



# CHURCH CROFT

CHURCH ROAD, WEETON



# CHURCH CROFT

## A PERFECT PLACE TO FEEL AT HOME

Church Croft is our outstanding new development in the peaceful village of Weeton. Set in the picturesque Lancashire countryside, Church Croft is conveniently located to benefit from the calmness of a village environment and the natural beauty of the nearby landscape whilst being readily accessible to major Lancashire towns and cities.

QUALITY HOMES, COUNTRYSIDE SETTING

## CONVENIENTLY LOCATED

Church Croft has been tastefully integrated into its village surroundings at Weeton, ensuring that your new home will let you experience the beauty of the Lancashire countryside to its fullest.

Each of our new homes has been carefully positioned and designed to be woven into the fabric of this vibrant community.

## THE GREAT OUTDOORS

Church Croft is perfectly placed to unlock all the outstanding areas of natural beauty that this part of Lancashire has to offer, along with superb access to local towns and cities either by car or via public transport. The M55 connects much of this part of Lancashire and is just a few minutes' drive away.

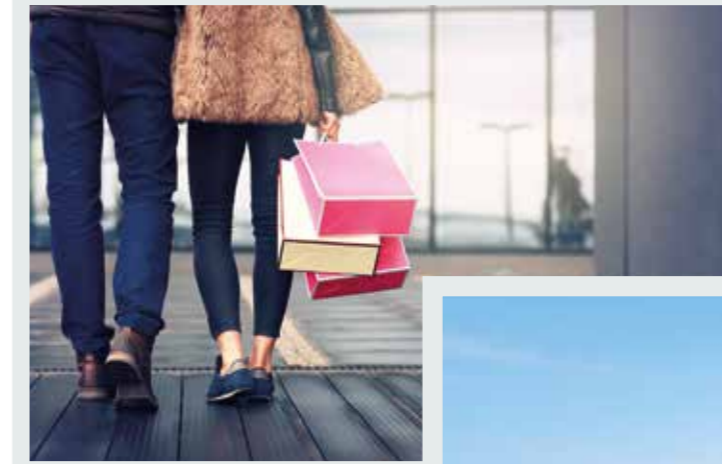
To the west of Church Croft, the Fylde coast is a 15-minute drive away which boasts a 13-mile-long (21-kilometre) square-shaped peninsula with historic streets, full of many independent shops, restaurants, and public houses.

Further south west, you will find the stunning coastal town of Lytham St Annes and its miles of beaches and nature reserves; ideal for relaxing breaks to either soak up the summer sun or take an autumnal stroll through the sand dunes.

Lytham also hosts RSPB Fairhaven Lake, offering stunning views over the Ribble Estuary; a popular destination for walking, cycling, boat trips, wildlife and bird watching.

For those with a taste for adventure, close by Blackpool Wake Park features wakeboarding, kayaking, paddleboarding and more, while for those who prefer something a little more relaxing, there are the picturesque rivers of Wyre and Ribble in the area.

Further afield the scenic Forest of Bowland, with its trails and sprawling treescapes interspersed with delightful picnic spots makes the ideal family day trip.



## LOCAL VIBRANCE

### DINING OUT

The Eagle at Weeton is one of the standout eateries in the local area: a beautiful community-led pub that was recently redeveloped and draws in diners from far and wide. For more farm direct to table cuisine visit The Loft, a secluded historic hay loft restaurant creating inspiring tasting menus and private dining in the heart of Preese Hall Farm, Weeton.

### SHOPPING & AMENITIES

You are never far from entertainment, shopping, and amenities. Nearby Kirkham is an attractive historic market town just minutes away from Church Croft and features a range of shops in addition to parkland, community playgrounds, and a range of superbly equipped gyms.

From neighbouring Wesham you can travel further afield by rail. Ideal when attending the well-known series of spectacular live music and community arts events by the seaside at Lancashire's largest Lytham Festival.

There are many golf courses in the vicinity too, with the closest being Staining Lodge Golf Course located just 3 miles away, then in the evening try Blackpool Outdoor Cinema - a perfect place to get lost in a cinematic wonderland.

