



The Copse

Walton Park

For life

Lancet Homes is one of the leading family-run and privately owned house builders in the North West, with extensive experience in the residential property sector and construction industry.

With the backing of the Brookhouse Group, whose origins can be traced back to the 1930s, Lancet Homes is able to offer customers peace of mind and reassurance that they are working with true experts in the industry.







Homes for the

whole family

This is a stunning collection of two, three, four and five bedroom homes, set in the attractive residential area of Walton Park. Surrounded by mature trees and greenery, with excellent travel connections, The Copse is a perfect place to call home.

Lancet Homes offers a range of schemes to help you to move. Please speak to us for more information.

Each home is designed with you in mind. Internally, you will find bright open spaces which offer a warm welcome to each room. Upstairs, all homes offer generous bedrooms, most with an en-suite in the master bedroom, as well as a family bathroom, and you can relax downstairs in either the spacious lounge or the kitchen/dining area, which leads out through French doors into the garden.

Externally, the homes offer private gardens and parking spaces complete with provision for electric car-charging points. The larger properties also have garages. The development itself is set in an attractive and established residential area, with a footpath offering direct access to the nearby recently upgraded children's play park.

The Copse is close to excellent transport links, with easy access to the M6 and M61, making travel to Manchester and Liverpool simple. Leyland and Preston train stations are also both around 10 minutes away, offering a regular national train service.

Perfectly

placed



The Copse is perfectly placed, benefiting from several nearby parks and green spaces, including Walton Park just a few minutes' walk from your front door. This is a lovely area, complete with wildlife pond, mature trees and a playground – perfect for a family walk, as well as being dog friendly.

Both cyclists and walkers are well catered for in the area, with plenty of countryside to explore, including Brockholes Nature Reserve. You can even join part of the famous Ribble Way, a long-distance route between the Lancashire coast and the Yorkshire Dales.

For an afternoon lunch or evening meal, the popular pub The Hunters is on your doorstep and offers home-cooked meals, cask ales and fine wines to be enjoyed either inside or on its spacious terrace.

Excellent education provision is on offer in the area. St Leonard's Primary School is just one mile away, while the local secondary school, Lostock Hall Academy, can be reached on foot in 15 minutes. There is also ample preschool provision in the area.



4



5



6



7

Plenty for you to explore

The popular Capitol Centre Retail Park is under a mile away and offers a wide range of well-known shops, including Next, Dunelm and TK Maxx, as well as a Vue cinema. You will also find a range of popular supermarkets and further shopping options in Preston town centre, with St George's Shopping Centre alone boasting over 70 shops and places to eat and drink.

If you're feeling energetic, there are several leisure centres and gyms with swimming pools. You can also take advantage of Preston's climbing walls, 10-pin bowling alley, Laser Quest and crazy golf. If you're more suited to outdoor sports, you also have the option of a competition-standard BMX track and Penwortham Golf Club, where you can play as either a visitor or a member.

Blackpool, Lytham St Annes and Southport are all under 45 minutes away. For water activities or walking trails, The Lake District National Park, easily accessible via the M6, lies to the north.

- 1 [The Old Tramway Bridge](#)
- 2 [Ribble Way](#)
- 3 [Vue Cinema](#)
- 4 [Capitol Centre Retail Park](#)
- 5 [Blackpool Beach](#)
- 6 [Lytham St Annes Beach](#)
- 7 [The Lake District National Park](#)

The Layout of Homes

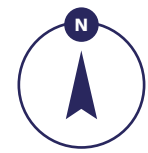


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HOMES



The Copse

-  **The Kempton**
2 bedroom semi-detached home
-  **The Ripon**
3 bedroom semi-detached home
-  **The Windsor**
3 bedroom detached home
-  **The Worcester**
3 bedroom semi-detached home
-  **The Aintree**
4 bedroom detached home
-  **The Ascot**
4 bedroom semi-detached home
-  **The Beverley**
4 bedroom detached home
-  **The Chester**
4 bedroom detached house
-  **The Newbury**
4 bedroom detached home
-  **The Wetherby**
4 bedroom detached home
-  **The Thirsk**
5 bedroom detached home
-  Affordable Housing



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 Executive for specific details.



