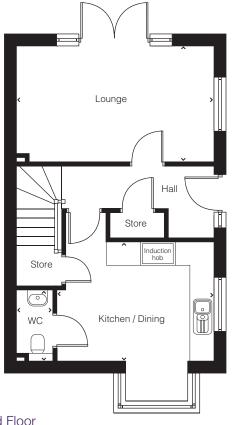


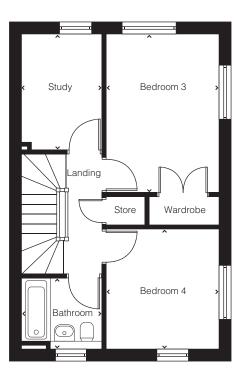
# THE ECCLESTON

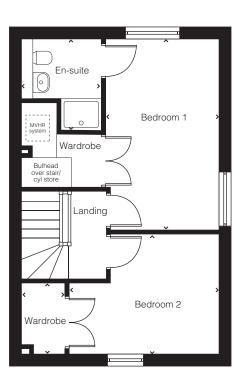
#### 4 bedroom home

Plot: 122, 145

#### 116 m<sup>2</sup> / 1250 sqft







#### **Ground Floor**

Kitchen / Dining Lounge WC 

#### First Floor

 Bedroom 3
 2750mm x 3983mm
 9'0" x 13'1"

 Bedroom 4
 2750mm x 3149mm
 9'0" x 10'4"

 Study
 2014mm x 2934mm
 6'7" x 9'7"

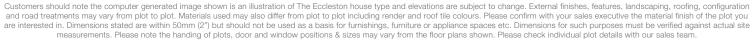
 Bathroom
 2014mm x 1910mm
 6'7" x 6'3"

#### Second Floor

 Bedroom 1
 2889mm x 4821mm
 9'6" x 15'10"

 En-suite
 1875mm x 2300mm
 6'2" x 7'6"

 Bedroom 2
 3799mm x 3149mm
 12'5" x 10'4"







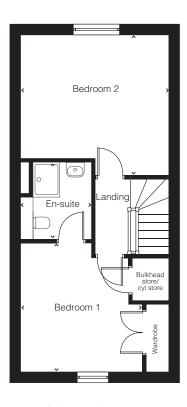
# THE EAGLETON

#### 4 bedroom home

Plots: 1, 6, 7, 12

#### 120 m<sup>2</sup> / 1302 sqft





\* Additional windows to plots 1, 12

#### **Ground Floor**

Kitchen / Dining Lounge WC 4208mm x 3512mm 13'9" x 11'6" 3215mm x 4669mm 10'6" x 15'4" 1777mm x 1277mm 5'10" x 4'2"

#### First Floor

Bedroom 3 Bedroom 4 Bathroom 4208mm x 3512mm 4208mm x 3050mm 2018mm x 2185mm 4208mm x 272" 439" x 10'0" 6'7" x 7'2"

#### Second Floor

Bedroom 1 3 En-suite Bedroom 2

3460mm x 3761mm 1965mm x 2185mm 4208mm x 3976mm 11'4" x 12'4" 6'5" x 7'2" 13'9" x 13'1

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Eagleton house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



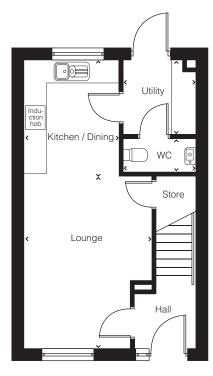


# THE BROTHERTON

#### 2 bedroom home

Plots: 40, 41, 42, 44, 45, 48, 49, 51, 52, 53, 62, 63, 64, 66, 67, 70, 71, 73, 74, 75, 85, 98, 100, 101, 102, 111, 112, 113

#### 70 m<sup>2</sup> / 754 sqft





#### Ground Floor

 Kitchen / Dining
 2580mm x 3082mm
 8'5" x 10'1"

 Lounge
 3481mm x 4640mm
 11'5" x 15'2"

 Utility
 1903mm x 2006mm
 6'3" x 6'7"