### EDUCATION

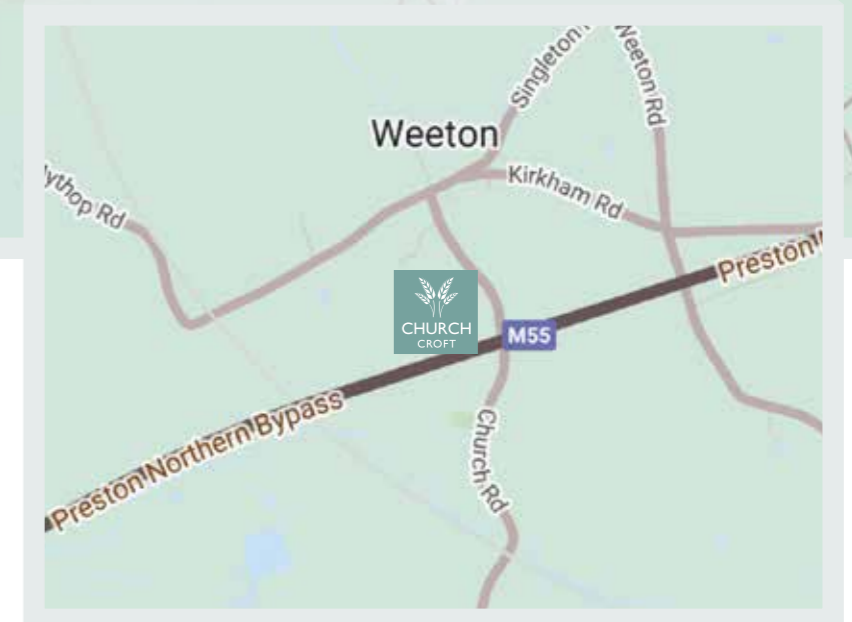
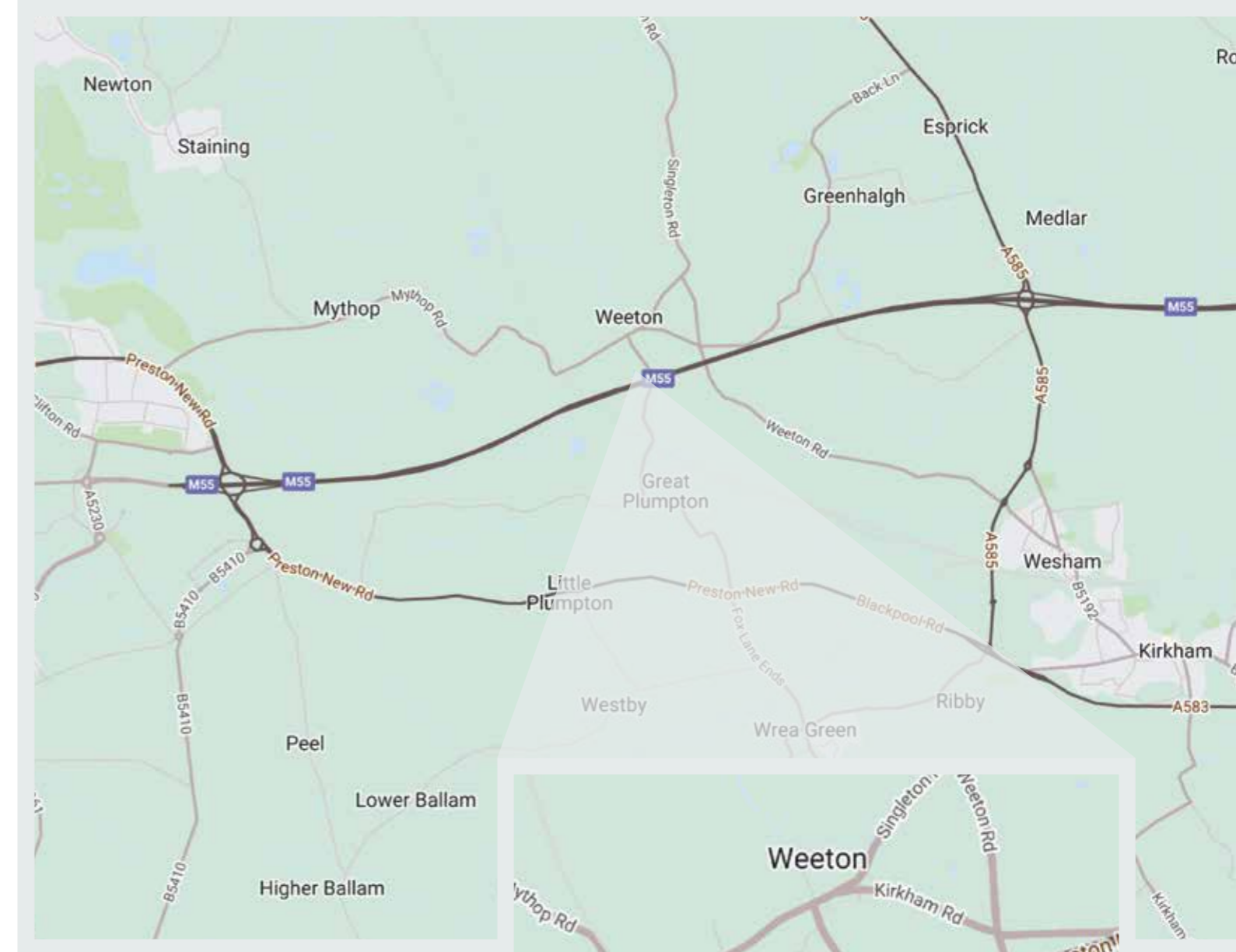
We know the importance of education when it comes to settling on a new family home, and Church Croft is ideally situated no matter what age of schooling you require. Weeton Primary School and Weeton St Michaels' Primary are both within a short distance of this new development, while nearby Kirkham has an even wider range of educational options including a prestigious grammar school. Meanwhile Preston hosts the renowned University of Central Lancashire.

