



Olive Farm Hoghton

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CONSUMER
CODE FOR
HOME BUILDERS

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Olive Farm Hoghton

3 & 4 bedroom homes in a scenic rural location.

Olive Farm offers stylish 3 & 4 bedroom family homes in a pretty rural village, but with easy links to nearby towns and cities.

Close to home are pubs, shops, a post office and two community centres, and for those with children, a number of schools rated 'Good' by Ofsted.

With rolling fields and flowing brooks, the area is perfect for country walks and bike rides, but, for commuters, also boasts excellent travel connections by road and rail.

The M6 and M61 motorways, for travel to Liverpool and Manchester, are a 10 minute drive.

Preston station, meanwhile, is 16 minutes away by car and offers services to Manchester, Liverpool, London Euston, Edinburgh and Glasgow.

Manchester Airport is a 41 minute drive from home and offers flights around the globe.

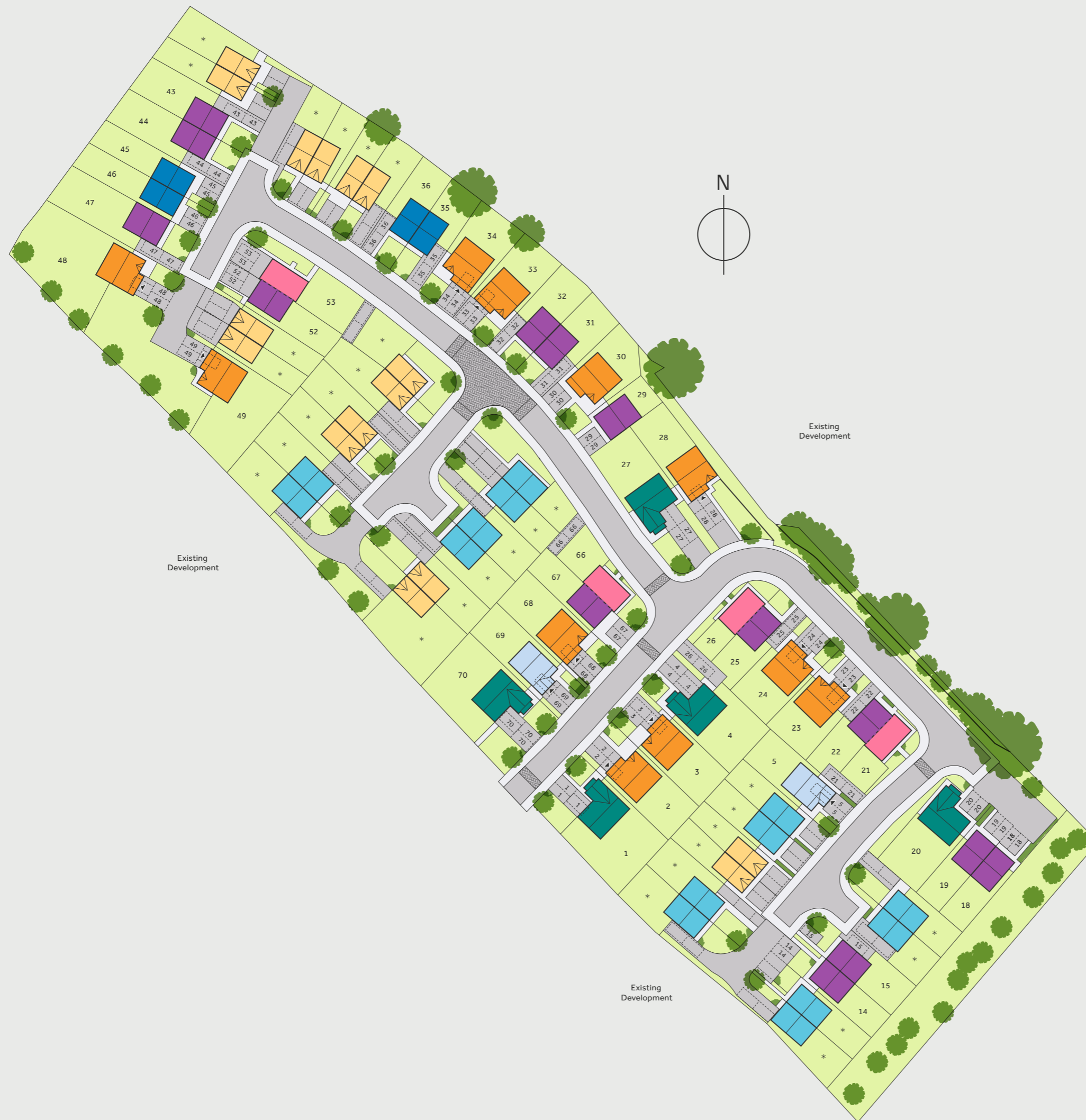
Olive Farm

Hoghton, Preston PR5 0JL | 01772 340 881

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Development layout



4 bedroom home

- The Goodridge
- The Grainger

3 bedroom home

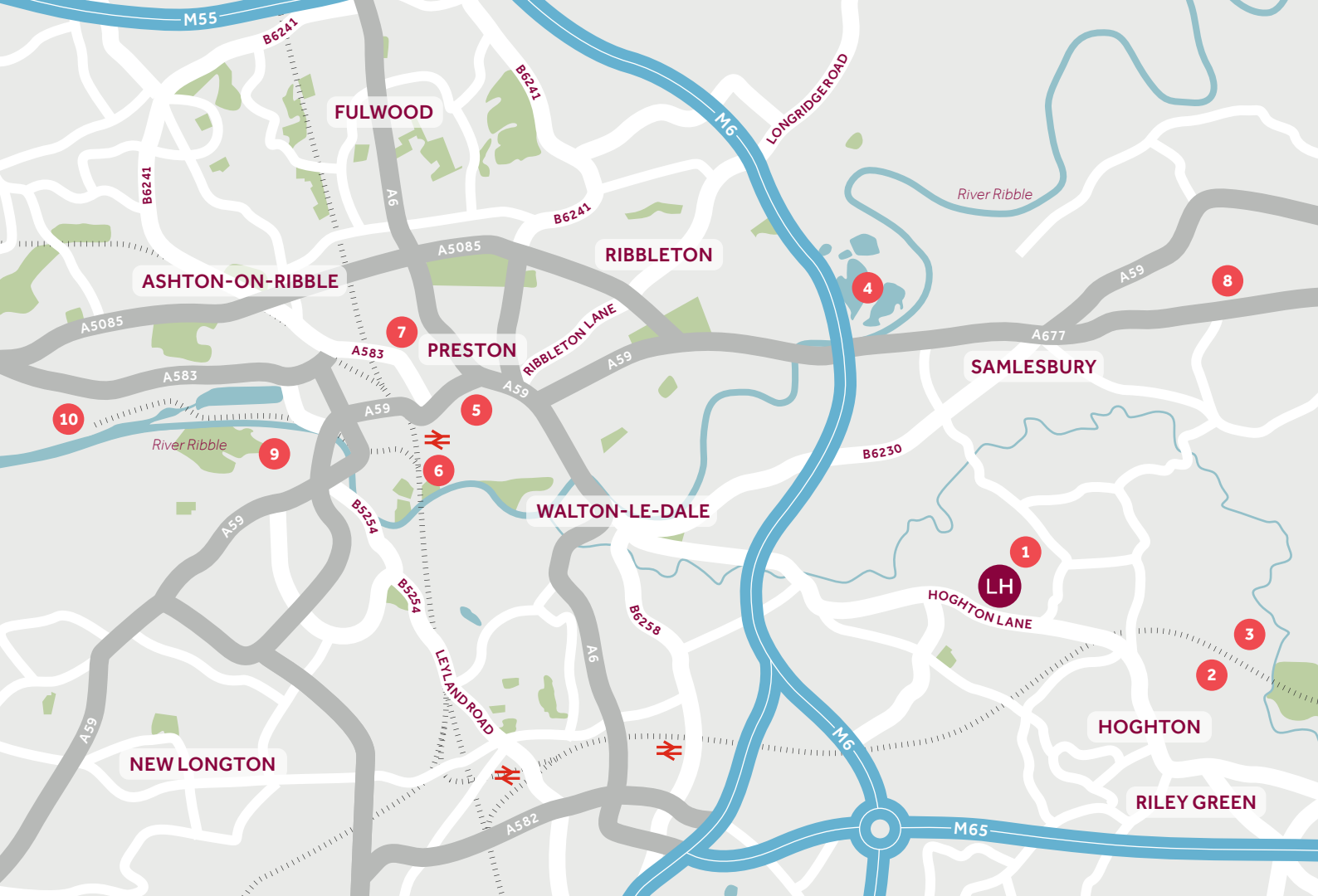
- The Avon
- The Bailey
- The Calder
- The Clyde