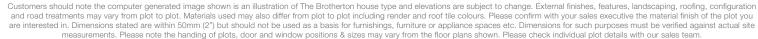
 WC
 1903mm x 900mm
 6'3" x 2'11"

#### First Floor

 Bedroom 1
 4571mm x 3384mm
 15'0" x 11'1"

 Bedroom 2
 2315mm x 4249mm
 7'7" x 13'11"

 Bathroom
 2150mm x 2006mm
 7'0" x 6'7"





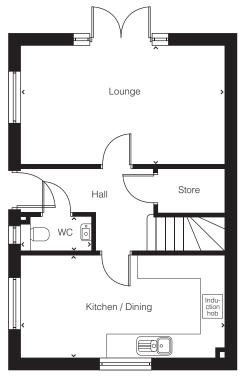


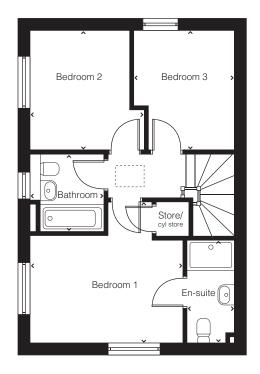
# THE RENSHAW

#### 3 bedroom home

Plots: 46, 47, 68, 69

#### 84 m<sup>2</sup> / 909 sqft





#### **Ground Floor**

 Kitchen / Dining
 5246mm x 2600mm
 17'2" x 8'6"

 Lounge
 5246mm x 3100mm
 17'2" x 10'2"

 WC
 1810mm x 900mm
 5'11" x 2'11"

#### First Floor

 Bedroom 1
 3958mm x 3619mm
 13'0" x 11'10"

 En-suite
 1200mm x 2626mm
 3'11" x 8'7"

 Bedroom 2
 2949mm x 3126mm
 9'8" x 10'3"

 Bedroom 3
 2565mm x 3126mm
 8'5" x 10'3"

 Bathroom
 1910mm x 2007mm
 6'3" x 6'7"

#### > Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Renshaw house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



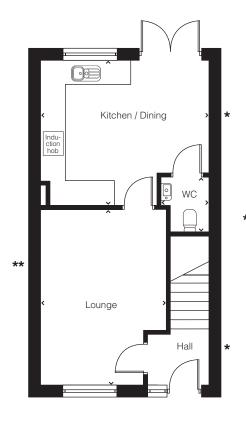


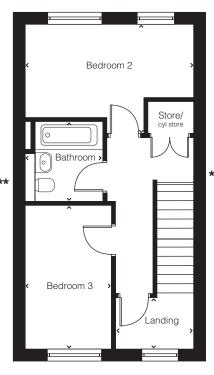
# THE DELANEY

#### 3 bedroom home

Plots: 146, 147, 148, 149, 150, 151, 152, 153

#### 90 m<sup>2</sup> / 969 sqft







- Additional windows to plot 146
- \*\* Additional windows to plot 150

#### **Ground Floor**

Kitchen / Dining Lounge WC 4177mm x 3600mm 13'8" x 11'9" 3179mm x 4371mm 10'5" x 14'4" 1175mm x 1432mm 3'10" x 4'8"

#### First Floor

Bedroom 2 Bedroom 3 Bathroom

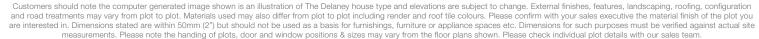
 om 2
 4177mm x 2737mm
 13'8" x 9'0"

 om 3
 2130mm x 3518mm
 7'0" x 11'6"

 oom
 1910mm x 2014mm
 6'3" x 6'7"

#### Second Floor

Bedroom 1 En-suite 4177mm x 4346mm 2260mm x 2278mm 13'8" x 14'3" 7'5" x 7'5"