The Aintree 4 bedroom detached home

- Kitchen/dining/family leading to garden
- Spacious lounge

- 4 spacious bedrooms
- En-suite to Bedroom 1 and 2

- Dressing room
- Family bathroom

- Garage

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Ground Floor

Kitchen	3000mm x 2940mm
Dining Room	3900mm x 2700mm
Utility	3180mm x 1650mm
Family Room	3900mm x 2700mm
Lounge	4690mm x 3380mm
WC	1620mm x 1090mm
Garage	5920mm x 2940mm



First Floor

Bedroom 1	4170mm x 3530mm
Dressing Room	2260mm x 1620mm
En-suite	2000mm x 1950mm
Bedroom 2	4210mm x 3370mm
En-suite 2	2260mm x 1430mm
Bedroom 3	3100mm x 2880mm
Bedroom 4	3740mm x 3380mm
Bathroom	2000mm x 1900mm

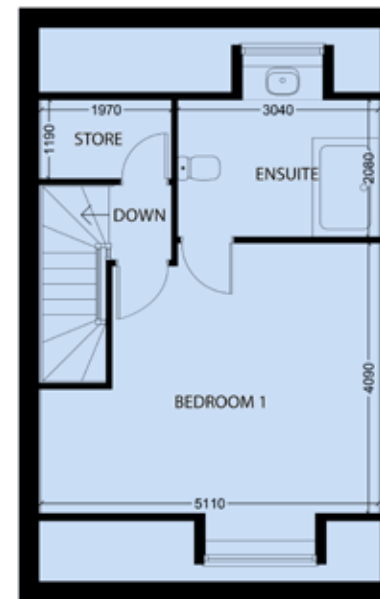
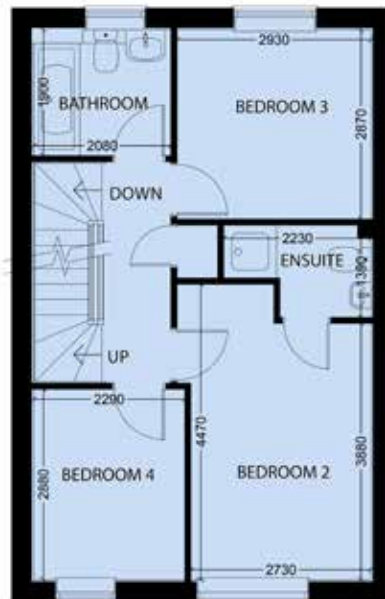
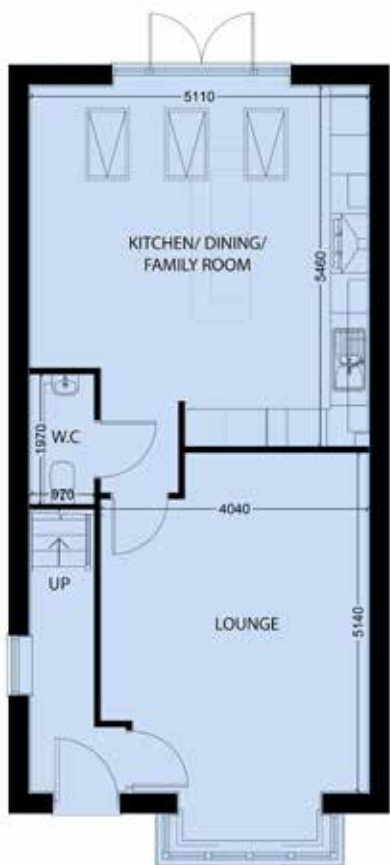


