

The background features a dark teal color with faint, abstract line art in a slightly lighter shade. The lines are thin and form various shapes, including loops, curves, and intersecting paths, creating a subtle, artistic pattern.

LINGARDS FOLD,
Slaitwaite

FROM OUR FAMILY
to yours



SB HOMES

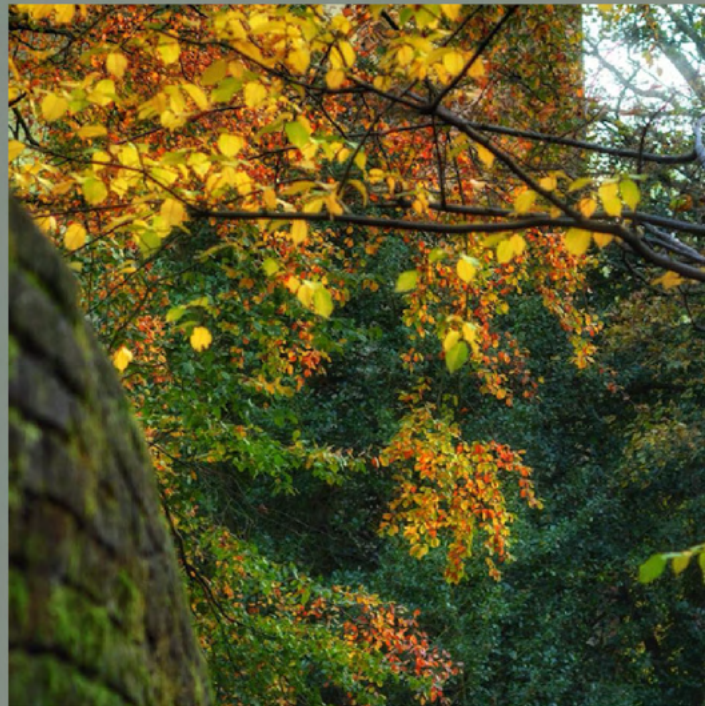
Slaithwaite: A Village With a True Community Feel

Slaithwaite has become one of the most desirable villages to live in West Yorkshire.

The community feel is unmistakable, with dozens of village shops, cafes, restaurants, bakeries, coffee spots and entrepreneurial, community-interest businesses.

Most weekends, there is a buzz around the village. And with a friendly face on every corner, it is the perfect place to call home if you want somewhere supportive and vibrant to live.

There are plenty of walks, from gentle strolls along the canal to moorland hikes across the Pennines.






LINGARDS FOLD SLAITHWAITE



SB HOMES



Collections

- Heritage 
- Landmark 
- Rental Apartments 



Lingards Fold: A Sense Of Place

Lingards Fold will feature 42 individually designed homes, benefitting from stunning Colne Valley views, easy access to the village centre, a strong sense of place, and high-quality, luxurious attention-to-detail.

Our design sentiment is to use local material, mixed with modern detail to create timeless, stylish homes that people are proud to live in.

The properties have been well-planned, with a strong emphasis on curb-appeal and indoor-outdoor living, but also internal layouts, flow of accommodation, room proportions and elevated specifications as standard, for ultimate family living.



Elevated Specifications, As Standard

Lingards Fold is a mixture of two outstanding collections,
each with their own high level of specifications and
features.

Heritage Collection



Plot 1 – The Diana
Plot 8 – The Churchill
Plot 23, 34 & 35 – The Britannia
Plot 24 – The Hastings
Plot 27 – The Roman
Plot 36, 37 & 38 – The Elizabeth

Landmark Collection



Plot 2, 3, 4 & 5 – The Pule
Plot 6, 7, 9, 10, 11 & 12 – The Holmes
Plot 8 – The Churchill
Plot 19 & 22 – The Redgrave
Plot 25, 28 & 33 – The Murray
Plot 26, 29, 30, 31 & 32 – The Charlton
Plot 39 & 40 – The Eastergate
Plot 41 & 42 – The Deer



Heritage Collection

Bathrooms

Fully-tiled floors & walls - Choose from hundreds of products
Freestanding bath (where space allows) with floor-standing tap
Walk-in-shower (where space allows) with framed screen and low-profile shower tray
Heated towel rail
Contemporary wall-hung vanity unit
Italian soft-close, wall-hung rimless toilet and built-in flush plate

Kitchen

Modern, individually designed kitchen
1 integrated oven and 1 integrated microwave oven
Hot water tap
Slim wine cooler
High-graded Quartz worktop and upstand
4-ring induction hob with down-draft extractor
Island unit (Where design allows - check floorplan)
Integrated Siemens dishwasher and fridge freezer

