



Bowland View,
Preston Road, Grimsargh, PR2 5JR

Create your own
rural retreat





Bowland View. The great outdoors, the great indoors.

Eccleston Homes has brought the best of luxury living to the peaceful haven of Grimsargh, on the edge of Ribble Valley, with this exclusive development of 12 detached four and five bedroom luxury homes.

With the Ribble Valley on your doorstep, this scenic village location really will revitalise your senses with its spectacular fells and lush green spaces.

But the great outdoors isn't all this superb development has to offer. Because Bowland View's luxury properties are great indoors too.

Beautifully designed in our Arts & Crafts style, our homes come with signature bi-folding doors opening out to a generous landscaped garden, thus creating a great sense of open plan living. All our homes are fitted with stunning specifications throughout, plus with a comprehensive choice of finishes available you truly can put your own personal stamp on your new home.

Beautifully designed and built, all of our properties on the development are 'sustainable homes' using state-of-the-art building techniques to minimise waste and environmental impact. While our responsible 'green' construction processes and technologies are designed to reduce maintenance and running costs.

The Grimsargh Village Green with its ever-popular children's play area, pond, wildflower garden and charming willow arbours is the setting for local football and cricket teams who can be seen playing on the Green during their respective seasons. The Green also plays host to the lively annual Grimsargh Field Day Celebrations.

Not to be outdone, the Village Hall provides the perfect setting for an array of activities all through the year including the famous monthly Grimsargh Farmers' Market!

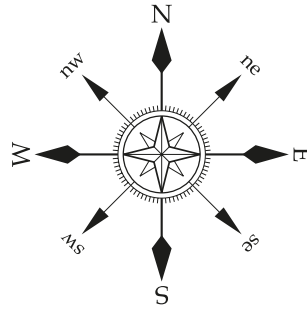
The village post office, medical practice and pharmacy provide this friendly community with essential services. While, just as importantly, local schools are amongst some of the most highly rated in the area.

Further afield, the quaint and historic market towns of Clitheroe and Longridge are a pleasant drive away and offer plenty to explore. While the great outdoors in the form of the Grimsargh Reservoirs, Tunbrook Valley, Ribble Valley and the Brockholes Nature Reserve will surely tempt you from the comfort of your armchair to take some bracing and picturesque country walks!

All of this plus with the convenience of the city of Preston just a few miles away and the motorway network close by, Bowland View will be the perfect location to call your home!



