Forest Green

Local Information

WIGGETT • HOMES •

Wiggett Homes is delighted to announce Forest Green, a new development of 16 beautiful homes in Sutton Manor, St. Helens. The site features a mixture of detached and semi-detached properties, all with 3 bedrooms.

Situated at Walkers Lane, Sutton Manor, the development has direct access to St. Helens linkway and the M62 motorway, giving easy access to Liverpool, Manchester and the rest of the Northwest. Lea Green is the closest railway station, with regular trains running to both Manchester and Liverpool.

The vibrant town of St. Helens is located just 4 miles away, where you will find an abundance of high street stores, restaurants, bars, as well as leisure facilities and entertainment; it is also home to the very successful St. Helens 'Saints' rugby league team.

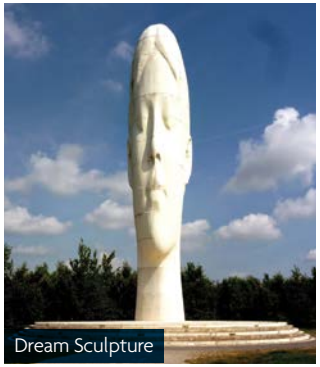
There are some stunning local walks and a range of open green spaces surrounding this exclusive development, including the Clock Face Country Park, where the well-known 'Dream' sculpture can be found, and Sherdley Park, the largest in the area, which is home to an 18-hole golf course and children's play area. For culture, there are fantastic performances to be enjoyed at the Theatre Royal and also the Citadel Arts Centre, which was voted one of the UK's top 10 venues for jazz and blues.

Parents will be glad to know that in the immediate vicinity there are Sutton Manor Community Primary and Rainhill High School, both rated Ofsted 'Good'.

Every Wiggett Home comes complete with a 10-year NHBC warranty, which provides invaluable protection for new home owners. We are also pleased to offer the government's Help to Buy scheme across the development, as well as zero stamp duty for first time buyers; please ask our sales consultant for more information.