### CITY VISITS

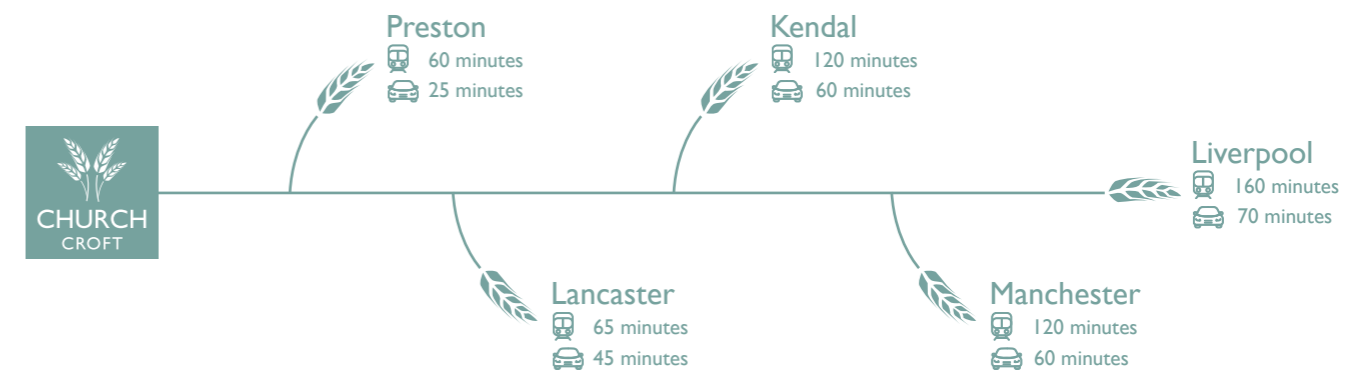
The Preston Northern Bypass takes you right into the heart of Preston itself, which boasts a fantastic range of modern shopping, dining, and entertainment facilities. Museums, galleries and libraries are all available, as well as the magnificent Preston Guild Wheel: a 21-mile greenway that encircles the city and provides for cycling, hiking and all manner of outdoor activities.

### THE SKY IS THE LIMIT

For those that prefer more of a jet setter lifestyle, there are a selection of airports that are conveniently located for easy access. The closest airport is a mere 7 miles away, which is approximately a 20-minute drive. Other airports that are easily commutable are Manchester Airport that is an hours drive and Liverpool John Lennon Airport which is just 1 hour and 10 minutes away.



CHURCH ROAD, WEETON, LANCASHIRE, PR4 3WD





## BEAUTIFULLY DESIGNED AND ENERGY EFFICIENT HOMES

Church Croft features stylistic nods to its surroundings, in its attractively landscaped boundary hedges, cultivated frontage and generously proportioned gardens.

Featuring expertly-made materials inside and out, our carefully crafted homes are designed for the very best of modern living.

All our homes are warm, cosy and benefit from new boilers that are highly efficient both in terms of energy usage and your wallet, these homes give you the ability to control your heating in real time via the Hive app.

# DEVELOPMENT PLAN

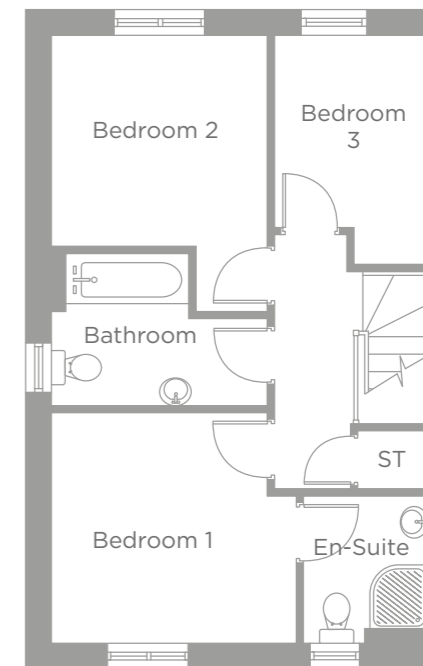
This superb collection of new three, four and five bedroom homes will impress from first sight, through to the finest detail.

-  **THE IRWELL**  
3 Bedroom Home
-  **THE TRAWDEN**  
4 Bedroom Home
-  **THE LOSTOCK**  
4 Bedroom Home
-  **THE PENDLE**  
4 Bedroom Home
-  **THE WHITEWELL**  
5 Bedroom Home

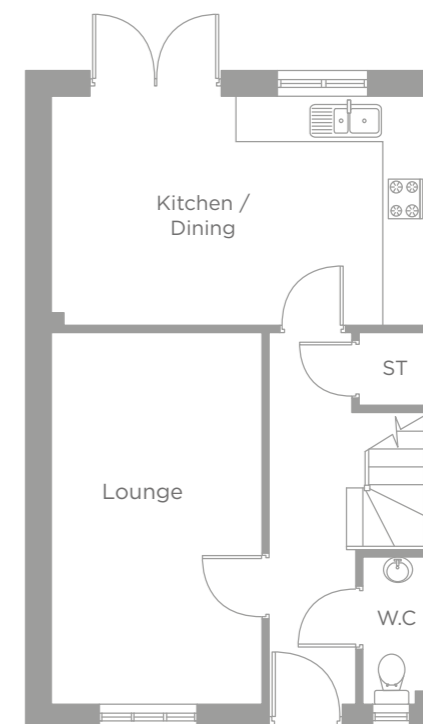




FIRST FLOOR



GROUND FLOOR



# THE IRWELL

3 BEDROOM SEMI-DETACHED HOUSE  
946 SQFT

PLOTS 4, 5, 6, 7

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	5210 x 3170	17'1" x 10'5"
Lounge	3020 x 5140	9'11" x 16'10"
W.C	900 x 2040	2'11" x 6'8"