Bowland View, Preston Road, Grimsargh PR2 5JR



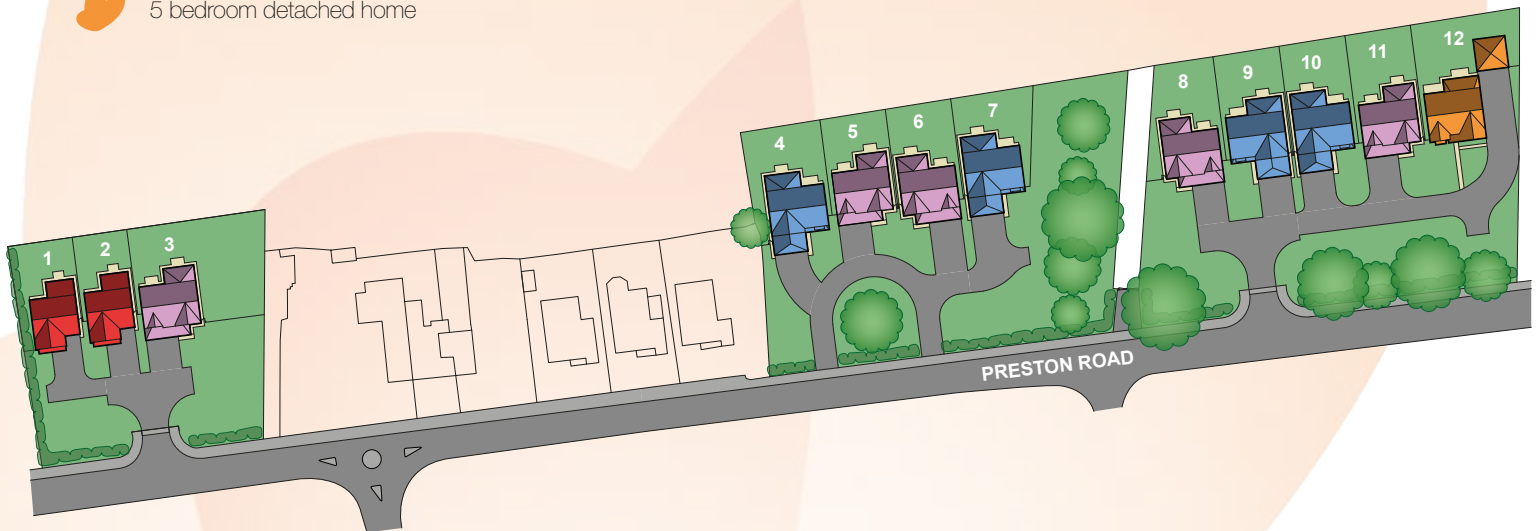
Site Plan

 **The Parkgate**
4 bedroom detached home

 **The Mawdesley 2**
5 bedroom detached home

 **The Chipping 2**
5 bedroom detached home

 **The Whitechapel**
5 bedroom detached home



These particulars are for illustration only. The layout of this plan is not to scale and is an indication only of relative positions of properties. Consequently these particulars should be treated as general guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

Specification

We supply products by:
PORCELANOSA



KITCHENS

- A choice of kitchen units and worktops (choice subject to build programme)
- NEFF stainless steel single multifunctional electric oven
- NEFF stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splash-back to hob
- Integrated NEFF fridge/freezer
- Integrated NEFF dishwasher
- Built in NEFF microwave
- 100mm co-ordinating worktop upstand (choice of colour subject to build programme)
- One and a half bowl sink and top lever tap to kitchen with choice of colour (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine
- Cutlery tray
- Soft closers to all units and drawers

BATHROOMS AND EN-SUITES

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom and en-suites
- Chrome brassware by Vado
- Electric shaver point to bathroom and en-suite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where available) in bathrooms and en-suites. Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and en-suites to create feature walls. The feature wall in main bathrooms is to be the wall along the length of the bath. In en-suites the feature wall is to be the back wall of the shower cubicle
- Vado thermostatic shower to en-suite

SAFETY AND SECURITY

- Mains-powered smoke detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

ELECTRICAL

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting SKY direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space

- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Mechanical Ventilation with Heat Recovery (MVHR) – Conserving energy within your home by recovering heat from bathrooms and kitchens, and then transferring the warm air to habitable rooms

GENERAL

- UPVC double-glazed windows
- UPVC bi-folding doors to rear of properties
- UPVC French doors (where shown on working drawings)
- Sound-reducing upper floor systems (minimises squeaking floor boards)
- Black rainwater pipes and gutters
- Gas central heating throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty
- Solar panels on rear roof elevation

DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

EXTERNAL

- Front porch light
- Front and rear garden turfed
- Landscaping to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- Fencing to rear gardens, including pedestrian timber gate. (See external works layout for exact details and locations)
- Steel up and over garage doors
- Double socket and light to garage

UNIQUE EXTRAS

- A wide range of extras are available. Please see Sales Consultant for prices and full range (all subject to build stage).

We operate a policy of continuous product development and for reasons outside our control, certain items may not be available from the manufacturers. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

Directions

For satellite navigational systems use postcode **PR2 5JR**.
Bowland View, is located in the rural setting of Grimsargh.

FROM THE NORTH

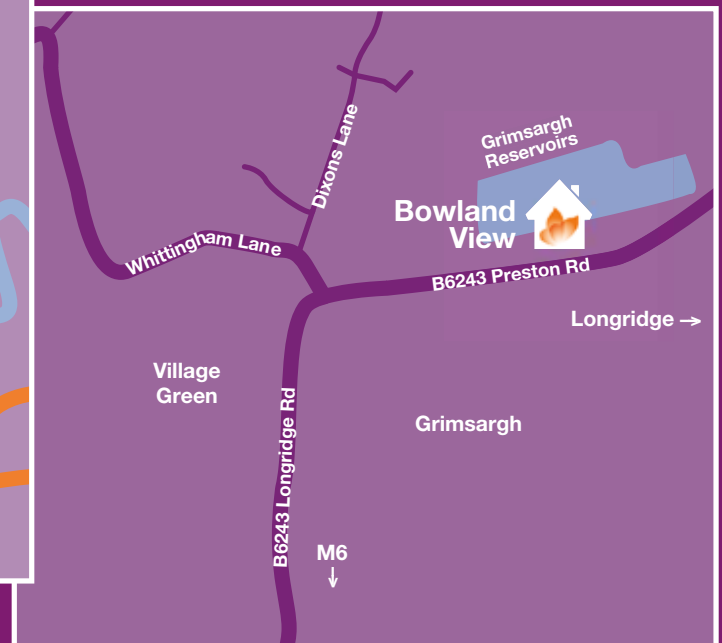
- Head Southbound on the M6 towards Blackpool/Preston
- At junction 32, take the A6 exit to Preston
- At Broughton Roundabout, take the 1st exit onto Garstang Rd/A6 towards Preston city centre
- Turn left onto Eastway/B6241
- At the roundabout, take the 3rd exit and stay on Eastway/B6241
- At the roundabout, take the 1st exit, stay on Eastway
- At the roundabout, take the 3rd exit, stay on Eastway
- At the roundabout, take the 1st exit onto Preston Road
- Continue on Preston Road
- Pass the Plough Public House and Bowland View will be on your left.