Clock Face Country Park

Sherdley Park


Dream Sculpture

Lea Green Train Station

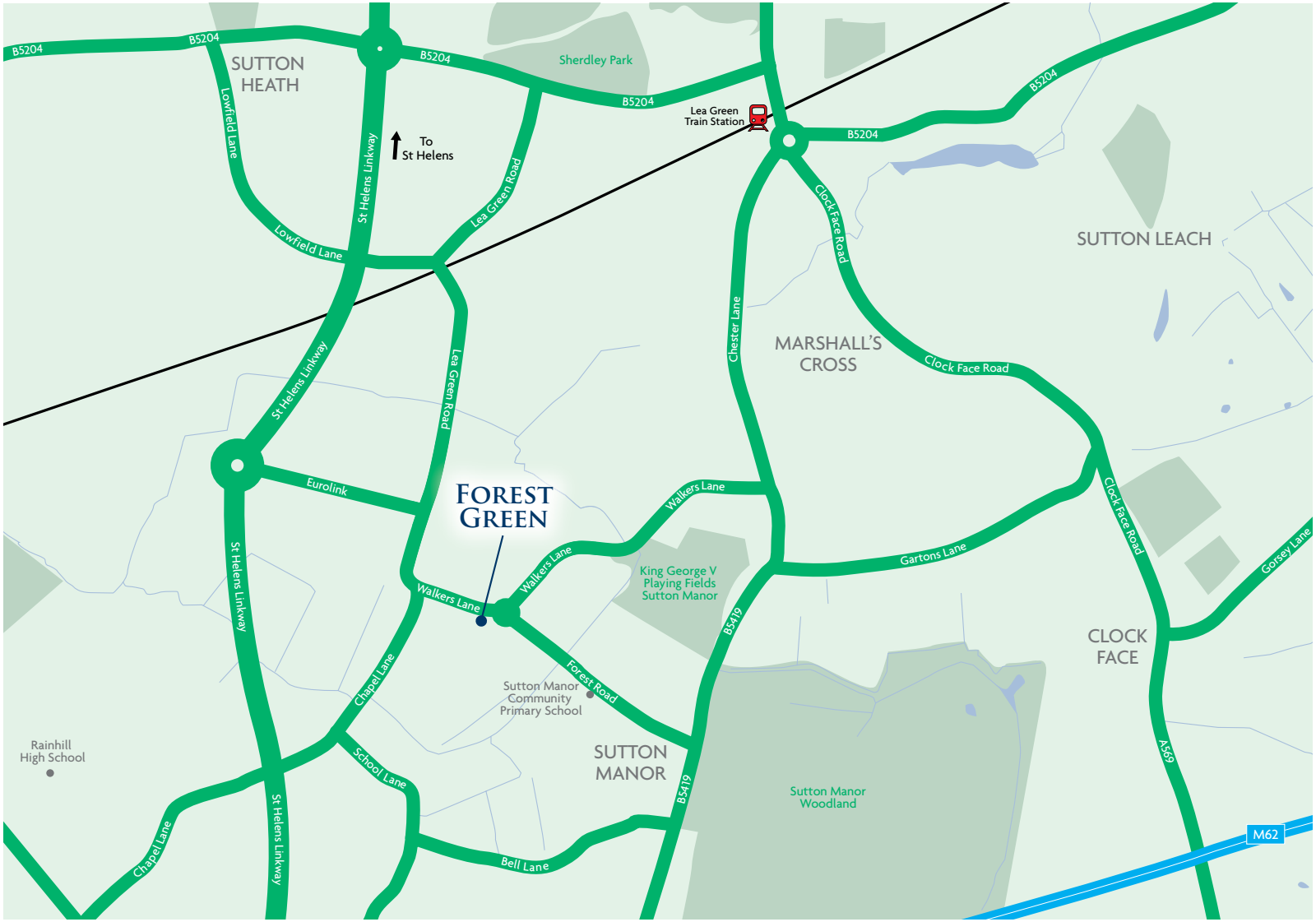
St. Helens 'Saints' Rugby Club

Theatre Royal

St Helens Town Hall

FOREST GREEN
LOCATION

WIGGETT HOMES



FOREST GREEN

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NHBC
Raising Standards. Protecting Homeowners

CONSUMER CODE FOR HOME BUILDERS
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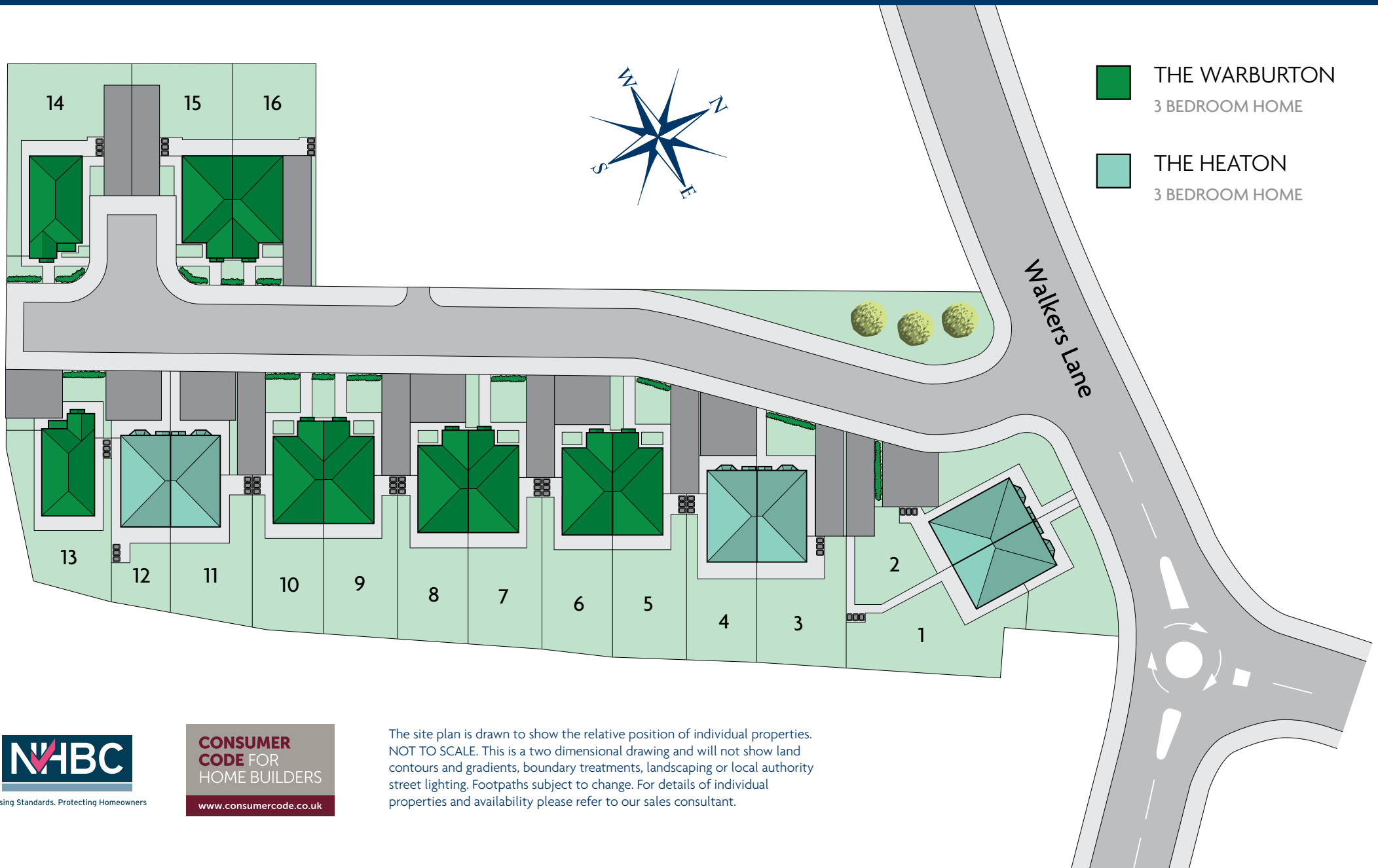
FOREST GREEN