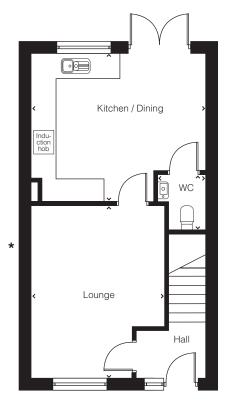


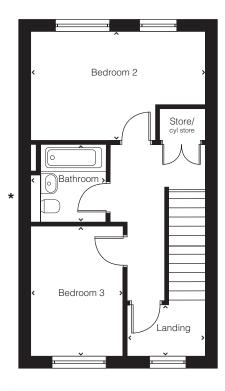
# THE KEELING

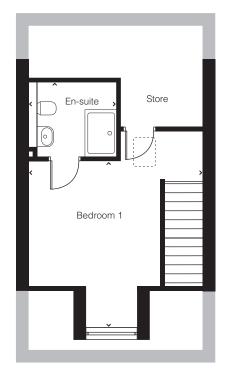
#### 3 bedroom home

Plots: 32, 33, 34, 35, 58, 59, 60, 61, 80, 81, 82, 83, 114, 115, 116, 117

#### 95 m<sup>2</sup> / 1027 sqft







\* Additional windows to plots 32, 61, 83, 114

#### Ground Floor

Kitchen / Dining Lounge WC 4402mm x 3712mm 14'5" x 12'2" 3403mm x 4371mm 11'2" x 14'4" 1175mm x 1432mm 3'10" x 4'8"

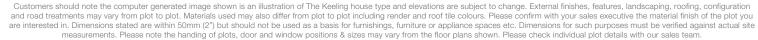
#### First Floor

Bedroom 2 Bedroom 3 Bathroom

4402mm x 2749mm 14'5" x 9'0" 2341mm x 3231mm 7'8" x 10'7" 1910mm x 2014mm 6'3" x 6'7"

#### Second Floor

Bedroom 1 En-suite 4402mm x 4346mm 2259mm x 1879mm 14'5" x 14'3" 7'5" x 6'2





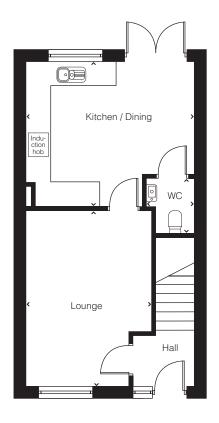


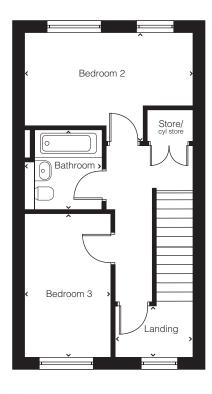
## THE ARMSTRONG

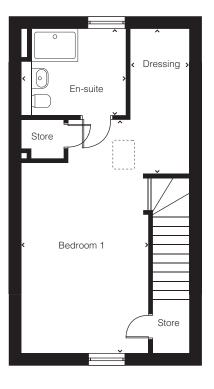
### 3 bedroom home

Plots: 124, 125, 126, 127, 128, 129, 130, 131, 136, 137, 138, 139, 140, 141, 142, 143

## 101 m<sup>2</sup> / 1088 sqft







#### Ground Floor

Kitchen / Dining Lounge WC 4177mm x 3600mm 13'8" x 11'9" 3179mm x 4371mm 10'5" x 14'4" 1175mm x 1432mm 3'10" x 4'8"

#### First Floor

Bedroom 2 Bedroom 3 Bathroom

4177mm x 2737mm 2130mm x 3518mm 1910mm x 2014mm 13'8" x 9'0" 7'0" x 11'6" 6'3" x 6'7"

Bedroom 1 En-suite Dressing 3179mm x 5821mm 2612mm x 2150mm 1477mm x 3538mm 10'5" x 19'1" 8'7" x 7'0" 4'10" x 11'7"

#### > Longest measurement taken



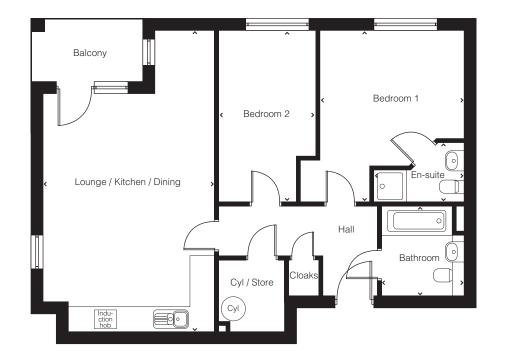


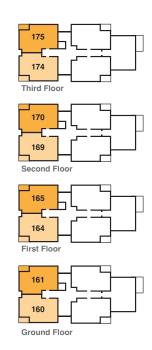




Plots: 160, 161, 164, 165, 169, 170, 174, 175

## 67 m<sup>2</sup> / 721 sqft





 Lounge / Kitchen / Dining
 4166mm x 7336mm
 13'8" x 24'1"