- Kitchen/dining/family leading to garden
- Spacious lounge

- 4 spacious bedrooms
- En-suite to Bedroom 1 and 2

- Family bathroom
- Parking





Ground Floor

Kitchen/Dining/Family	5460mm x 5110mm
Lounge	5140mm x 4040mm
WC	1970mm x 970mm

First Floor

Bedroom 2	4470mm x 3880mm
En-suite	2230mm x 1390mm
Bedroom 3	2930mm x 2870mm
Bedroom 4	2880mm x 2290mm
Bathroom	2080mm x 1900mm

Second Floor

Bedroom 1	5110mm x 4090mm
En-suite	3040mm x 2080mm
Store	1970mm x 1190mm

The **Beverley** 4 bedroom detached home



- Kitchen/diner leading to garden
- Spacious lounge
- 4 double bedrooms
- En-suite
- Dressing room
- Large bathroom
- Garage

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Ground Floor

Kitchen/Dining	4250mm x 3710mm
Utility	2620mm x 1580mm
Family Room	3350mm x 3010mm
Lounge	4990mm x 3710mm
WC	1580mm x 1000mm
Garage	6020mm x 3160mm



First Floor

Bedroom 1	3450mm x 3250mm
En-suite	2240mm x 2230mm
Dressing Room	2220mm x 1490mm
Bedroom 2	3710mm x 3230mm
Bedroom 3	4220mm x 2790mm
En-suite 2	2380mm x 1490mm
Bedroom 4	4350mm x 2640mm
Bathroom	2640mm x 1900mm



The **Chester** 4 bedroom detached house

- Kitchen/diner leading to garden
- Spacious lounge
- En-suite to Bedroom 1
- Family bathroom
- Garage

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Ground Floor

Kitchen/Dining	5950mm x 3030mm
Utility	2000mm x 1790mm
Lounge	3940mm x 3720mm
WC	1690mm x 860mm
Garage	6260mm x 3000mm



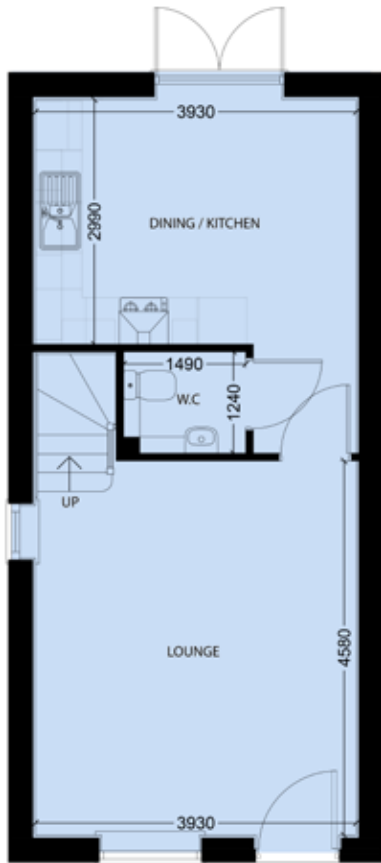
First Floor

Bedroom 1	3940mm x 3790mm
En-suite	2000mm x 1790mm
Bedroom 2	3990mm x 3030mm
Bedroom 3	3680mm x 3310mm
Bedroom 4	3310mm x 2420mm
Bathroom	2140mm x 1970mm

The **Kempston** 2 bedroom semi-detached home

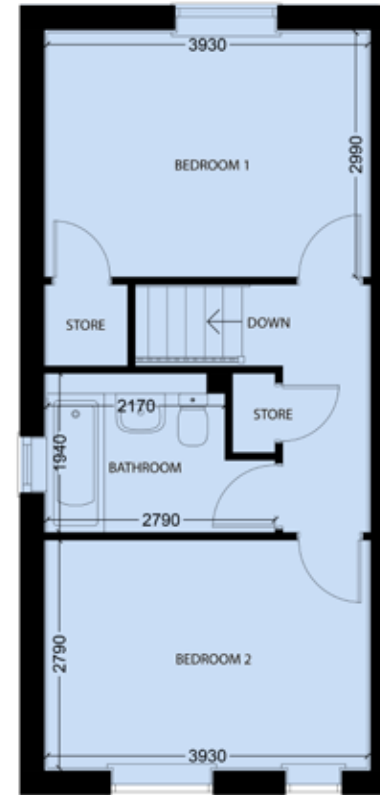


- Kitchen/diner leading to garden
- Spacious lounge
- 2 double bedrooms
- Large bathroom
- Parking