SITEPLAN

WIGGETT HOMES



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The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our sales consultant.

FOREST GREEN
SPECIFICATION

WIGGETT HOMES

All properties at Forest Green come with the following specification as standard:

WARRANTY
- 10 year NHBC Buildmark Warranty

ENERGY CONSCIOUS COMFORT
- White UPVC double glazed windows
- Gas combi boiler, providing heating and hot water

SAFETY AND SECURITY
- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors to most windows
- Mains powered smoke detectors throughout
- Mains powered carbon monoxide detector to kitchen
- External light

GENERAL
- White emulsion painted walls and ceilings
- White gloss painted woodwork
- White painted panelled internal doors with chrome ironmongery
- Ample electrical sockets
- White plastic switch plates and socket covers
- BT and TV socket to lounge and bedroom one

KITCHEN
- 'A' rated Zanussi single oven
- Zanussi gas hob
- Caple curved glass and stainless steel canopy hood
- Glass splashback to hob
- Fully fitted kitchen* with laminate worktops, soft closing drawers and cabinets and under wall unit lighting
- Underhung 1 ½ bowl sink with chrome brassware
- Plots 13 and 14 only, Zanussi fully integrated appliances (fridge/freezer, dishwasher & washing machine)**

BATHROOM, EN-SUITE AND CLOAK ROOM
- Villeroy and Boch sanitaryware
- Chrome brassware
- Chrome framed glazed shower door to shower cubicle and bath screen
- Dual voltage shaver socket to en-suite
- Half tiled* bathroom and en-suite, full height tiling to shower area
- Tiled splash back to cloak room sink

EXTERNAL
- Turfed front garden
- Top soil to rear garden
- 2.1m timber fence to rear garden
- Green GRP front door with chrome ironmongery
- Ibstock, Melton Antique Blend brick
- Grey concrete roof tiles

* Choices available subject to build stage. ** Where appliances are not given, plumbing and power is provided for future use and removable units are installed instead. Zanussi fully integrated appliances (fridge/freezer, dishwasher and washing machine) can be purchased as an extra, subject to build stage, please liaise with your sales consultant for further information. Wiggett Homes pursues a policy of continuous improvement. Whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not constitute or form part of a contract of sale.

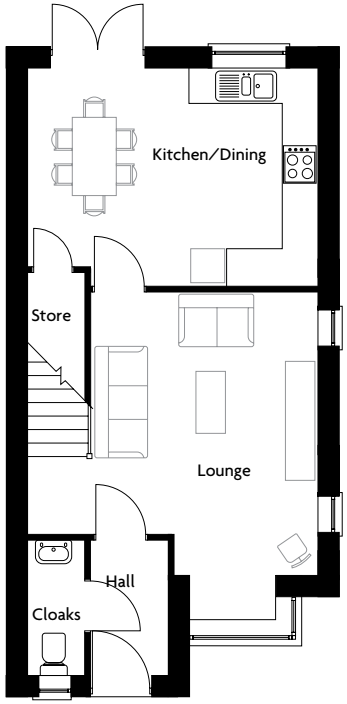
The Warburton Detached

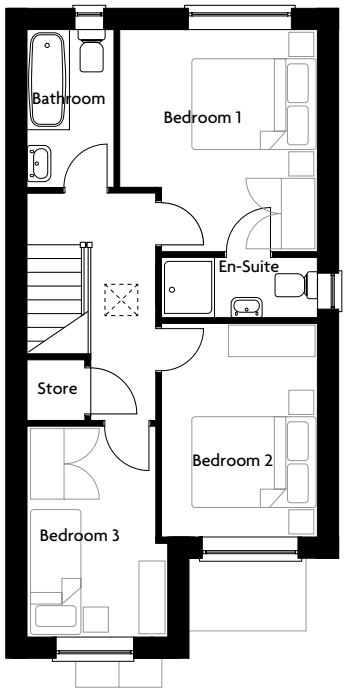
WIGGETT HOMES

THE WARBURTON DETACHED

THREE BEDROOM HOME

WIGGETT HOMES





GROUND FLOOR

Kitchen/Dining	4910 x 3700mm	16'1" x 12'2"
Lounge	4910 x 4755mm (max)	16'1" x 15'7" (max)