 Bedroom 1
 3535mm x 4176mm
 11'7" x 13'8"

 En-suite
 2238mm x 1489mm
 7'4" x 4'10"

 Bedroom 2
 2352mm x 4176mm
 7'8" x 13'8"

 Bathroom
 2007mm x 2165mm
 6'7" x 7'1"

#### > Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Colman apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





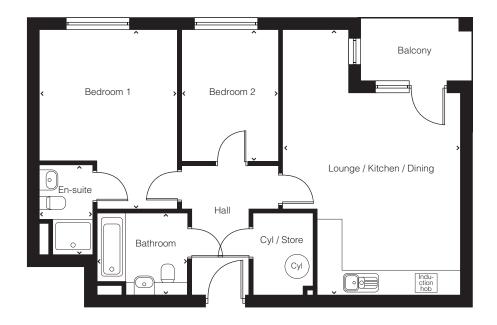


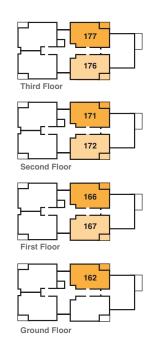
## THE BRANDT

### 2 bedroom apartment

Plots: 162, 166, 167, 171, 172, 176, 177

## 61m<sup>2</sup> / 657sqft





 Lounge / Kitchen / Dining
 4343mm x 6447mm
 14'3" x 21'2"

 Bedroom 1
 3370mm x 4316mm
 11'0" x 14'2"

 En-suite
 1345mm x 2168mm
 4'5" x 7'1"

 Bedroom 2
 2344mm x 3156mm
 7'8" x 10'4"

 Bathroom
 2170mm x 2025mm
 7'1" x 6'7"

#### > Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Brandt apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





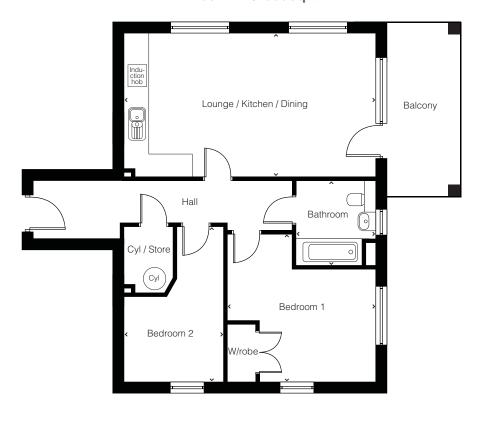
## The Darbyshire

# THE GIBSON

## 2 bedroom apartment

Plots: 163, 168, 173, 178

## 63.2m<sup>2</sup> / 680sqft

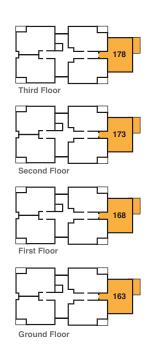


 Lounge / Kitchen / Dining
 6566mm x 3725mm
 21'6" x 12'2"

 Bedroom 1
 3905mm x 3844mm
 12'10" x 12'7"

 Bedroom 2
 2573mm x 4026mm
 8'5" x 13'2"

 Bathroom
 2020mm x 2182mm
 6'7" x 7'2"



### > Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Gibson apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





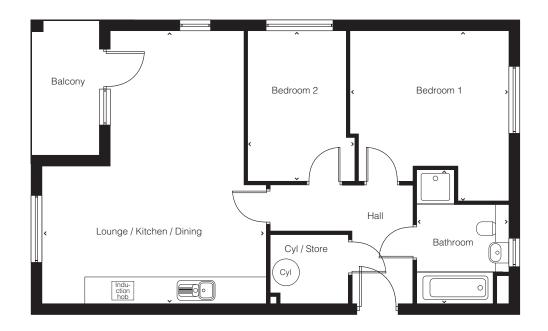


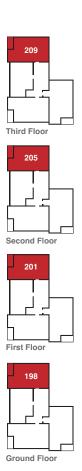
## THE GLADWIN

## 2 bedroom apartment

Plots: 198, 201, 205, 209

## 62.8m<sup>2</sup> / 676sqft





 Lounge / Kitchen / Dining
 5152mm x 6306mm
 16'11" x 20'8"