*Affordable homes

- 3 bedroom homes
- 2 bedroom homes

▶ Garage Entrance

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Around the local neighbourhood

- | | | |
|------------------------------------|---|-------------------------------|
| 1 Beeston Manor | 5 Preston town centre | 9 Penwortham Golf Club |
| 2 Houghton Tower | 6 Avenham and Miller Park | 10 Preston Docks |
| 3 Houghton Bottoms | 7 University of Central Lancashire | |
| 4 Brockholes Nature Reserve | 8 Samlesbury Hall | |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). VNW08/November 2020.

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The Avon 3 bedroom home

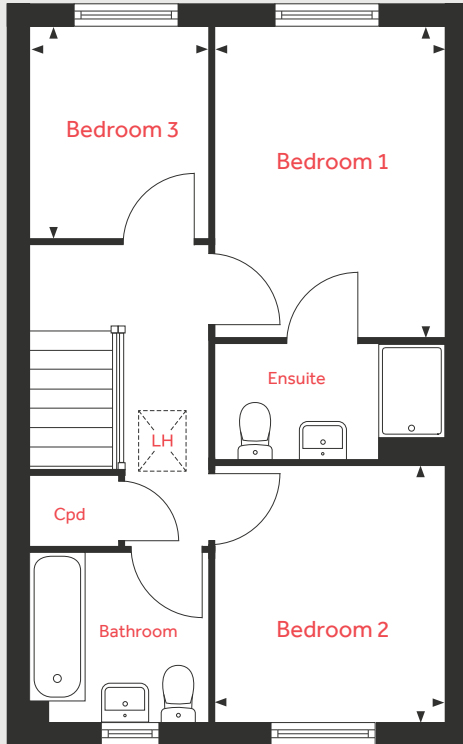
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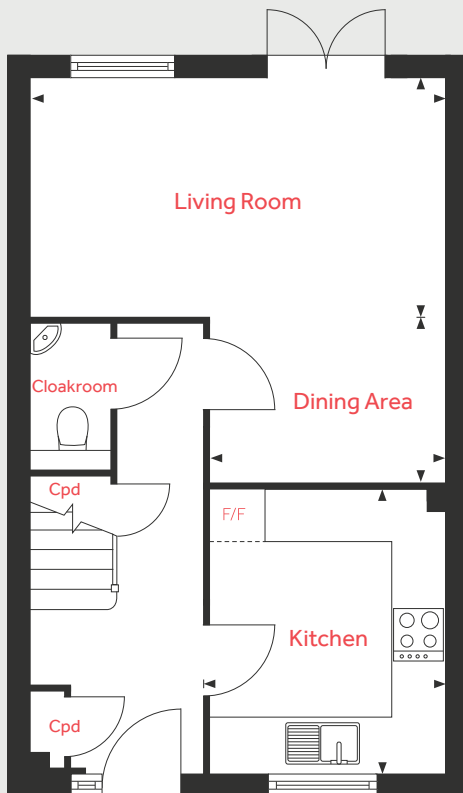
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First Floor



Ground Floor



The Avon

3 bedroom home

Ground Floor

Living Room

4.94m x 2.78m 16'2" x 9'1"

Kitchen

3.29m x 2.78m 10'10" x 9'1"

Dining Area

2.78m x 2.00m 9'1" x 6'7"

First Floor

Bedroom 1

3.66m x 2.76m 12'0" x 9'1"

Bedroom 2

2.99m x 2.76m 9'10" x 9'1"

Bedroom 3

2.33m x 2.12m 7'8" x 6'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. The sink position may vary to actual build. To confirm specific details on our homes please ask your Sales Consultant. VNW08/November 2020.