Ground Floor

Kitchen/Dining	3930mm x 2990mm
Lounge	4580mm x 3930mm
W.C.	1490mm x 1240mm



First Floor

Bedroom 1	3930mm x 2990mm
Bedroom 2	3930mm x 2790mm
Bathroom	2790mm x 1940mm



The **Newbury** 4 bedroom detached home

- Kitchen/dining/family leading to garden
- Spacious lounge

- 4 generous bedrooms
- En-suite to Bedroom 1

- Family bathroom
- Garage

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Ground Floor

Kitchen	4500mm x 2760mm
Family/Dining	4720mm x 3220mm
Lounge	4720mm x 3330mm
WC	2250mm x 1440mm



First Floor

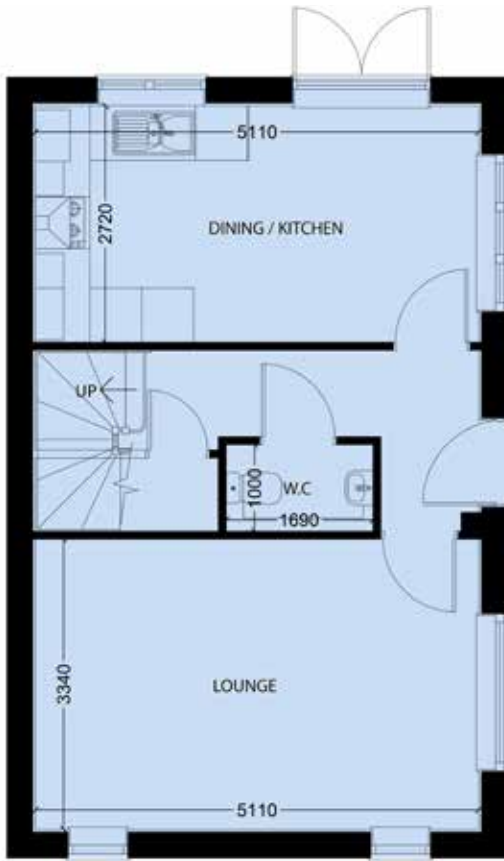
Bedroom 1	3690mm x 3390mm
En-suite	1980mm x 1690mm
Bedroom 2	4500mm x 2830mm
Bedroom 3	3280mm x 2340mm
Bedroom 4	3280mm x 2290mm
Bathroom	2250mm x 1860mm

Computer generated image is not to scale. Finishes and materials may vary from those shown. Landscaping is illustrative only. Different styles of this house type may have a varied layout or larger dimensions. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only, please ask to see plot-specific working drawings. Kitchen layouts are for illustrative purposes only, please ask to see separate kitchen layouts. Please note bricks, roof colour and render may vary by plot. Please ask your sales executive for specific information.



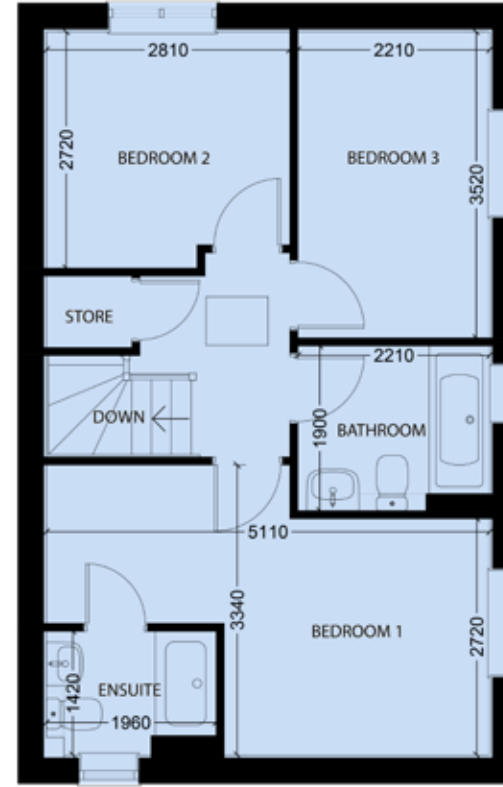
The **Ripon** 3 bedroom semi-detached home

