



WYRE GRANGE



LODGE LANE | SINGLETON

A PRESTIGIOUS DEVELOPMENT OF FIVE-BEDROOM LUXURY HOMES
SET WITHIN AN EXCLUSIVE GATED COMMUNITY



Computer Generated Image of the proposed development at Wyre Grange - Singleton



THE TRADITION CONTINUES

After recently completing two award-winning luxury developments in Orrell and several other successful around Cheshire, Oak Tree Developments are delighted and proud to continue the tradition of providing luxury homes with our latest development at Wyre Grange, Singleton.

This impeccably-located site of only nine five-bedroomed detached homes with the choice of six different house types, set within private grounds including ownership of a protected woodland and ecological area and also with the benefit of a private gated access could be the perfect haven, just for you.



Boats moored along the Wyre Estuary - Singleton

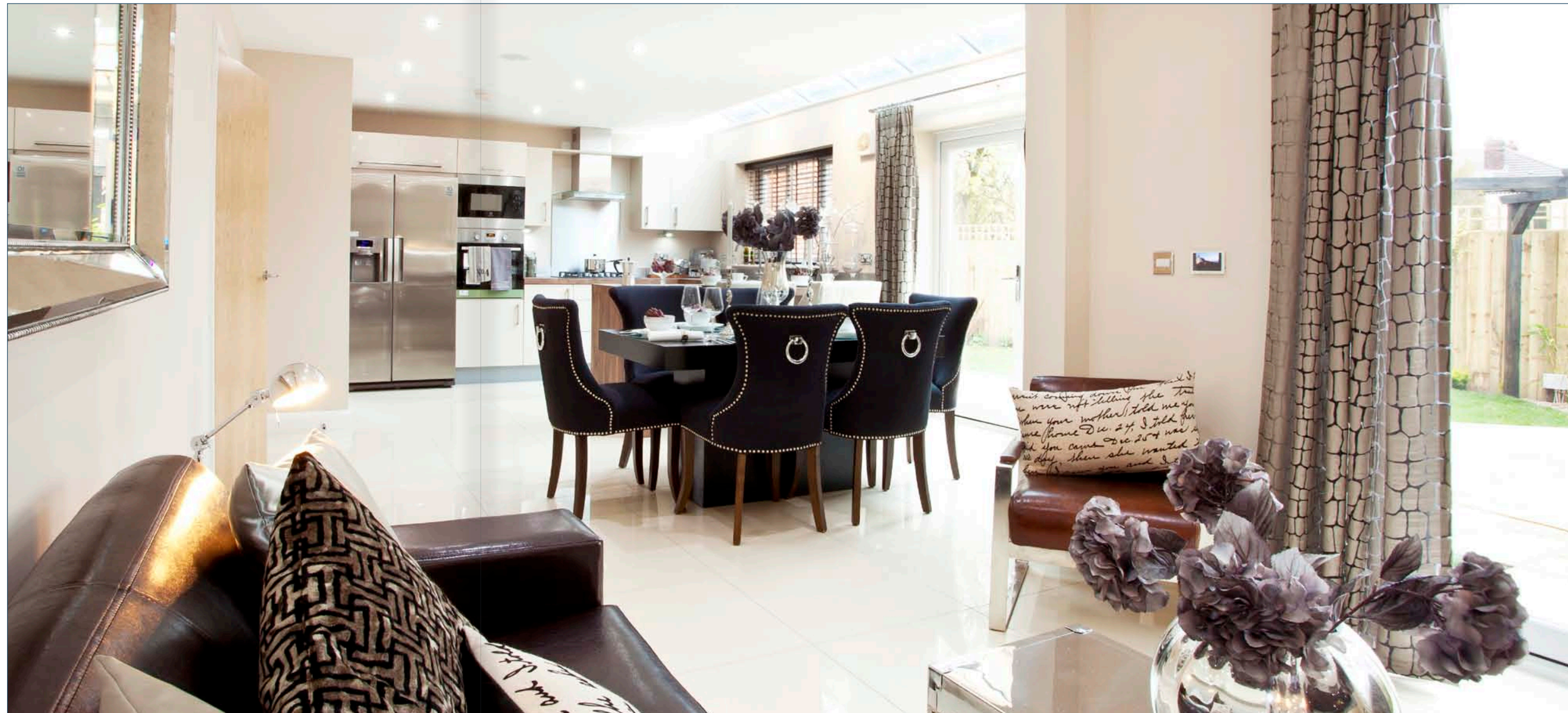


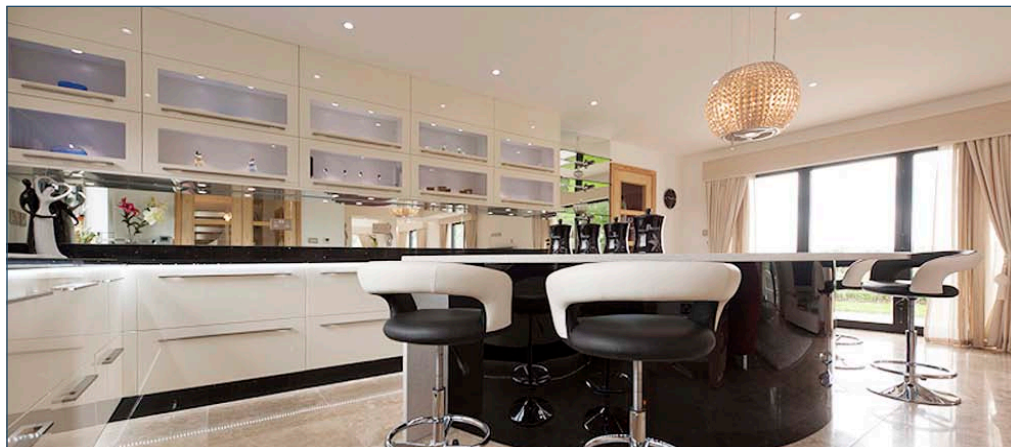
STEP INSIDE, RELAX, YOU'RE HOME...

When we plan a new development, we always aim to provide a range of house types which will suit most people's changing needs.

Offering traditional elegance on the outside, complemented by contemporary luxury on the inside, our homes are designed and built to the highest standards to empathise with the ever-changing requirements of modern living.

Our niche is very specific – all our homes are detached, with a minimum of 5 bedrooms, 3 bathrooms and a high specification as standard – the only question is: which one will you choose?





Photographs from previous Oak Tree Developments



YOUR HOME - YOUR CHOICE

Creating a bespoke luxury home, tailored specifically to individual needs requires more than just a glossy brochure and a generic promise of a top quality specification to distract you from the rest.

We do not use the word "bespoke" lightly. Part of our success as a developer has resulted from the way we have encouraged every one of our purchasers to be part of the design process. With over twenty years of experience, working in partnership with people who have a distinct vision of how and what they want from a new home to suit both themselves and their long-term family requirements and at the same time driven along by our pride and reputation, Oak Tree Developments are determined to continue this successful approach so that each new purchaser at Wyre Grange will have the unique opportunity to create something bespoke, something individual, something that they you will be proud of... but most of all, something that you will love.



OUR HISTORY

Oak Tree Development's story began in 1994 when the Managing Director decided to build a bespoke house for his family. This one-off, high specification home became the template for all future properties built over the following years to come; homes with genuine character, designed with flair and real liveability in mind and finished with the meticulous attention to the finer details that make our homes more than a little bit special. In short, at Oak Tree, we build every new home as if it were our own.

For over a decade, the reputation has been firmly established among house buyers who value quality, individuality, hands-on approach and personal service. We have extended our expertise across every kind of residential development, large or small: apartments, bungalows, semi and mews, detached, contemporary new build and sensitive conversions. Oak Tree have finally found their home which is where it all started – detached luxury homes – and we're putting every bit as much into them as we ever did!