FROM THE SOUTH

- Head Northbound on the M6 towards Lancaster/Preston
- At junction 31A, take the B6242 exit to Preston (E)/Longridge
- At the roundabout, take the 1st exit onto Bluebell Way/B6242
- At the roundabout, take the 3rd exit onto B6242
- At the roundabout, take the 1st exit onto Longridge Rd/B6243
- Continue to follow Preston Rd/B6243
- Pass the Plough Public House and Bowland View will be on your left.



Motorway map



Local road map

Sales enquiries

0844 800 2553
www.ecclestonhomes.co.uk

Eccleston Homes Ltd / Cinnamon House / Cinnamon Park
Crab Lane / Fearnhead / Warrington / WA2 0PX

The Chipping 2

5 bedroom detached home



Five bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through bi-folding doors / stylish breakfast area / separate generous living room with access to the rear garden through bi-folding doors / useful utility room / bay fronted study / five spacious double bedrooms / en-suites to both the master bedroom and bedroom two / family bathroom with separate shower / downstairs cloakroom / integrated double garage

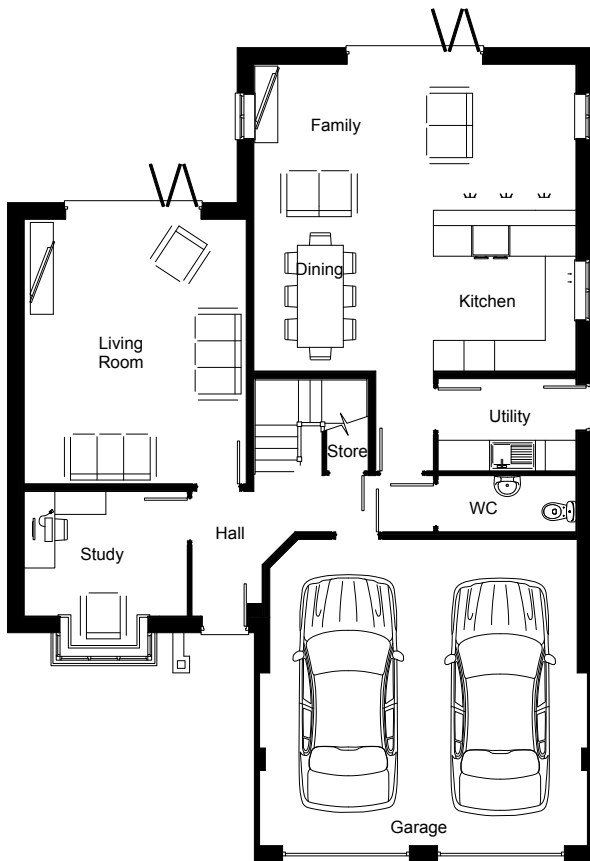


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The Chipping 2

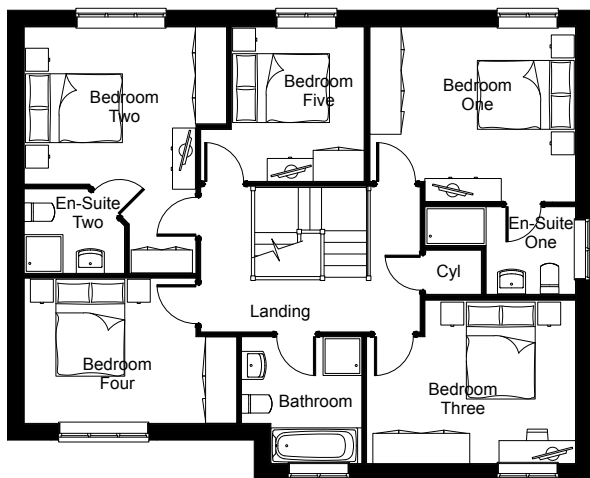
5 bedroom detached home

Ground Floor



LIVING ROOM	5.18m x 4.35m 16' 11" x 14' 3"
KITCHEN/DINING/FAMILY ROOM	6.31m x 6.01m 20' 8" x 19' 8"
UTILITY	2.80m x 1.81m 9' 2" x 5' 11"
WC	2.70m x 1.10m 8' 10" x 3' 7"
STUDY	3.19m x 2.44m (plus bay) 10' 5" x 8' (plus bay)
GARAGE	6.42m (max) x 6.00m (max) 21' 1" (max) x 19' 8" (max)