Internal Fixtures & Finishes

Karndean flooring to entrance hall and kitchen/diner
Carpet finish to living room and bedrooms
Staircase with oak handrail, newels and glass infill panels
Oak panelled doors
Bespoke fitted wardrobes to master bedroom

Electrics & Media

Chrome sockets and light switches
Downlights in kitchen, bathroom and hallways and pendants to other rooms
8 kwh car charger
1 external plug socket
TV points to lounge & all bedrooms
TV reception system including digital terrestrial, Sky Plus and Q provision
Fibre to the door
Alarm system with sensors

Plumbing & Heating

Wet zoned underfloor heating to ground floor
Central heating with radiators to first and second floor
Smart thermostat

Outdoors

AluClad windows and feature front door with glass side panels
Turfed garden, Indian Sandstone paving slabs and block paving driveway
Cold water outdoor tap
House number etched into stone
Drystone walls and double panelled fence

Check individual plot for full kitchen, bathroom and outdoor specification. Brands can't be guaranteed - they may be swapped for a similar equivalent alternative.



Landmark Collection

Bathrooms

Fully-tiled floors & walls
Contemporary wall-hung vanity unit (cloakroom vanity to WC)
Heated towel rail in chrome
Built in shower-over-bath with matching bath panel to vanity unit

Kitchen

Modern, individually designed kitchen
1 integrated oven
Quartz worktop and upstand
4-ring induction hob
Integrated HotPoint dishwasher and fridge freezer

Internal Fixtures & Finishes

£2,500 budget towards flooring finish
Staircase with oak handrail, newels and glass infill panels
Oak panelled doors
Bespoke fitted wardrobes to master bedroom

Electrics & Media

White sockets and light switches
Downlights in kitchen, bathroom and hallways and pendants to other rooms
8 kwh car charger
1 external plug socket
TV points to lounge & all bedrooms
TV reception system including digital terrestrial, Sky Plus and Q provision
Fibre to the door
Alarm system with sensors

Plumbing & Heating

Wet zoned underfloor heating to ground floor
Central heating with radiators to other floors
Thermostatic controlled heating

Outdoors

AluClad windows and Composite Rockdoor front door
Seeded garden, Indian Sandstone paving slabs and block paving driveway
Cold water outdoor tap
Drystone walls and double panelled fence



Check individual plot for full kitchen, bathroom and outdoor specification. Brands can't be guaranteed - they may be swapped for a similar equivalent alternative.

Bespoke Homes

Our homes are designed and built to the most exacting standards, for the most discerning customer.

Each of our homes is crafted for you and your lifestyle. The sooner you reserve your plot, the more you can tweak your home.

From changing the layout, to choosing your bathroom and kitchen specification, or even adding extras such as a cinema room, boxing gym or wardrobe room, we can help you to achieve your dream home without you having to lift a finger.

Design Your Way

We have a bespoke choices brochure to inspire you on your new home journey. It's a comprehensive list of potential upgrades.

Once you've had a think, we'll price your upgraded items and send you a breakdown of the cost, so you can make an informed decision about which ones to go with.

We have also teamed up with a leading local interior designer to offer you the option of a tailored, professional interior design service.

Whether you decide to go for the interior design service or not, your new home is bespoke to you, and we're here to help you in your journey.



Sustainable, Energy Efficient Living

As a business, we've been prioritising energy efficiency and sustainable building practices for over 20 years.

We stick to stringent building practices on air tightness, insulation, technologies, and quality of materials.

Our homes are fitted with underfloor heating on the primary living floor and high levels of insulation, reducing energy consumption and utility bills.

Each home is integrated with an 8kWh car charger, future-proofing your home and contributing to a cleaner environment. Some properties harness the power of rooftop solar panels, further reducing carbon footprint.

The well-placed double-glazed windows of each home boast low U-values, allowing natural light to flood in while keeping the elements at bay, promoting energy efficiency year-round.

Where possible, we use local materials, to blend the architecture seamlessly with the surroundings.



Why Buy from SB Homes?

As a local, family-run business, we employ local tradesmen and designers, and work with local planning to ensure we blend our developments seamlessly with their surroundings, whilst contributing to our local economy and community.

We have constructed more than 550 new homes in the Colne Valley since 1997, and as local people, we build in the areas we live in, so it truly matters to us.

We take elements of new technology, build methods, sustainability practices, materials, and design, and apply them to our next site, relevant to the local context.

We've won awards for our sites, including LABC's Best Development of the Year for Empire Works – another Slaithwaite development.



Reserving Your New Home

Before we reserve any plot, we need to know what position you are in, and if you have a house to sell. We'll discuss your own home and ask you for proof of funds (e.g. bank statements showing savings, mortgage statements showing equity, a mortgage-in-principle, etc).

A non-refundable deposit of £1,500 will take the property off the market, payable via our online payment platform or bank transfer (We don't accept cheques or card). The deposit is knocked off the final purchase price.