To see a large range of our previous completed developments, please visit the 'about us' page on our website: www.oaktree-developments.com





WYRE GRANGE ECOLOGY

Oak Tree has always taken landscaping, amenity provision and outdoor space very seriously within the development design. At Wyre Grange, not only will you find an abundant array of trees, shrubs and foliage planted around the properties and grounds in general, you will also find an ecological area and protected woodland provided purely for the ownership and benefit of all purchasers on the development.

Working with our Landscape Architects in conjunction with planning requirements and feedback from environmental studies sympathetic to local ecological requirements, we are aiming to create a garden retreat for everyone to enjoy which will include a pond, trees, landscaping and bird boxes to encourage local wildlife to establish themselves permanently and to enjoy Wyre Grange as much as you do.

We look forward to watching the various birds, bats and wildlife grow within the environment we are creating for them and we hope you do too.

What to look out for in and around the local area:

1. Black Tailed Godwit 2. Peregrine Falcon 3. Redshank
4. Barn Owls 5. Bats



Interior photograph from a previous Oak Tree Development



Computer Generated Image of the proposed development at Wyre Grange - Singleton



SPOILT FOR CHOICE

Obviously, being so close to the Wyre Estuary and Wyre Estuary Country Park, you will never run out of outdoor activities to do with the **Children** at the weekend. Be it nature trails and bird spotting, or strolls along the river bank, your little ones will embrace the outdoors and the changing scenery through-out the seasons. They may even be lucky enough to catch a ride on a boat along the river.

Literally on your door step too, you will find endless country walks, golf courses, bowling greens, sports centres, children's parks, as well as a luxury hotel and spa facility for the grown-ups.

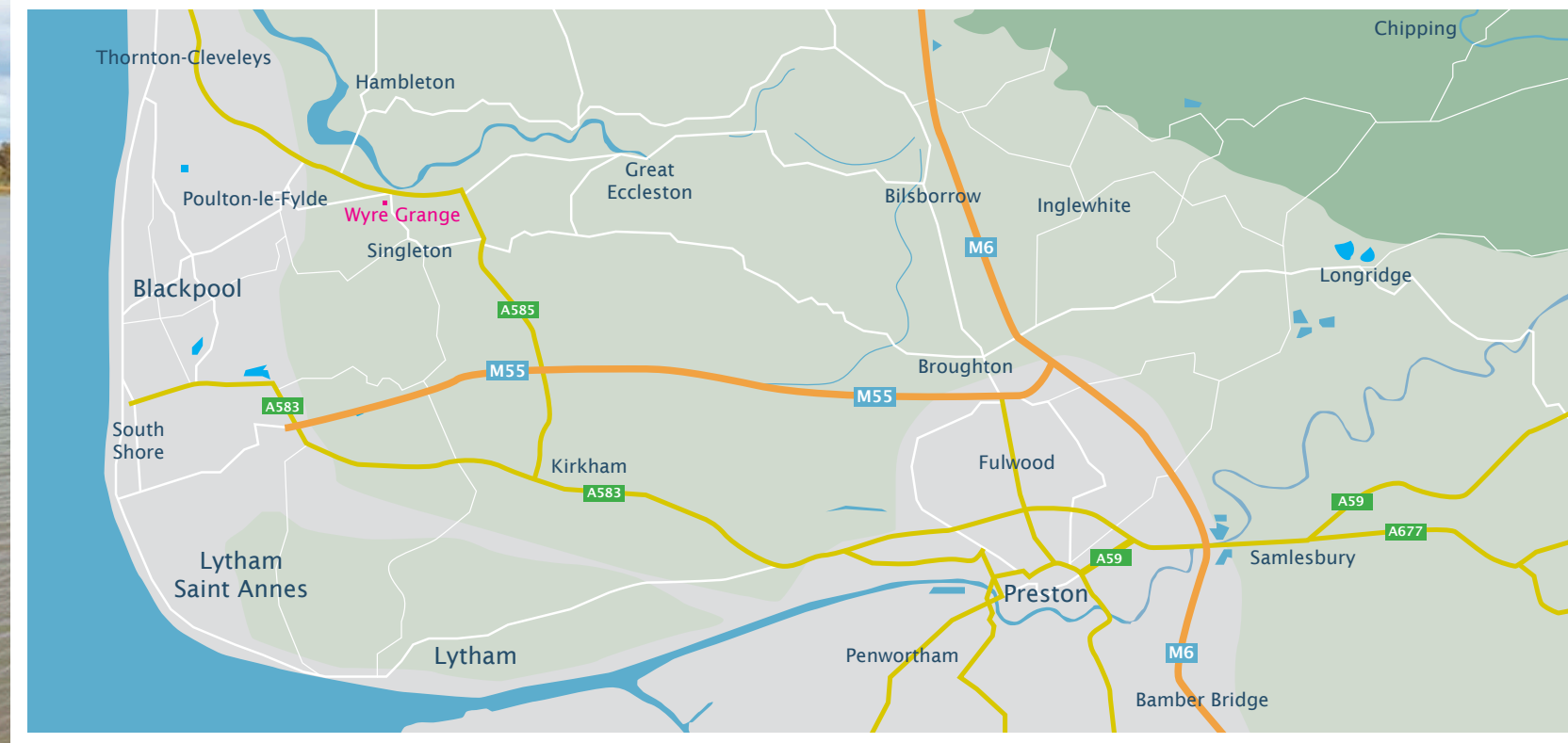
Singleton has an Ofsted Outstanding Provider primary school and close by in Poulton-le-Fylde you will discover an all boys school, and two high schools / colleges.