First Floor



BEDROOM 1	4.41m x 3.92m 14' 5" x 11' 3"
EN-SUITE 1	3.37m (max) x 1.41m (max) 11' (max) x 4' 7" (max)
BEDROOM 2	3.71m x 2.96m 12' 2" x 9' 8"
EN-SUITE 2	2.95m (max) x 1.72m (max) 9' 8" (max) x 5' 7" (max)
BEDROOM 3	4.09m x 2.94m (max) 13' 5" x 9' 7" (max)
BEDROOM 4	3.26m x 3.03m 10' 8" x 9' 11"
BEDROOM 5	3.37m x 2.27m 11' x 7' 5"
BATHROOM	2.49m (max) x 2.21m (max) 8' 2" (max) x 7' 3" (max)

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

The Parkgate

4 bedroom detached home

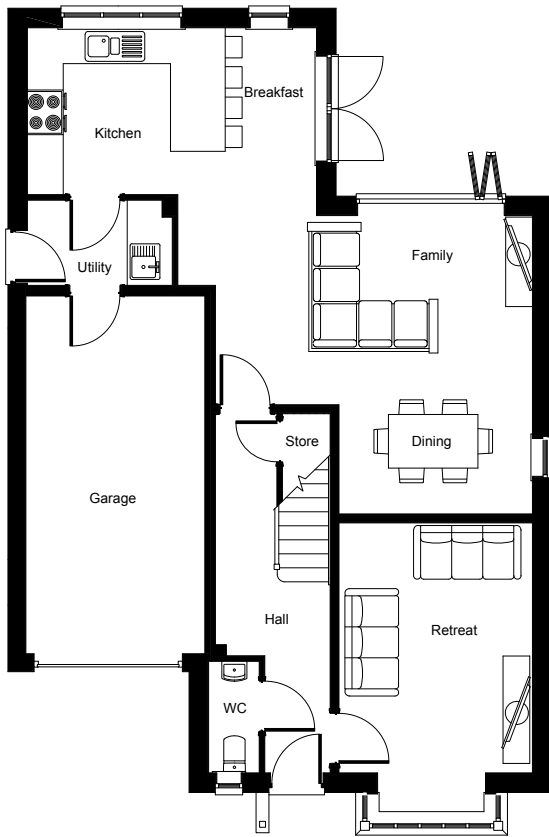


Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through bi-folding doors / stylish breakfast area / separate lounge retreat / useful utility room / four spacious bedrooms / en-suites to both the master bedroom and bedroom two / family bathroom / downstairs cloakroom / ample storage / integrated garage


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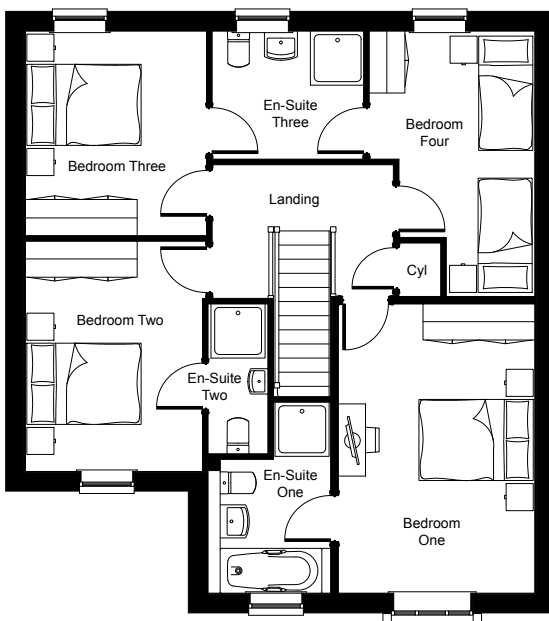
The Parkgate

4 bedroom detached home



Ground Floor

RETREAT	4.19m (plus bay) x 3.24m 13' 8" (plus bay) x 10' 7"
FAMILY/ DINING ROOM	5.35m (max) x 5.00m (max) 17' 6" (max) x 16' 4" (max)
KITCHEN/BREAKFAST	4.85m x 2.80m 15' 10" x 9' 2"
UTILITY ROOM	2.43m x 1.45m 7' 11" x 4' 9"
WC	1.87m x 0.85m 6' 1" x 2' 9"
GARAGE	6.00m x 3.00m (max) 19' 8" x 9' 10" (max)



First Floor

BEDROOM 1	4.79m x 3.25m 15' 8" x 10' 7"
EN-SUITE 1	2.22m x 2.04m (max) 7' 3" x 6' 8" (max)
BEDROOM 2	3.83m x 2.95m 12' 6" x 9' 8"
EN-SUITE 2	2.49m x 1.00m 8' 2" x 3' 3"
BEDROOM 3	3.40m x 3.03m 11' 1" x 9' 11"
BEDROOM 4	2.52m x 2.13m 8' 3" x 6' 11"
BATHROOM	4.40m (max) x 2.77m (max) 14' 5" (max) x 9' 1" (max)

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments which may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.