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The Bailey

3 bedroom home

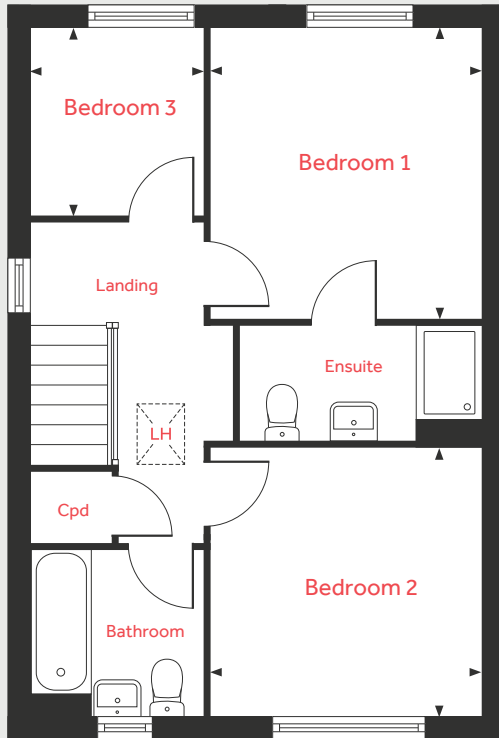
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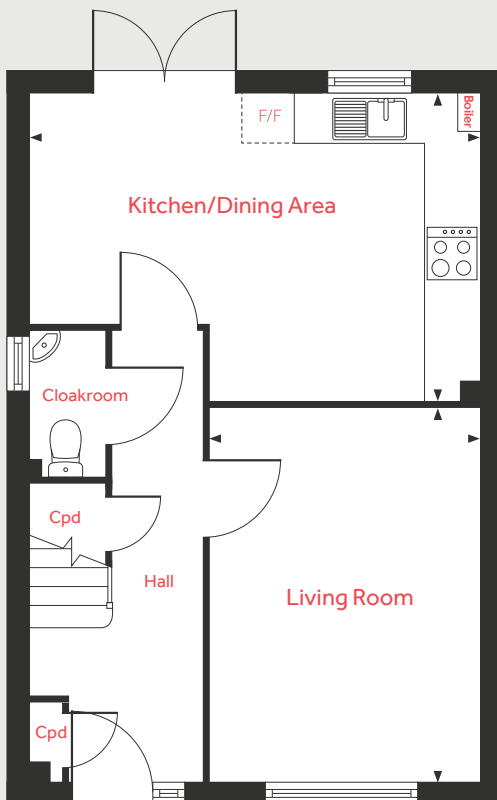
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First Floor



Ground Floor



The Bailey

3 bedroom home

Ground Floor

Living Room

4.38m x 3.20m 14'4" x 10'6"

Kitchen/Dining Area

5.39m x 3.72m 17'8" x 12'2"

First Floor

Bedroom 1

3.51m x 3.21m 11'6" x 10'6"

Bedroom 2

3.21m x 3.14m 10'6" x 10'4"

Bedroom 3

2.28m x 2.12m 7'6" x 6'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Calder 3 bedroom home