- Large kitchen/diner
- Spacious lounge
- 3 generous bedrooms
- En-suite to Bedroom 1
- Family bathroom
- Parking



Ground Floor

Kitchen/Dining	5110mm x 2720mm
Lounge	5110mm x 3340mm
WC	1690mm x 1000mm



First Floor

Bedroom 1	5110mm x 3340mm
En-suite	1960mm x 1420mm
Bedroom 2	2720mm x 2810mm
Bedroom 3	3520mm x 2210mm
Bathroom	2210mm x 1900mm



The **Thirsk** 5 bedroom detached home

- Kitchen/dining/family leading to garden
- Spacious lounge

- 5 bedrooms
- En-suite to Bedroom 1

- Family bathroom
- Double garage

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Ground Floor

Kitchen/Dining/Family	6190mm x 5910mm
Utility	2600mm x 1820mm
Lounge	6190mm x 3260mm
WC	1820mm x 1140mm
Garage	6020mm x 5120mm



First Floor

Bedroom 1	3830mm x 3110mm
En-suite	2480mm x 1200mm
Bedroom 2	3810mm x 2930mm
Bedroom 3	3990mm x 2700mm
Bedroom 4	3320mm x 2290mm
Bedroom 5	3520mm x 2120mm
Bathroom	2700mm x 2110mm



The **Wetherby** 4 bedroom detached home

- Kitchen/dining/family leading to garden
- Spacious lounge

- 4 spacious bedrooms
- En-suite to Bedroom 1

- Family bathroom
- Double garage

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Ground Floor

Kitchen/Dining/Family	5910mm x 5850mm
Utility	2640mm x 2040mm
Lounge	5850mm x 3260mm
WC	2040mm x 1090mm
Garage	6020mm x 5120mm



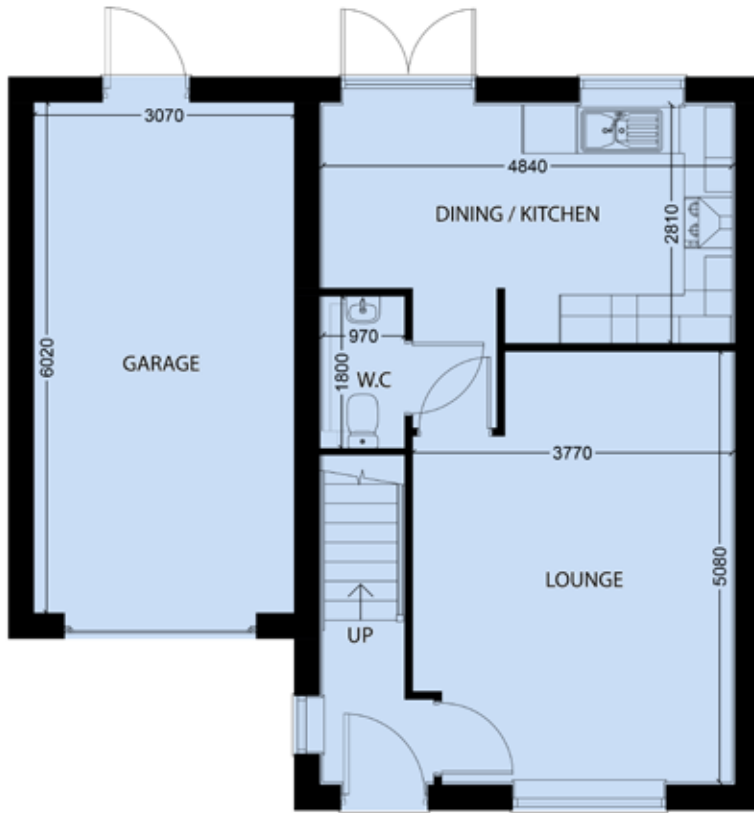
First Floor

Bedroom 1	3820mm x 3480mm
En-suite	2700mm x 1580mm
Bedroom 2	3470mm x 3370mm
Bedroom 3	3160mm x 2750mm
Bedroom 4	3370mm x 2290mm
Bathroom	2630mm x 1710mm