 Bedroom 1
 3625mm x 3960mm
 11'10" x 13'0"

 Bedroom 2
 2480mm x 3465mm
 8'1" x 11'4"

 Bathroom
 2003mm x 3090mm
 6'7" x 10'1"

#### > Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Gladwin apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.





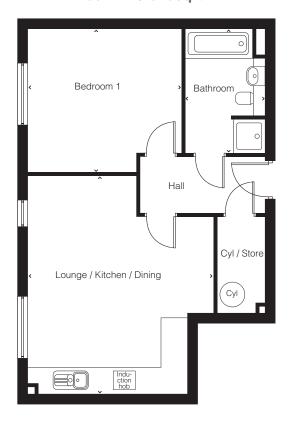


## THE ROE

## 1 bedroom apartment

Plots: 202, 206, 210

## 50.7m<sup>2</sup> / 546sqft



Lounge / Kitchen / Dining Bedroom 1 Bathroom

4688mm x 5470mm 15'4" x 17'11" 3845mm x 3574mm 12'7" x 11'8" 2022mm x 3074mm 6'7" x 10'1"





Customers should note the computer generated image shown is an illustration of The Roe apartment type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



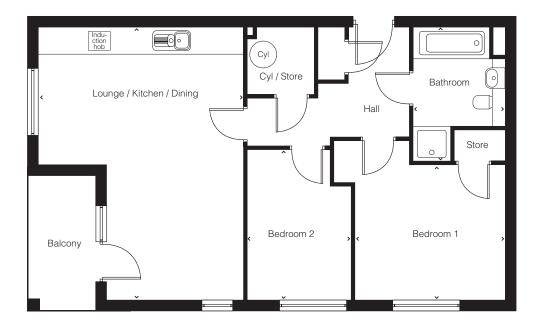




## 2 bedroom apartment

Plots: 199, 203, 207, 211

## 62.5m<sup>2</sup> / 673sqft





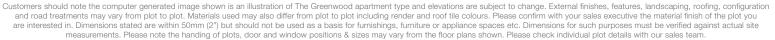
 Lounge / Kitchen / Dining
 4614mm x 6306mm
 15'1" x 20'8"

 Bedroom 1
 3362mm x 3110mm
 11'0" x 10'2"

 Bedroom 2
 2454mm x 3407mm
 8'0" x 11'2"

 Bathroom
 2007mm x 3090mm
 6'7" x 10'1"

#### > Longest measurement taken







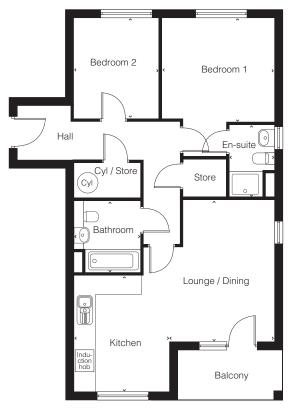
## **The Worthington**

## THE CHAPMAN

## 2 bedroom apartment

Plots: 200, 204, 208, 212

## 66.6m<sup>2</sup> / 717sqft



 Kitchen
 2819mm x 3521mm
 9'3" x 11'6"

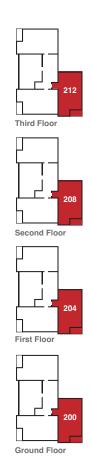
 Lounge / Dining
 3262mm x 4261mm
 10'8" x 14'0"

 Bedroom 1
 3358mm x 3124mm
 11'0" x 10'3"

 Bedroom 2
 2497mm x 3001mm
 8'2" x 9'10"

 Bathroom
 2025mm x 2165mm
 6'7" x 7'1"

### > Longest measurement taken







PENDLETON

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