FIRST FLOOR

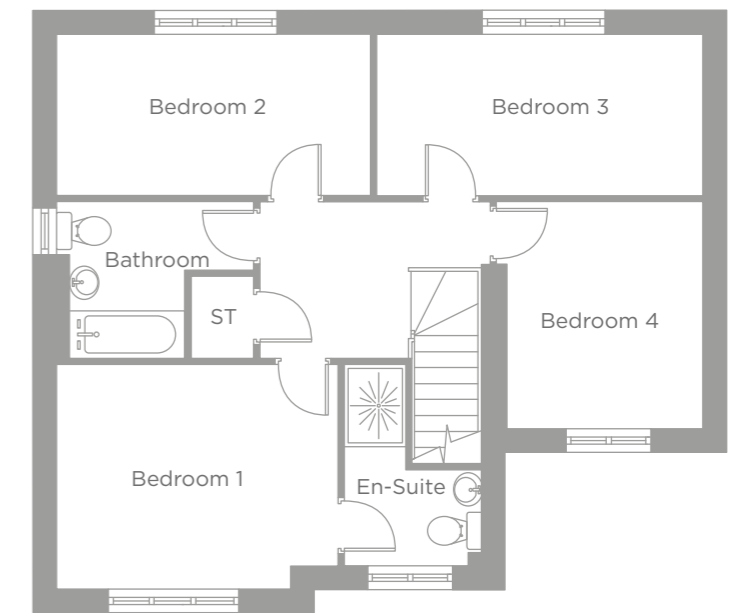
	Metric	Imperial
Bedroom 1	3400 x 3190	11'2" x 10'6"
En-Suite	1730 x 2040	5'8" x 6'8"
Bedroom 2	2990 x 3830	9'10" x 12'7"

	Metric	Imperial
Bedroom 3	2130 x 3170	7'0" x 10'5"
Bathroom	2990 x 2100	9'10" x 6'11"

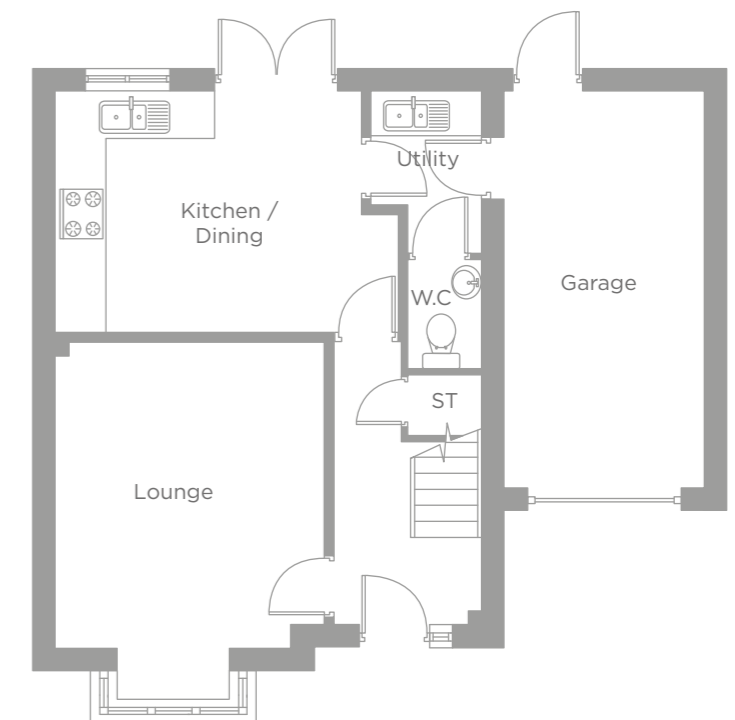
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FIRST FLOOR



GROUND FLOOR



# THE TRAWDEN

4 BEDROOM DETACHED HOUSE  
1309 SQFT

PLOTS 35, 42, 43

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	5020 x 3520	16' 6" x 11'7"
Lounge	3940 x 4490	12'11" x 14'9"
Utility	1610 x 2370	5'3" x 7'9"
W.C	1070 x 1600	3' 6" x 5' 3"