The Mawdesley 2

5 bedroom detached home

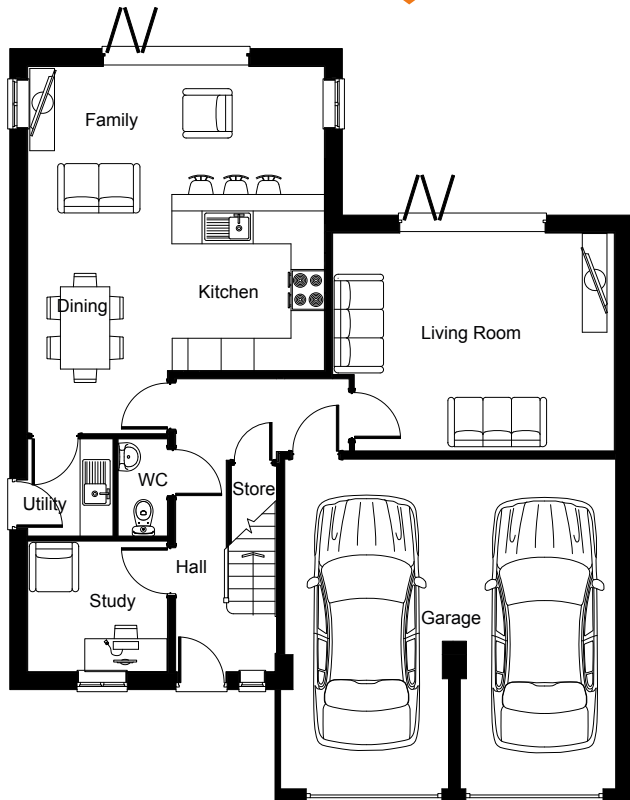


Five bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through bi-folding doors / stylish breakfast area / separate generous living room with access to the rear garden through bi-folding doors / useful utility room / convenient study / five spacious bedrooms / en-suites to both the master bedroom and bedroom two / family bathroom with separate shower / downstairs cloakroom / ample storage / integrated double garage


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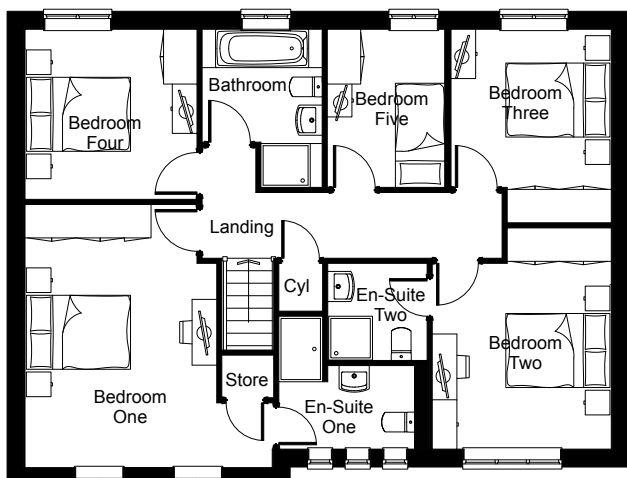
The Mawdesley 2

5 bedroom detached home



Ground Floor

LIVING ROOM	5.14m (max) x 3.97m 16' 10" (max) x 13'
KITCHEN/DINING/ FAMILY ROOM	6.70m (max) x 5.41m 21' 11" (max) x 17' 9"
UTILITY ROOM	1.78m x 1.56m 5' 10" x 5' 1"
WC	1.78m x 0.89m 5' 10" x 2' 11"
STUDY	2.55m x 2.38m 8' 4" x 7' 9"
GARAGE	6.11m (max) x 6.01m (max) 20' (max) x 19' 8" (max)