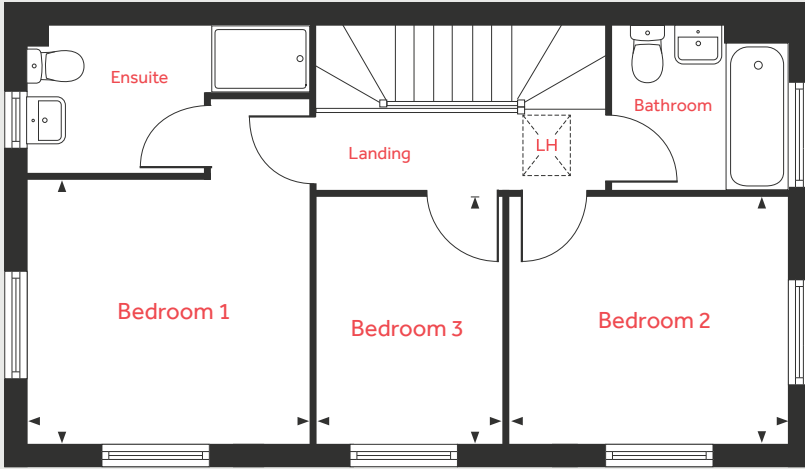
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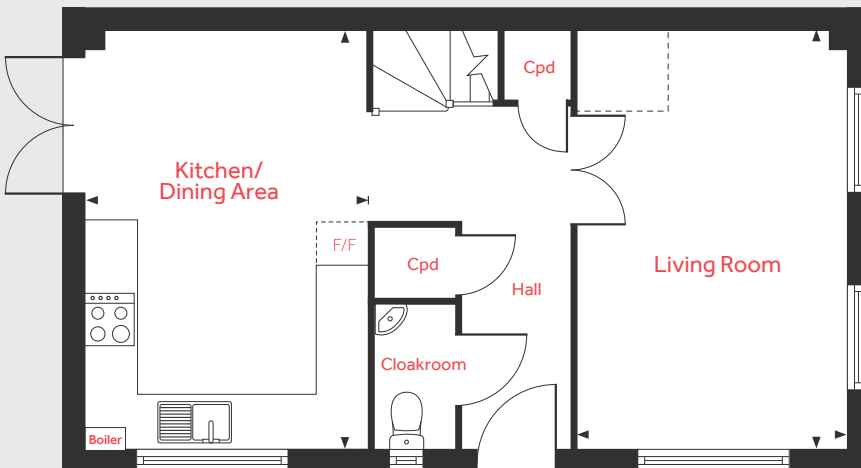
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First Floor



Ground Floor



The Calder

3 bedroom home

Ground Floor

Living Room

5.01m x 3.10m 16'5" x 10'2"

Kitchen/Dining Area

5.01m x 3.25m 16'5" x 10'8"

First Floor

Bedroom 1

3.29m x 3.15m 10'10" x 10'4"

Bedroom 2

3.43m x 2.93m 11'3" x 9'7"

Bedroom 3

2.13m x 2.01m 7'0" x 6'7"

LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard	- - -	Reduced ceiling height
F/F	Space for fridge freezer		

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The Clyde 3 bedroom home

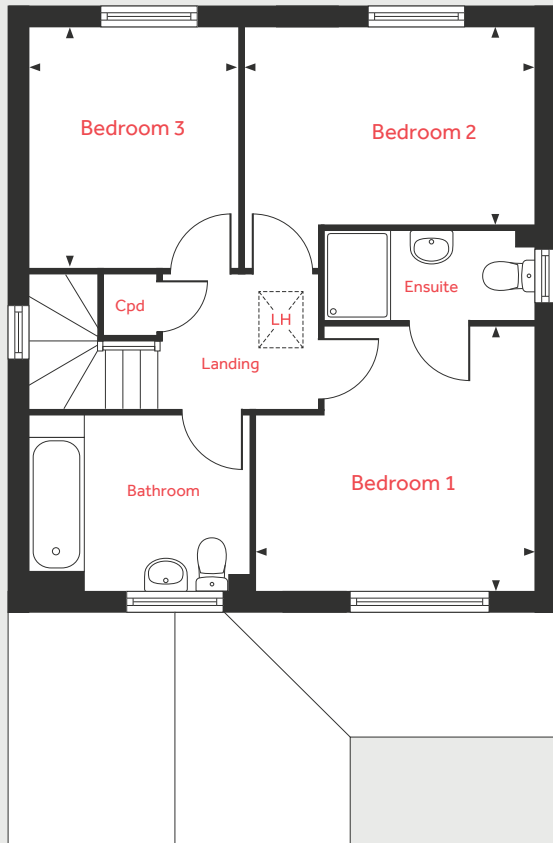
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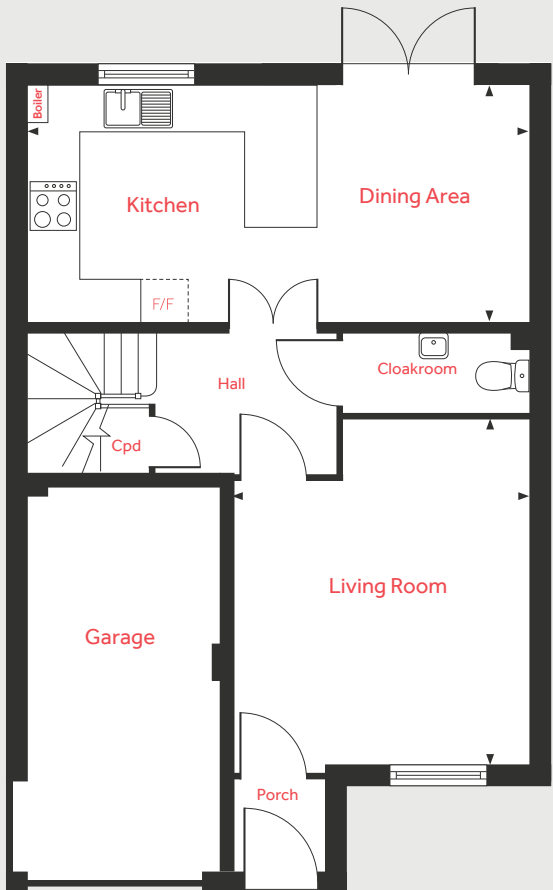
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First Floor