FIRST FLOOR

Bedroom 1	3320 x 3700mm	10'11" x 12'2"
Bedroom 2	2621 x 3645mm	8'7" x 12'0"
Bedroom 3	2215 x 3530mm	7'3" x 11'7"

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Consultant for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

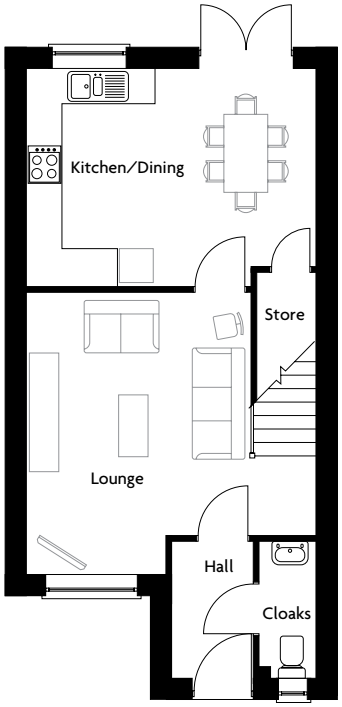
The Warburton Semi

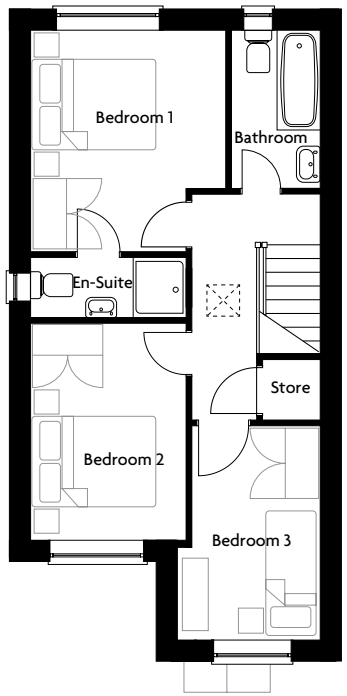
WIGGETT HOMES

THE WARBURTON SEMI

THREE BEDROOM HOME

WIGGETT HOMES





GROUND FLOOR

Kitchen/Dining	4893 x 3700mm	16'1" x 12'2"
Lounge	4893 x 4735mm	16'1" x 15'6"

FIRST FLOOR

Bedroom 1	3320 x 3700mm	10'11" x 12'2"
Bedroom 2	2621 x 3645mm	8'7" x 12'0"
Bedroom 3	2197 x 3530mm	7'3" x 11'7"

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The Heaton

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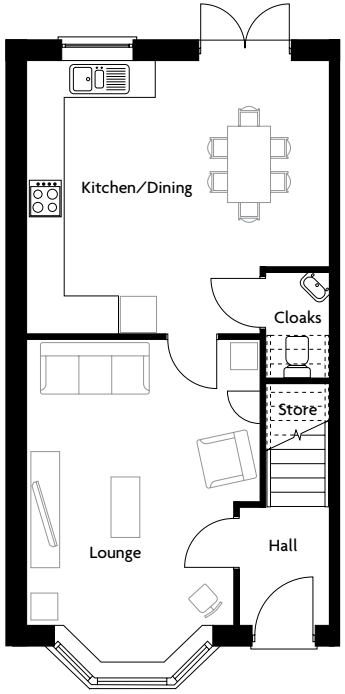
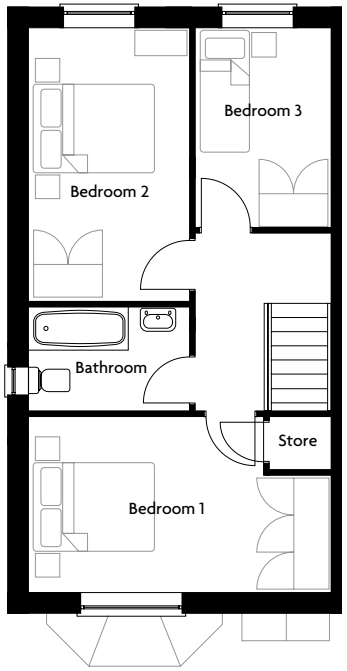
THE HEATON

THREE BEDROOM HOME

WIGGETT HOMES





GROUND FLOOR

Kitchen/Dining	4949 x 4430mm	16'3" x 14'6"
Lounge	3824 x 4680mm (excl bay)	12'7" x 15'4" (excl bay)

FIRST FLOOR

Bedroom 1	4949 x 2894mm	16'3" x 9'6"
Bedroom 2	2629 x 4430mm	8'8" x 14'6"
Bedroom 3	2246 x 3238mm	7'4" x 10'7"

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