First Floor

BEDROOM 1	4.80m (max) x 3.50m 15' 8" (max) x 11' 5"
EN-SUITE 1	2.48m (max) x 2.43m (max) 8' 1" (max) x 7' 11" (max)
BEDROOM 2	4.04m (max) x 3.27m 13' 3" (max) x 10' 8"
EN-SUITE 2	1.82m x 1.77m 5' 11" x 5' 9"
BEDROOM 3	3.53m (max) x 2.93m 11' 6" (max) x 9' 7"
BEDROOM 4	3.14m x 3.11m 10' 3" x 10' 2"
BEDROOM 5	2.89m x 2.16m 9' 5" x 7' 1"
BATHROOM	2.89m (max) x 2.19m 9' 5" (max) x 7' 2"

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The Whitechapel

5 bedroom double fronted detached home



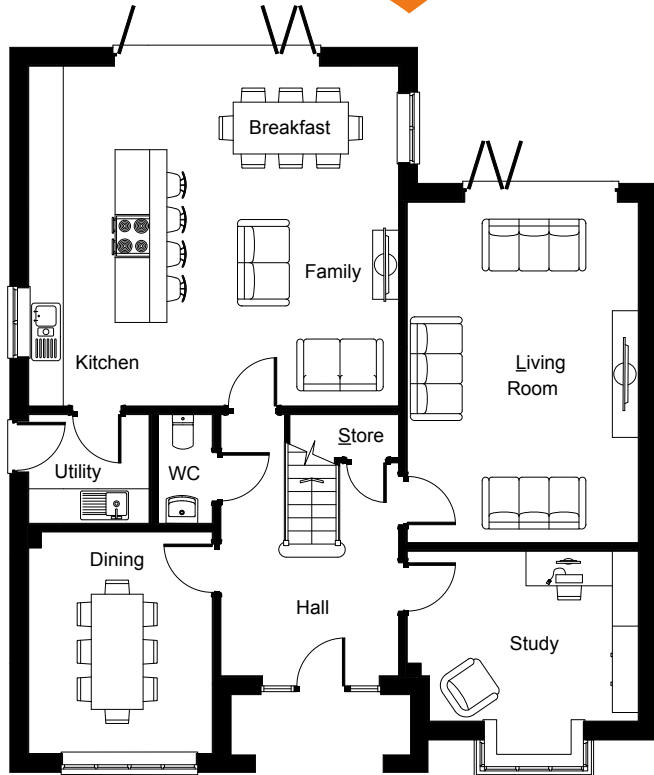
Five bedroom detached double fronted home / grand entrance hallway / substantial kitchen/breakfast/family room with access to the rear garden through bi-folding doors / contemporary breakfast bar / separate large living room with access to the rear garden through bi-folding doors / separate formal dining room / useful utility room / bay fronted study / master bedroom with the added luxury of en-suite facilities / en-suite facilities to bedrooms 2 and 3 / large family bathroom with separate shower / gallery landing / downstairs cloakroom / ample storage / detached double garage



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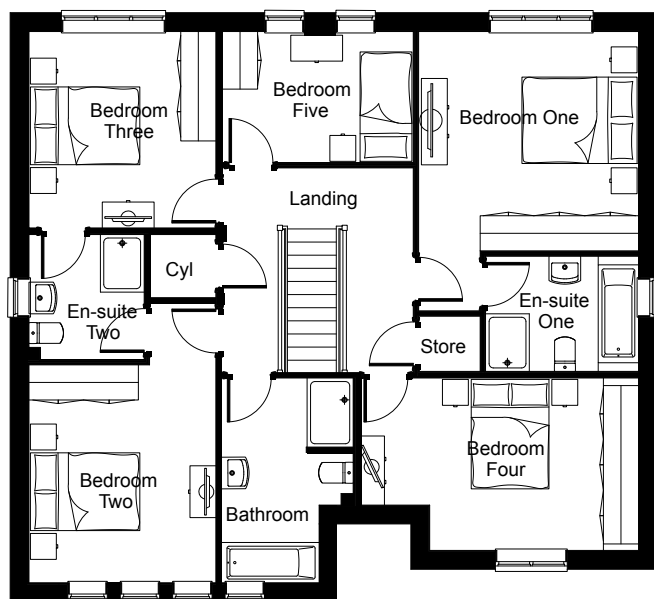
The Whitechapel

5 bedroom double fronted detached home



Ground Floor

LIVING ROOM	5.91m x 4.01m 19' 4" x 13' 1"
DINING ROOM	3.84m x 3.18m 12' 7" x 10' 5"
KITCHEN/BREAKFAST/ FAMILY ROOM	6.42m x 5.90m 21' 0" x 19' 4"
STUDY	4.01m (max) x 2.95m (plus bay) 13' 1" (max) x 9' 8" (plus bay)
UTILITY ROOM	2.09m x 1.88m 6' 10" x 6' 2"
WC	1.88m x 1.00m 6' 2" x 3' 3"