Ground Floor



The Clyde

3 bedroom home

Ground Floor

Living Room

4.50m x 3.72m 14'9" x 12'2"

Kitchen/Dining Area

6.47m x 3.02m 21'3" x 9'11"

First Floor

Bedroom 1

3.69m x 2.54m 12'1" x 8'4"

Bedroom 2

3.06m x 2.72m 10'0" x 8'11"

Bedroom 3

2.82m x 2.25m 9'3" x 7'5"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Goodridge

4 bedroom home

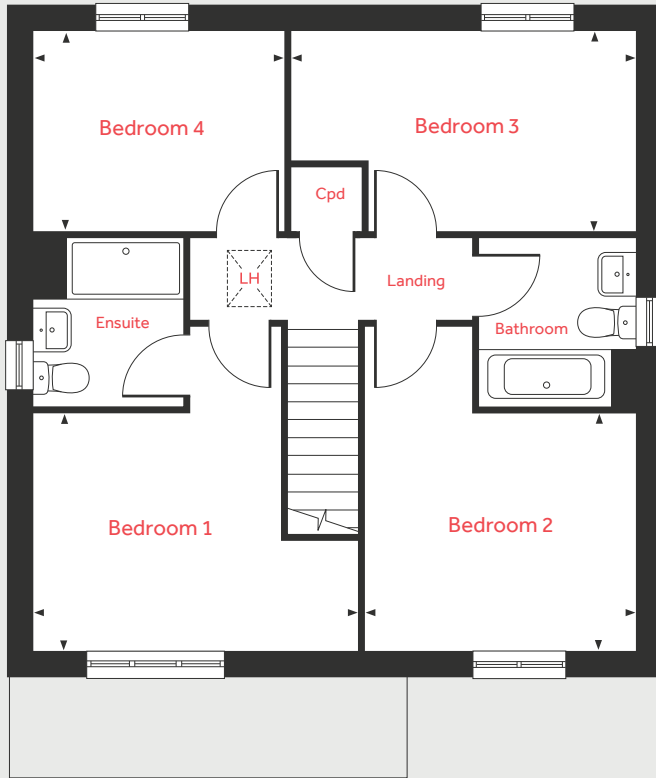
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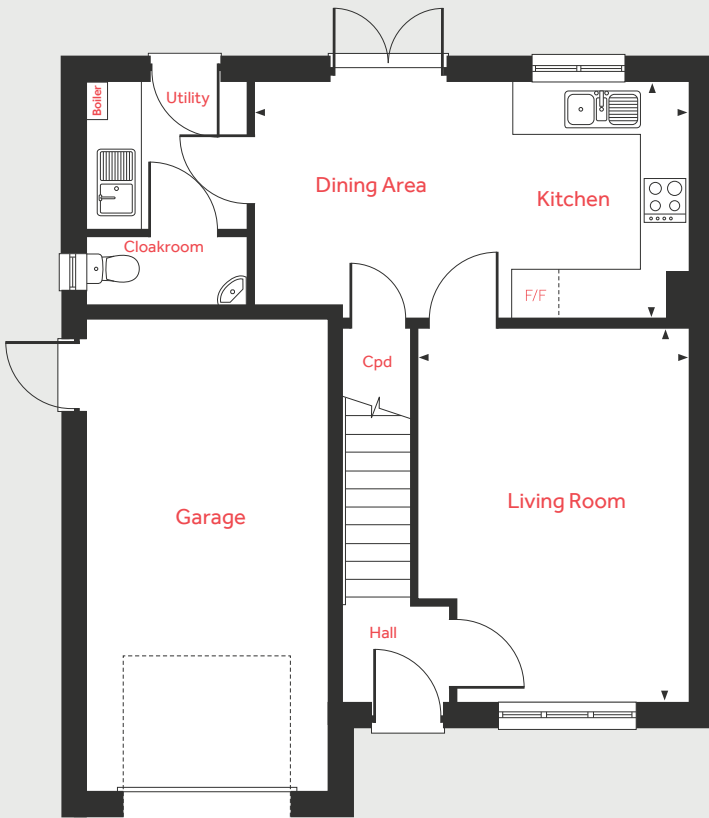
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First Floor