The Windsor 3 bedroom detached home



- Kitchen/diner leading to garden
- Spacious lounge
- 3 spacious bedrooms
- En-suite to Bedroom 1
- Family bathroom
- Garage



Ground Floor

Kitchen/Dining	4840mm x 2810mm
Lounge	5080mm x 3770mm
WC	1800mm x 970mm
Garage	6020mm x 3070mm



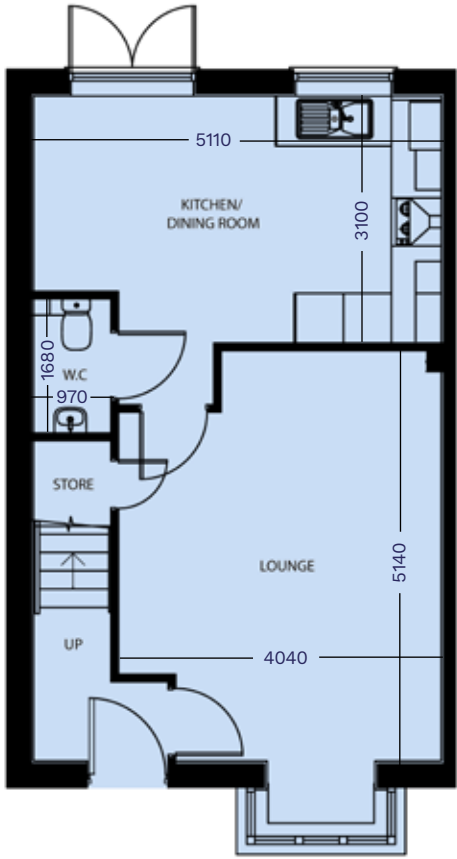
First Floor

Bedroom 1	3700mm x 3010mm
En-suite	2870mm x 2170mm
Dressing Room	2370mm x 2170mm
Bedroom 2	4100mm x 2790mm
Bedroom 3	3800mm x 2790mm
Bathroom	2140mm x 1950mm

The **Worcester** 3 bedroom semi-detached home

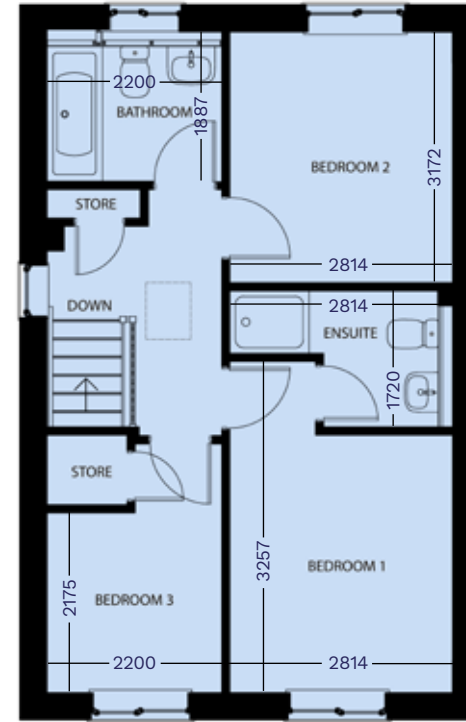


- Kitchen/diner leading to garden
- Spacious lounge
- 3 generous bedrooms
- En-suite to Bedroom 1
- Family bathroom
- Parking



Ground Floor

Kitchen/Dining	5110mm x 3100mm
Lounge	5140mm x 4040mm
WC	1680mm x 970mm



First Floor

Bedroom 1	3257mm x 2814mm
En-suite	1720mm x 2814mm
Bedroom 2	3172mm x 2814mm
Bedroom 3	2200mm x 2175mm
Bathroom	1887mm x 2200mm



The Specification

Specification

Homes designed for living, with a specification that offers the perfect combination of form and function.