First Floor

BEDROOM 1	3.82m x 3.81m 12' 6" x 12' 5"
EN-SUITE 1	2.66m x 2.00m 8' 8" x 6' 6"
BEDROOM 2	3.78m x 3.24m 12' 4" x 10' 7"
EN-SUITE 2	2.17m x 2.00m 7' 1" x 6' 6"
BEDROOM 3	3.42m x 3.25m 11' 2" x 10' 7"
BEDROOM 4	4.86m (max) x 3.00m (max) 15' 11" (max) x 9' 10" (max)
BEDROOM 5	3.31m x 2.27m 10' 10" x 7' 5"
BATHROOM	3.55m (max) x 2.29m (max) 11' 7" (max) x 7' 6" (max)

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Unique Extras

Our 'unique' service allows you to truly personalise your new home even before you move in. You can choose from a wide range of interior and exterior finishes that will transform your dream home into reality and best of all, many items are VAT free.



Flooring



Our wide range of beautiful and hardwearing floor tiles can be used throughout your new home, from kitchens and bathrooms, to halls and family areas. If choosing carpets from Eccleston Homes, we'll also cut down your internal doors (included in our cost!)

Fireplaces



Make your living room warm and cosy by selecting from our range of fireplaces and create the perfect focal point.

Fitted wardrobes



Don't forget to give your clothes a new home too, with our selection of fitted wardrobes and stylish storage options.

Kitchen upgrades



Love cooking? Give your kitchen added wow factor with a statement worktop and your choice of oven and hob upgrades.

Bespoke kitchen design



We offer a flexible and bespoke design service where you can change the layout of your kitchen (exc. sink). Ask your Sales Consultant to make an appointment with our kitchen design partner.

Interior design service



Our interior design team can help you to truly personalise your new home before you even move in.

Garden design



From patio paving to complete garden landscaping, our team of experts can help you make the most of your outdoor space too.

Chic additions



It's the little details that make all the difference, which is why you can even choose to add brushed steel electrical points, bespoke lighting or even an extra shower above your bath.

Help to Buy



Interest free
for 5 years

Whether you're a first time buyer or an existing homeowner, the **Government's Help To Buy scheme** can get you moving, with only a **5% deposit**.

Eccleston Homes offers the new Help to Buy scheme, helping first time buyers and existing property owners take the steps to buy their own home, on properties priced up to £600,000.

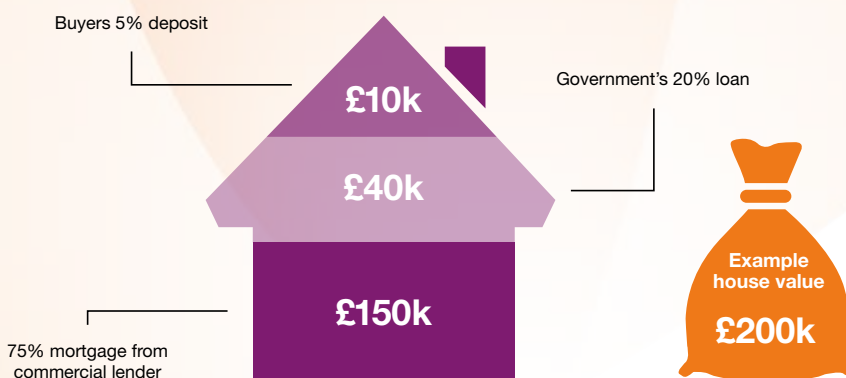
So whether you're looking to move for more space, relocating or just trying to make those first steps onto the property ladder, the popular Help to Buy scheme allows you to buy your brand new home with just a 5% deposit.

5%

deposit

- Applies to a new-build or existing home
- The scheme helps first time buyers and existing homeowners
- Secure a home priced up to £600,000 with just a 5% deposit.

Example: for a home with a £200,000 price tag



Subject to lenders' specific terms and conditions and qualification criteria.

For more information on Help to Buy, please speak to our Sales Consultant on your chosen development.

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Easy Move



Your dream move is only 5 easy steps away

1. Choose your new Eccleston home
2. Our selling agent will provide a valuation of your home
3. We agree the proposed sales price and our sales experts market your home for an agreed period
4. When your home is sold you reserve your dream Eccleston home
5. As you move into your new Eccleston home we pay all your sales agent fees and advertising costs.

With Eccleston Homes it's as easy as that!

We can provide:

- A free valuation on your current property
- Expert assistance to sell your home
- No advertising costs or estate agent fees*.