FIRST FLOOR

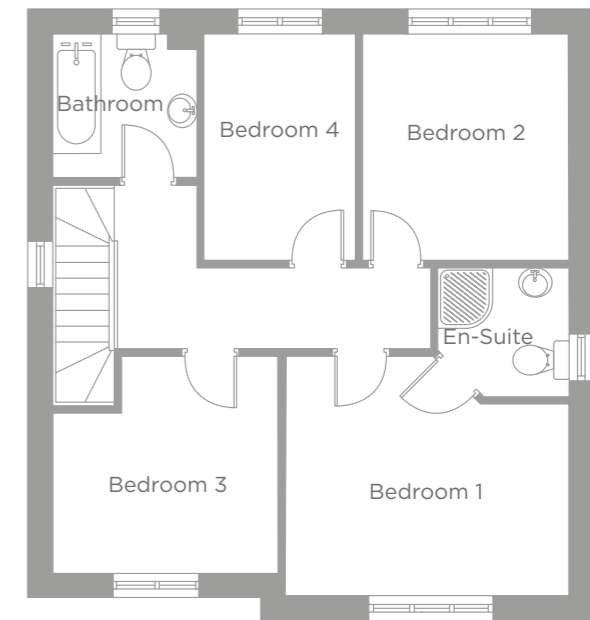
	Metric	Imperial	Metric	Imperial
Bedroom 1	4140 x 3300	13'7" x 10'10"	Bedroom 3	4800 x 2370 15'9" x 7'9"
En-Suite	2010 x 2960	6'7" x 9'9"	Bedroom 4	2910 x 3330 9'7" x 10'11"
Bedroom 2	4620 x 2370	15'2" x 7'9"	Bathroom	2710 x 2300 8' 11" x 7'7"

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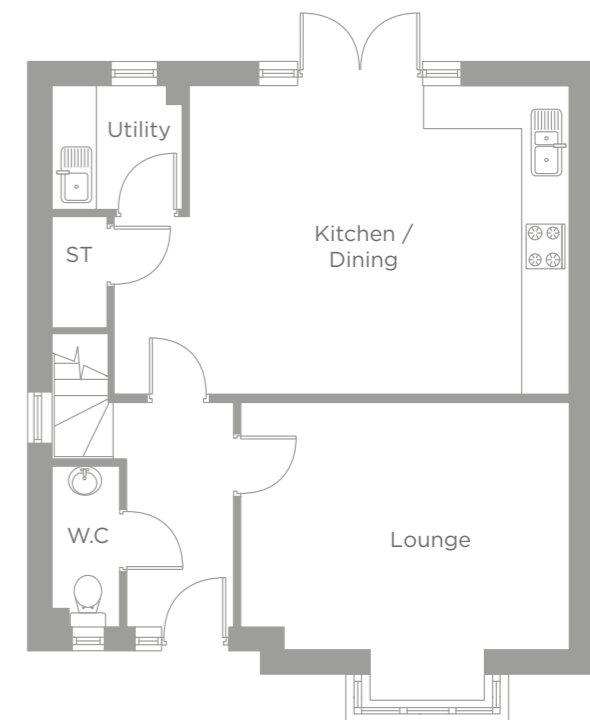




FIRST FLOOR



GROUND FLOOR



# THE LOSTOCK

4 BEDROOM DETACHED HOUSE  
1313 SQFT

PLOTS 1, 2, 34, 41

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	6440 x 4450	21'2" x 14'7"
Utility	1980 x 1800	6'6" x 5'11"
Lounge	4730 x 4240	15'6" x 13'11"
W.C	1000 x 2230	3'3" x 7'4"

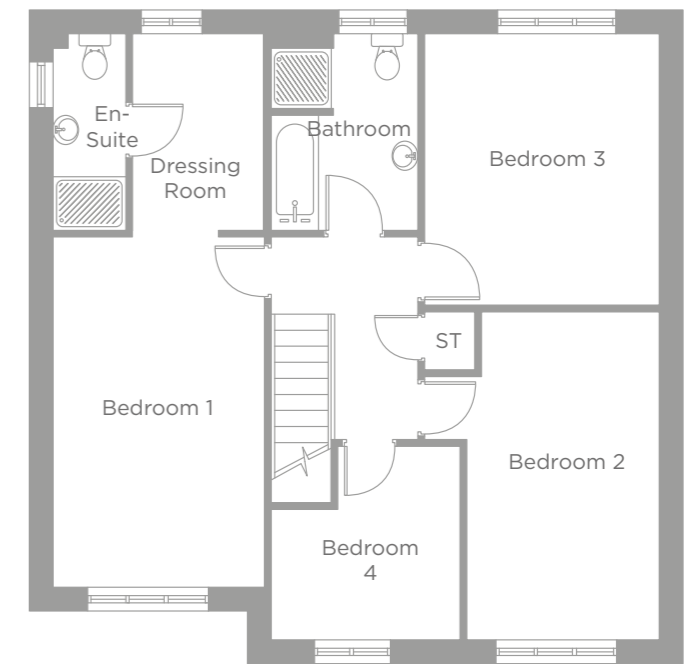
FIRST FLOOR

	Metric	Imperial	Metric	Imperial
Bedroom 1	4120 x 3490	13'6" x 11'5"	Bedroom 3	3270 x 3160 10'9" x 10'4"
En-Suite	1910 x 1870	6'3" x 6'2"	Bedroom 4	2200 x 3300 7'3" x 10'10"
Bedroom 2	3000 x 3300	9'10" x 10'10"	Bathroom	2100 x 2100 6'11" x 6'11"