At Lancet Homes, we understand that your home needs to be about your lifestyle, as well as looking good. That's why our specification offers you great quality, that's designed to last. With consideration given to each room in your home, as well as your outdoor space, we're confident you'll agree you have everything you need.

For those extra special finishing touches, we can also offer a range of options to allow you to personalise your home ready for you to move in. All you need to do is speak to your sales executive and they'll be able to show you our full range of optional extras.

Kitchen

- > Choice of contemporary and traditional kitchen units
- > Choice of modern worktops with matching upstands
- > 1.5 Bowl stainless steel sink with chrome mixer tap
- > Stainless steel single oven to 2 & 3 bedroom properties
- > Stainless steel double oven to 4 & 5 bedroom properties
- > Stainless steel 4 ring gas hob to 2 & 3 bedroom properties
- > Stainless steel 5 ring gas hob to 4 & 5 bedroom properties
- > Chimney style extractor hood
- > Splashback
- > Plumbing for washing machine and dishwasher (where applicable)
- > Recessed downlighters

Cloakrooms, bathrooms & en-suites

- > Villeroy Boch modern white contemporary sanitaryware
- > Aqualisa high quality taps
- > Choice of Porcelanosa tiles (see sales consultant for details)

- > Aqualisa shower to en-suite (where applicable)
- > Recessed downlighters to main bathroom & en-suite
- > Chrome towel rail to main bathroom

Doors & windows

- > Low maintenance anthracite PVCu double glazed windows
- > Anthracite PVCu French doors (where applicable)
- > Anthracite composite front door with chrome ironmongery, multi-point locking system and security chain
- > Modern white internal doors with chrome ironmongery

General

- > A rated condensing boiler
- > Hive Heating control
- > Individual radiator thermostats
- > Loft insulation in line with current building regulations
- > Mains wired smoke detectors
- > White painted walls
- > Smooth white ceilings

Personalise
your new
Lancet home

Ask a sales consultant about
your options.

- > White gloss paint to woodwork
- > BT points to lounge and bedroom 1
- > TV points to lounge and bedroom 1
- > USB sockets kitchen/dining/family & bedroom 1
- > Premier Guarantee, 10 year Home Warranty
- > Choice of optional extras to personalise your new home (see sales consultant for details)
- > Low energy bulbs throughout
- > Provisions for electric charging point
- > Solar panels (selected plots only, see sales advisor for details)

External finishes

- > Open plan front garden
- > Rear garden to be graded and top soiled
- > 1.8m closeboard fencing to rear boundaries
- > Post and rail divisional fencing

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification.

Lancet Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Image depicts a typical Lancet Homes interior.



Ways We Can Help You Move

LANCET
HOMES



The schemes we offer

Here at Lancet Homes, we are committed to making your new home purchase experience as easy as possible. To see how we can help smooth the process for you, please take a look at the below schemes, which might help you.

Assisted Move



Let us help sell your home.

The Assisted Move scheme allows you to reserve your preferred home for an agreed period of time, while Lancet Homes instructs a local estate agent to market and sell your property for an agreed amount.

Part Exchange



Lancet Homes can be your cash buyer.

The Part Exchange Scheme enables Lancet Homes to buy your property from you, at an agreed price, meaning you can avoid the hassle of trying to sell your property and the risk of a chain falling through, and concentrate on your new home.

Find out more

For further information about any of the schemes listed opposite, please contact one of our sales advisers, any of whom will be happy to help.

Call us

07731 999291

Email us

the.copse@lancet-homes.co.uk

Visit us

www.lancet-homes.co.uk



Find out more

For more information about The Copse, please get in touch with us.

See the show home

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Visit
www.lancet-homes.co.uk



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