*Fees will be paid up to 1.5% of the Easy Move house value. All offers are plot/development specific and are subject to Eccleston Homes' standard terms and conditions. If another prospective customer is in a position to reserve your chosen plot before you sell your home Eccleston Homes reserves the right to sell the plot to them. In such a case, you will be informed immediately and Eccleston Homes will try to offer a suitable replacement plot. This is a limited offer and may be withdrawn without notice.

Part Exchange

Purchase your new Eccleston home using our part exchange scheme*

Our Part Exchange scheme allows you to Part Exchange your existing home for an Eccleston Homes property, taking the hassle out of selling your old one**. We'll pay the market value for your home.



Move into your brand new home in just 4 easy steps:

1. Choose your new Eccleston home and we will arrange for independent valuations to be carried out to assess the current realistic market value of your existing home
2. Upon receipt of the valuations we will then agree a cash offer for your existing home
3. Stay in your existing home until your new Eccleston home is built and enjoy the peace of mind of no chains, no time wasters and no estate agents fees to pay
4. Once your new Eccleston home is completed, you are ready to move in!

Is my current home suitable?

The criteria on selective properties we look to Part Exchange are as follows:

- Most types of residential property are eligible, however, certain categories of property are excluded. Ask our Sales Consultant for full details
- The value of your new Eccleston home must be a minimum of 30% more than the market value of your existing home. (eg. purchase price of your new Eccleston home £399,995. Market value of your existing home at least £279,996 = 30% difference)
- If your existing property has been extended we will require to see copies of the necessary planning and building regulations consents.

All Part Exchange offers are subject to the following items being left in your property:

- All fixtures and fittings
- All fitted carpets and floor coverings
- All curtains, roller and venetian blinds
- Burglar alarm systems
- Free standing cooker/oven, hob, extractor fan and any built-in appliances
- Electric or gas fire, surround and hearth
- Internal and external light fittings
- Garden shed, greenhouse, shrubs and plants.

For further details, please speak to our Sales Consultant on your chosen development.

*Offers only available on selected plots and developments, and are subject to Eccleston Homes' standard terms and conditions. Request full details from your local Eccleston Homes office. **Eccleston Homes will begin to market your existing home from the date you reserve your new Eccleston Home and will require reasonable access for prospective purchaser's to view your current property.

Customer Care

Customer Care Commitment

To make sure every part of your move goes smoothly, we have a **Customer Care Plan** which outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.



We will:

- ✓ Make sure you know who to contact at each stage of the purchase
- ✓ Deal effectively with all your questions
- ✓ Provide you with all the relevant choices and options that may affect your decision
- ✓ Provide you with health and safety advice to reduce the risk of danger both to you and your family on site while your property is being built and when in your new home
- ✓ Ensure all our marketing and advertising will be clear and accurate
- ✓ Ensure our contract-of-sale terms and conditions will be clear and fair
- ✓ Inform you of your cancellation rights
- ✓ Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit
- ✓ Explain how we protect your deposit and how we deal

with any other pre-payments

- ✓ Give you reliable information about the timing of construction, legal completion and handover of your new home.

Once a completion date is set, we will:

- ✓ Ensure that the transfer of ownership takes place as scheduled
- ✓ Demonstrate the functions and features of your new home at a pre-arranged time
- ✓ For a two year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.

Our customer commitments do not affect your statutory rights.

Health & Safety

Our duty of care to you

At Eccleston Homes, we appreciate that you may want to view your new home while we are building it for you. Buying a new home is always the most exciting of times, but building sites can be dangerous places.

We pride ourselves on our commitment to Health and Safety, and we are ultimately responsible for ensuring all safety on the site. For this reason, we would like to remind you:

- Access to the site is restricted for the general public
- Under no circumstances must customers go onto the construction areas of the development without prior agreement from an Eccleston Homes representative. If you wish to visit your new home, please speak to your Sales Consultant
- You will only be allowed onto the site when accompanied by the Sales Consultant or Site Manager, and only when wearing the necessary protective clothing i.e. hard hats, hi-visibility jackets and suitable footwear which you must use at all times whilst on site
- Children under the age of 8 are restricted from construction areas

If you have any queries please speak to your Sales Consultant, who will be happy to answer any questions. By following these guidelines at all times, we will ensure that your visit is both safe and enjoyable.



NEVER

enter a building site without being accompanied by a member of staff



ALWAYS

keep your children under supervision when visiting a development



YOU MUST

wear a safety helmet and hi-visibility jacket at all times in an area under construction



BEWARE

of dangerous machinery moving around the site. Drivers can't always see you



DON'T

climb scaffolding and ladders on the building site. They're for use of construction purposes only



YOU MUST

wear suitable sturdy footwear when on site



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