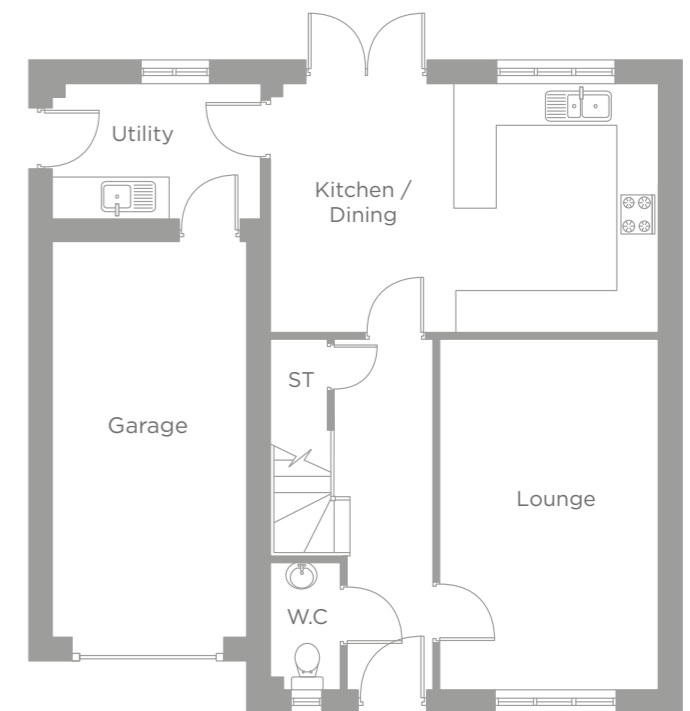
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FIRST FLOOR



GROUND FLOOR



# THE PENDLE

4 BEDROOM DETACHED HOUSE  
1502 SQFT

PLOTS 3, 36, 38, 39

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	5810 x 3700	19'1" x 12'2"
Utility	2030 x 3110	6'8" x 10'2"
Lounge	5250 x 3270	17'3" x 10'9"
W.C	1050 x 1910	3'5" x 6'3"

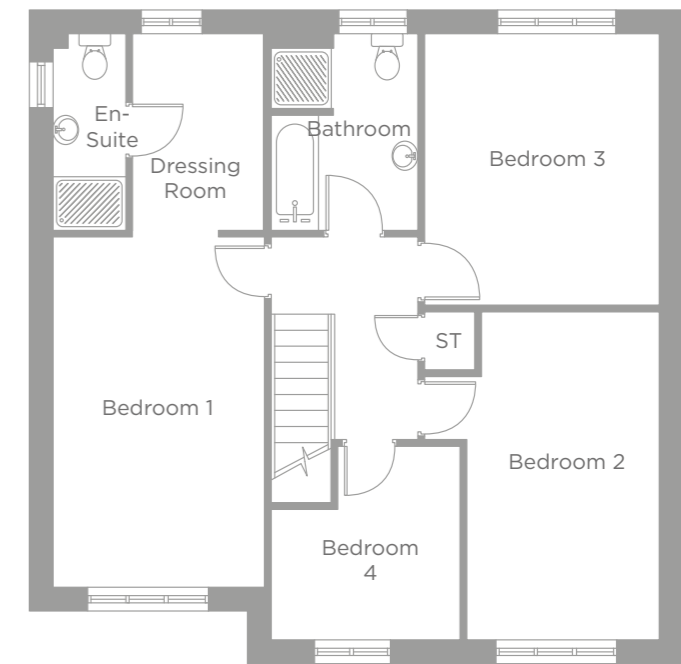
FIRST FLOOR

	Metric	Imperial	Metric	Imperial
Bedroom 1	2886 x 8280	9'5" x 27'2"	Bedroom 3	3520 x 4070 11'7" x 13'4"
En-Suite	1120 x 2940	3'8" x 9'8"	Bedroom 4	2830 x 2900 9'3" x 9'6"
Bedroom 2	2880 x 4910	9'6" x 16'1"	Bathroom	2200 x 2940 7'3" x 9'8"

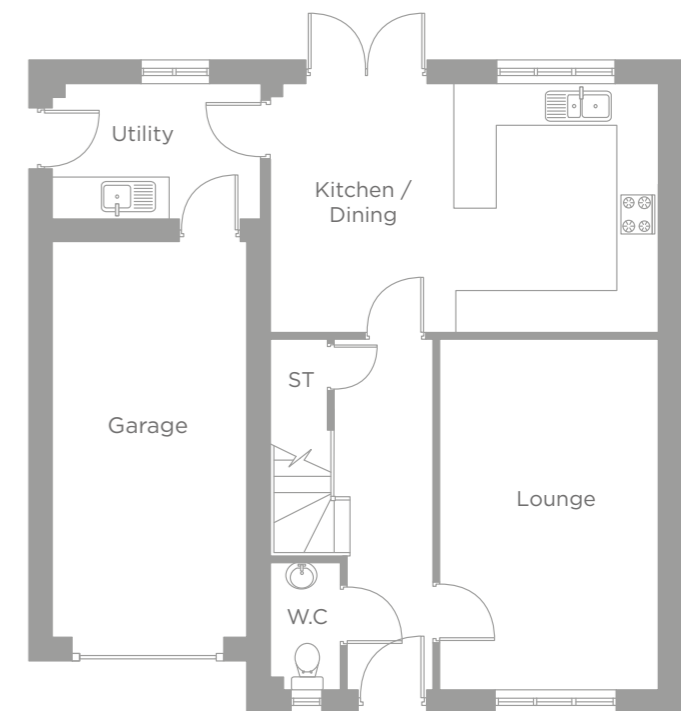
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FIRST FLOOR