Once the sale has progressed and the build is nearing completion, our solicitors will exchange contracts. During the exchange process, it is important to work closely with your solicitor or conveyancer, who will guide you through the legal aspects of the process and ensure that everything is in order.

Both parties will review and sign the contract, and you will pay a 10% deposit (minus the reservation fee). This is a legally binding contract.





Peace of Mind

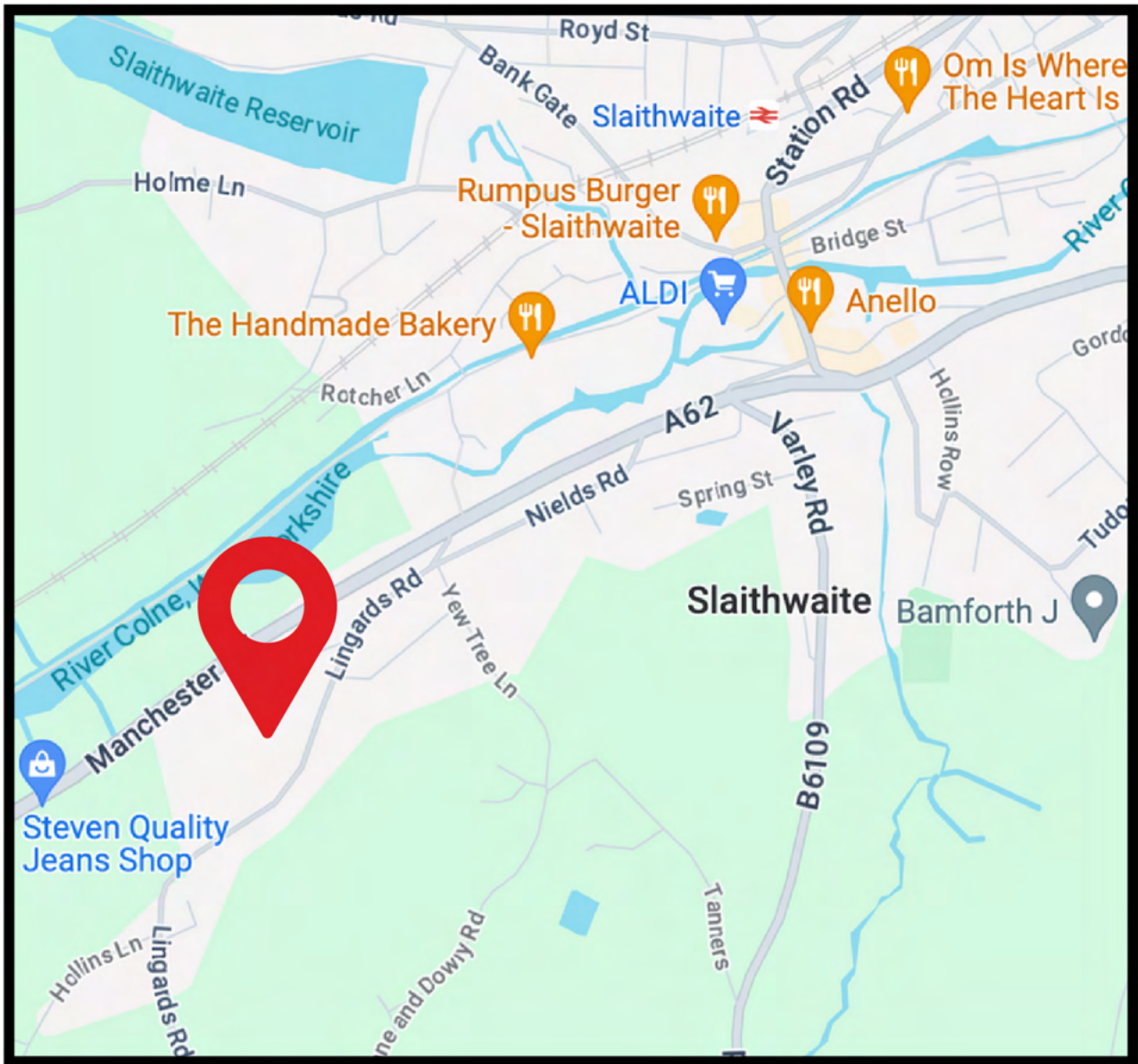
Each property at Lingards Fold is sold with a 10-year structural warranty from a leading provider, giving you peace of mind should any problems arise.

Any snagging issues will be treated with upmost care and attention.

We subscribe to and comply with the Consumer Code for Home Builders, and we follow industry guidance when it comes to the reservation/sales process, aftersales and complaints procedures. Ask our trained sales team for more information.



Protection for new-build home buyers



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