Out of all of our previous developments, we are extremely pleased to find ourselves developing in such a fantastic location.



WYRE GRANGE - LOCATION

Wyre Grange is well-located for both family life and business.
Located within the heart of the Fylde coast and just a short trip from Thornton, Cleveleys, Lytham-St-Annes, Blackpool and Fleetwood, Wyre Grange benefits from being close to superb motorway access of the M55 and M6 Preston is within 20 minutes drive as well as Manchester and Liverpool being less than 1 hour away.



AERIAL SITE PLAN - WYRE GRANGE, SINGLETON

Development address: Lodge Lane, Singleton, FY6 8LT



HOUSE TYPE:

BYROM
LEIGHTON
ARLEY
LYTHAM
HARDWICK
RUFFORD

PLOTS:

PLOT 1
PLOT 2
PLOT 3,4,& 6
PLOT 5
PLOT 7 & 9
PLOT 8



Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

BYROM OVERALL SQFT: 2143

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	4175 x 4960	(13'8 x 16'3)
Kitchen / Family / Dining	9905 x 4960	(32'6 x 16'3) o/all
Study	2825 x 2195	(9'3 x 7'2) o/all
WC	1850 x 970	(6'1 x 3'2)
Utility	2225 x 1775	(7'4 x 5'10)
Double Garage	5970 x 5635	(19'7 x 18'6)



FIRST FLOOR

Master Bedroom	5970 x 3765	(19'7 x 12'4) o/all
- Dressing	3600 x 2100	(11'10 x 6'11) o/all
- Ensuite	2245 x 2345	(7'4 x 7'8) o/all
Bedroom 2	4175 x 4125	(13'8 x 13'6) o/all
- Ensuite	3075 x 1300	(10'1 x 4'3) o/all
Bedroom 3	3945 x 3810	(12'11 x 12'6) o/all
Bedroom 4	2950 x 3795	(9'8 x 12'5) o/all
Media Area	2075 x 3075	(6'10 x 10'1)
Bathroom	1995 x 3275	(6'7 x 10'9) o/all



SECOND FLOOR

Bedroom 5	4760 x 4125	(15'7 x 13'6) o/all
- Ensuite	1500 x 1895	(4'11 x 6'3) o/all

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

LEIGHTON

OVERALL SQFT: 2387

PLOT 2

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	3990 x 4800	(13'1 x 15'9) o/all
Kitchen / Family / Dining	8200 x 4685	(26'11 x 15'4)
Study	2595 x 2360	(8'6 x 7'9)
WC	2025 x 910	(6'8 x 3'0)
Utility	2595 x 1825	(8'6 x 6'0)
Double Garage	5195 x 5130	(17'0 x 16'10)