GROUND FLOOR



# THE PENDLE

4 BEDROOM DETACHED HOUSE  
1502 SQFT

PLOT 37

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	5810 x 3700	19'1" x 12'2"
Utility	2030 x 3110	6'8" x 10'2"
Lounge	5250 x 3270	17'3" x 10'9"
W.C	1050 x 1910	3'5" x 6'3"

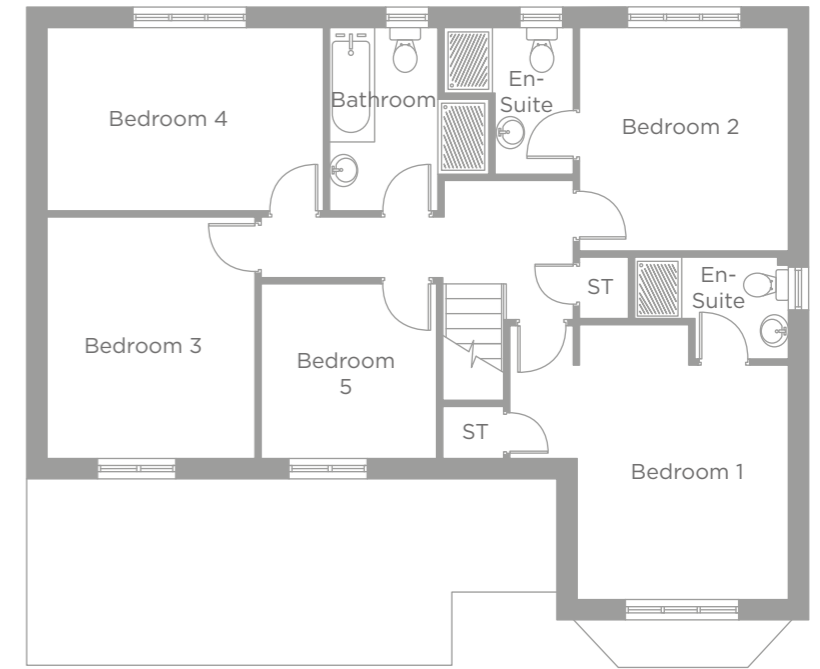
FIRST FLOOR

	Metric	Imperial	Metric	Imperial
Bedroom 1	2886 x 8280	9'5" x 27'2"	Bedroom 3	3520 x 4070 11'7" x 13'4"
En-Suite	1120 x 2940	3'8" x 9'8"	Bedroom 4	2830 x 2900 9'3" x 9'6"
Bedroom 2	2880 x 4910	9'6" x 16'1"	Bathroom	2200 x 2940 7'3" x 9'8"

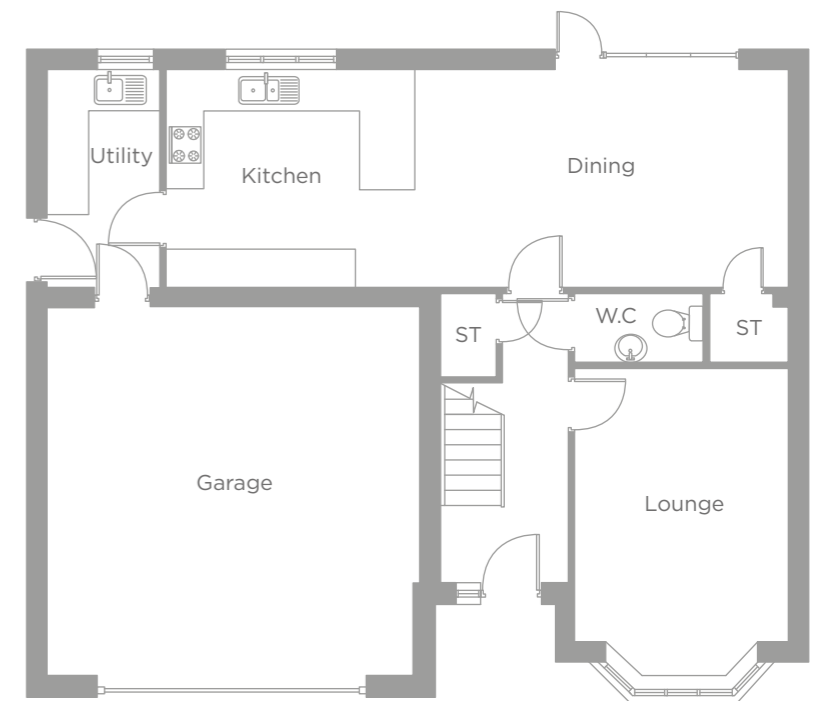
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FIRST FLOOR