Ground Floor



The Goodridge

4 bedroom home

Ground Floor

Living Room	4.74m x 3.48m	15'7" x 11'5"
Kitchen/Dining Area	5.72m x 2.97m	18'9" x 9'8"

First Floor

Bedroom 1	4.07m x 3.00m	13'4" x 9'10"
Bedroom 2	3.47m x 3.00m	11'5" x 9'10"
Bedroom 3	4.36m x 2.25m	14'4" x 7'5"
Bedroom 4	3.18m x 2.50m	10'5" x 8'2"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Grainger

4 bedroom home

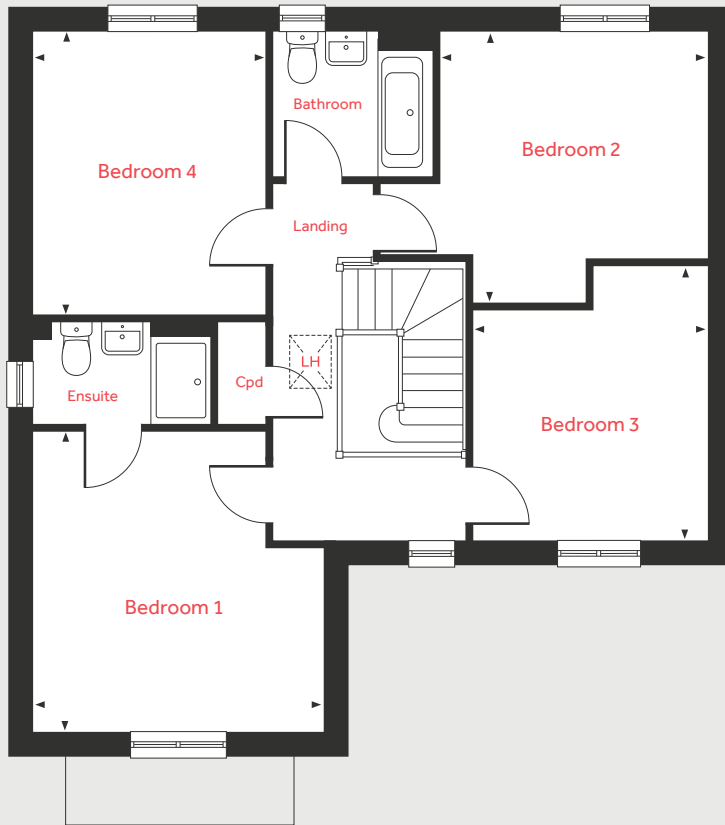
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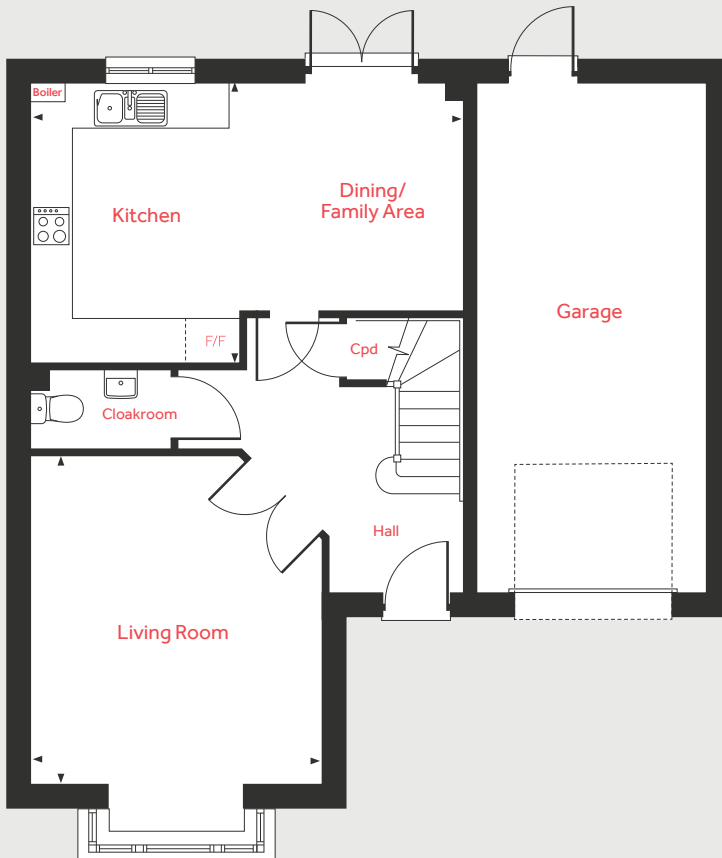
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First Floor



Ground Floor



The Grainger

4 bedroom home

Ground Floor

Living Room

4.39m x 3.90m 14'4" x 12'9"

Kitchen/Dining Area/Family Area

5.81m x 3.62m 19'0" x 11'10"

First Floor

Bedroom 1

4.03m x 3.90m 13'3" x 12'10"

Bedroom 2

3.70m x 3.58m 12'1" x 11'9"

Bedroom 3

3.15m x 3.05m 10'4" x 10'0"

Bedroom 4

3.79m x 3.13m 12'5" x 10'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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Specification

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Kitchens			
A choice of contemporary wall and base units from Symphony Kitchens	■	■	■
A choice of 40mm laminate worktops with matching upstand	■	■	■
Stainless steel single electric fan oven, stainless steel gas hob and splashback	■	■	
Stainless steel double electric fan oven, stainless steel gas hob and splashback			■
Integrated hood	■	■	■
Stainless steel chimney hood		■*	■
Soft close doors and drawers	■	■	■
Bathrooms			
A contemporary white bathroom suite by Ideal Standard	■	■	■
Tiling range by Porcelanosa	■	■	■
Tiling provided (please ask a Sales Consultant)	■	■	■
Bath/shower mixer	■	■	■
Lighting and Electrical			
TV point to living room	■	■	■
BT points to living room and bedroom 1	■	■	■
Power and lights to garages	■	■	■
Heating			
Energy efficient gas boiler central heating and hot water	■	■	■
White radiators	■	■	■
External Features			
External light	■	■	■
Wall or fencing provided to all boundaries (ask Sales Consultant for plot details)	■	■	■
Peace of Mind			
Multi point locking system to front doors and rear/side doors	■	■	■
Lockable double glazed windows (except for escape windows)	■	■	■
Mains wired smoke detectors, heat detectors and CO detectors	■	■	■

*3 bedroom detached homes only.

The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. VNW08/November 2020.

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