FIRST FLOOR

Bedroom 2	4890 x 4200	(16'1 x 13'9) o/all
- Dressing	2595 x 2985	(8'6 x 9'10) o/all
- Ensuite	2160 x 2340	(7'1 x 7'8) o/all
Bedroom 3	3900 x 4870	(12'10 x 16'0) o/all
- Ensuite	1525 x 2785	(5'0 x 9'2)
Bedroom 4	4020 x 3360	(13'2 x 11'0) o/all
Bedroom 5	4105 x 2510	(13'6 x 8'3) o/all
Bathroom	2705 x 2200	(8'10 x 7'3)

SECOND FLOOR

Master Bedroom	4990 x 5365	(16'4 x 17'2) o/all
- Dressing	3000 x 1915	(9'11 x 6'3) o/all
- Ensuite	2575 x 1915	(8'5 x 6'3) o/all

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

ARLEY OVERALL SQFT: 2095

PLOT 3,4,& 6

Plot 4 shown - Plots 3 & 6 are handed

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	3995 x 5465	(13'1 x 17'11)	o/all
Kitchen / Family / Dining	8200 x 6875	(26'11 x 22'7)	o/all
WC	1840 x 1395	(6'0 x 4'7)	
Utility	1850 x 1820	(6'1 x 6'0)	
Garage	2605 x 5130	(8'7 x 16'10)	



FIRST FLOOR

Bedroom 2	3900 x 4870	(12'10 x 16'0)	o/all
- Ensuite	1500 x 2620	(4'11 x 8'7)	o/all
Bedroom 3	4225 x 4210	(13'10 x 13'10)	o/all
Bedroom 4	4020 x 3360	(13'2 x 11'0)	o/all
Bedroom 5	4110 x 2510	(13'6 x 8'3)	o/all
Bathroom	2700 x 2200	(8'10 x 7'3)	



SECOND FLOOR

Master Bedroom	4990 x 5365	(16'4 x 17'2)	o/all
- Dressing	3000 x 1915	(9'11 x 6'3)	o/all
- Ensuite	2575 x 1915	(8'5 x 6'3)	

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Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

LYTHAM OVERALL SQFT: 2178

PLOT 5

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	3610 x 5315	(11'10 x 17'5)	o/all
Kitchen / Family / Dining	5295 x 7285	(17'4 x 23'11)	
Study	2600 x 2935	(8'6 x 9'8)	
WC	1000 x 2000	(3'3 x 6'7)	
Utility	2600 x 2035	(8'6 x 6'9)	
Garage	2600 x 5415	(8'6 x 17'9)	



FIRST FLOOR

Bedroom 2	3610 x 4815	(11'10 x 15'10)	o/all
- Dressing	2025 x 1640	(6'8 x 5'5)	
- Ensuite	2025 x 1740	(6'8 x 5'9)	
Bedroom 3	2735 x 4245	(9'0 x 13'11)	
Bedroom 4	2600 x 5690	(8'6 x 18'8)	o/all
Bedroom 5	2465 x 3260	(8'1 x 10'8)	
Bathroom	2600 x 2335	(8'6 x 7'8)	



SECOND FLOOR

Master Bedroom	5295 x 3870	(17'4 x 12'8)	o/all
- Dressing	2215 x 2865	(7'3 x 9'5)	
- Ensuite	2985 x 1815	(9'10 x 5'11)	o/all

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Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

HARDWICK

OVERALL SQFT: 2420

PLOT 7 & 9

Plot 7 shown - Plot 9 is handed

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	3765 x 5515	(12'4 x 18'1)	o/all
Kitchen / Family / Dining	7975 x 5525	(26'2 x 18'2)	o/all
Study	2620 x 3120	(8'7 x 10'3)	
WC	1900 x 1445	(6'3 x 4'9)	
Utility	3610 x 1800	(11'10 x 5'11)	
Garage	3610 x 5185	(11'10 x 17'0)	