GROUND FLOOR



# THE WHITEWELL

5 BEDROOM DETACHED HOUSE  
1712 SQFT

PLOT 40

GROUND FLOOR

	Metric	Imperial
Kitchen / Dining	9980 x 3420	32'9" x 11'3"
Utility	1740 x 3420	5'9" x 11'3"
Lounge	3330 x 4340	10'11" x 14'3"
W.C	2050 x 1060	6'9" x 3'6"

FIRST FLOOR

	Metric	Imperial	Metric	Imperial
Bedroom 1	4420 x 3730	14'6" x 12'3"	Bedroom 3	3270 x 3830 10'9" x 12'7"
En-Suite	2470 x 1660	8'1" x 5'5"	Bedroom 4	4370 x 2900 14'4" x 9'6"
Bedroom 2	3330 x 3500	10'11" x 11'6"	Bedroom 5	2850 x 2780 9'4" x 9'1"
En-Suite	2050 x 2300	6'9" x 7'7"	Bathroom	1740 x 2900 5'8" x 9'6"

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# THE SPECIFICATION

THE IRWELL  
THE TRAWDEN  
THE LOSTOCK  
THE PENDLE  
THE WHITEWELL

## KITCHEN

Modern fitted kitchen with a selection of finishes					
Choice of worktops with matching upstands					
Bosch stainless steel electric single oven with matching gas hob and Bosch extractor hood with splashback					
Bosch stainless steel electric double oven with matching gas hob and Bosch extractor hood with splashback					
Integrated fridge/freezer					
Integrated dishwasher					
Integrated washing machine					
LED downlights to kitchen					
Under-unit lights					

## BATHROOM / EN-SUITE

Vitra sanitaryware in white					
Part tiled with a choice of Porcelanosa wall tiles					
Chrome towel radiator					
Mira chrome thermostatic shower and shower tray with upstands					

## DECORATION

Walls and ceilings with smooth white painted finish					
White cottage style moulded door with chrome/satin effect handles					
White gloss woodwork					

Comes as standard

Please speak to one of our Sales Executive to view and discuss the available upgrades on your selected home.

Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the latest internal and external specification and landscaping on each specific plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and may be subject to change.

THE IRWELL  
THE TRAWDEN  
THE LOSTOCK  
THE PENDLE  
THE WHITEWELL

## ELECTRICAL

Fitted security alarm					
White electrical sockets/switches					
Brushed chrome sockets/switches					
Multi media socket to lounge					
Telephone point to lounge (in addition to multi media socket)					
TV aerial point to master bedroom					
Power & lighting to all garages					
Mains wired smoke alarms					
External PIR lights to front and rear					
Electric vehicle charging point					

## HEATING

Gas central heating					
Hive heating control					
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)					

## EXTERNAL

10 year NHBC Buildmark Warranty					
2 year Concert Homes Warranty					
Double glazed white PVCu windows					
PVCu fascias, soffits and rainwater goods					
Insulated composite GRP front doors with multi-point locking system					
Bi-fold doors					
Turf to front and rear gardens					
External tap					
1.8m close boarded fences					
Block paved driveways					

## CONCERT HOMES CREDENTIALS

Church Croft is the realisation of a committed team and experienced construction experts, working together to create an enduring new community of countryside homes.

### BUILT THE TRADITIONAL WAY

Built mainly in brick to complement the local area and to give warmth and personality, Church Croft fits comfortably into the landscape. Combining a range of elegant finishes, including stone headers with keystones, light rendering, grey or red roof tiles and all with contrasting brickwork. Church Croft is built from traditional materials in time-honoured fashion to create new homes that will last for generations to come.

Whether you're buying your first home or looking for more space to accommodate a growing family, we have a home that's perfect for you.

### WHY BUY WITH CONCERT HOMES

We put a lot of effort into building homes that are of the highest quality. This means we select the best materials and the best craftsmen to turn our designs into reality. When it comes to fixtures and fittings, the specification is high too. Doors, tiling and all finishing touches that complement your home come from leading suppliers and designers. Although optional extras are available, we pride ourselves on providing a specification to exceed expectations as standard.

Our passion for customer service means we will support you throughout the buying process – and it begins at the very outset; we would like to ensure you feel completely satisfied with your experience and will provide regular build updates right up to the day you move in. We also offer full after sales service and will always be on hand to answer and address any questions or queries.

## OUR VALUES

### SELECT SITES AND LOCATIONS

We focus solely on smaller developments to give our customers a more personalised touch.

### SUPREME QUALITY

All Church Croft properties are inspected and certified by our independent home warranty providers, guaranteeing you complete peace of mind backed by a 10-year insurance structural warranty.

### OUTSTANDING DESIGN

We combine houses with a traditional appearance and contemporary and well-arranged interiors, with attractive landscaping to deliver exciting and attractive new places to provide you with the best in modern living.

### WITH YOU FROM START TO FINISH

Making our customers happy is paramount. We aim to provide an excellent customer experience from choosing and reserving a new home through to moving day and beyond.

### SUPERIOR SUSTAINABILITY

Our well-insulated and energy efficient homes include Hive Smart Home technology and electric vehicle charging points. Our homes offer peace of mind when it comes to a greener future for all.

ELEGANT HOMES DESIGNED AND BUILT WITH YOU IN MIND



CONCERTHOMES.CO.UK

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