FIRST FLOOR

Bedroom 2	6635 x 4845	(21'9 x 15'11)	o/all
- Ensuite	2220 x 1825	(7'3 x 6'0)	o/all
Bedroom 3	3675 x 3810	(12'1 x 12'6)	o/all
- Ensuite	1500 x 2950	(4'11 x 9'8)	o/all
Bedroom 4	3030 x 4200	(9'11 x 13'9)	o/all
Bedroom 5	6460 x 3435	(21'2 x 11'3)	o/all
Bathroom	4105 x 2510	(13'6 x 8'3)	o/all

SECOND FLOOR

Master Bedroom	4765 x 5630	(15'8 x 18'6)	o/all
- Dressing	2775 x 1880	(9'1 x 6'2)	
- Ensuite	2575 x 1880	(8'5 x 6'2)	o/all

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Computer Generated Image - Five Bedroom Home at Wyre Grange - Singleton.

RUFFORD OVERALL SQFT: 2730

PLOT 8

Floor plans show the structural layout of each house type - All furniture and fitted wardrobes shown on floor layouts are for illustration purposes only.



GROUND FLOOR

Lounge	3950 x 4775	(13'0 x 15'8)	o/all
Kitchen / Family / Dining	5860 x 7480	(19'3 x 24'6)	o/all
Den	5410 x 5410	(17'9 x 17'9)	
Study	2875 x 1995	(9'5 x 6'6)	
WC	2200 x 1765	(7'2 x 5'9)	o/all
Utility	2275 x 1765	(7'5 x 5'9)	o/all
Double Garage	5415 x 5305	(17'9 x 17'5)	



FIRST FLOOR

Bedroom 2	5410 x 5220	(17'9 x 17'2)	o/all
- Dressing	5410 x 1905	(17'9 x 6'3)	o/all
- Ensuite	4310 x 2235	(14'2 x 7'4)	o/all
Bedroom 3	4985 x 4650	(16'4 x 15'3)	o/all
- Ensuite	3045 x 1375	(10'0 x 4'6)	o/all
Bedroom 4	3600 x 3325	(11'10 x 10'11)	o/all
Bedroom 5	3375 x 2760	(11'1 x 9'1)	
Bathroom	2600 x 2175	(8'6 x 7'2)	



SECOND FLOOR

Master Bedroom	6120 x 4625	(20'1 x 15'2)	o/all
- Dressing	3690 x 2525	(12'1 x 8'3)	
- Ensuite	3035 x 2000	(9'11 x 6'7)	o/all

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Interior photographs from previous Oak Tree Developments



A LUXURIOUS SPECIFICATION

Under floor heating to ground floor with radiators to upper floors.

Pressurised unvented hot water central heating system.

Vitra sanitary ware.

Vitra chrome taps and fittings.

Chrome shower enclosures with Mira fixed head showers to all ensuites.

All wet rooms to have a choice of wall tiling from the Porcelanosa “Bespoke Range”.

Outside tap to rear.

Chrome switches & sockets to ground floor & landings.

Chrome ceiling spots to Hallway, Kitchen / Dining / Family, Master Bedroom /

Dressing & all Wet Rooms.

TV & BT points provided throughout.

External lights to all entrance doors.

Full digital security system.

Shaver sockets to Master Ensuite & Bathroom.

Doorbell to front door.

Choice of quality Kitchen units, worktops and handles.

Branded integrated appliances including oven, hob, extractor hood, microwave, dishwasher and

American fridge freezer.

Feature solid oak staircases with gallery landings.

Pre-finished oak internal doors with quality chrome door furniture.

Decorative cornice to lounge, hallway and 1st floor landing.

Grey Upvc windows with square leaded lights.

Maintenance-free black woodgrain external doors, upvc fascias and soffits.

Solid Cedar garage doors.

Stone sett effect feature driveways.

Hard and soft landscaping to front and rear gardens.

All the above items are offered as part of our standard specification.

Where appropriate, alterations and upgrades can be provided to create your own personal specification.

WYRE GRANGE



ALL SALES ENQUIRIES PLEASE CONTACT OAK TREE DEVELOPMENTS ON: 07867 484 818

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