

£645,000



Armitstead
Barnett

Plot 12, Lawton Meadows, Bartle Lane, Lower Bartle, PR4 0RU





Example Image



Example Image

Plot 12, Lawton Meadows, Bartle Lane, Lower Bartle, PR4 0RU

Asking Price £645,000

- Contemporary in design
- Open living kitchen, lounge and study
- German kitchens and Porcelanosa in the bathrooms
- Attractive development with 14 homes in total
- Energy conscious homes with air source heat pumps and car charging points
- Double garage
- Super location with a semi rural feel
- Very accessible for the motorway network





Example Image



Example Image

Lawton Meadows is a stunning development of 14 superb detached homes built in a contemporary style by Taylor Country Homes (Bartle) Ltd. As you drive onto Lawton Meadows there is an instant feel of quality and care has been taken to design attractive contemporary properties in this super location. These houses are set apart from the more standard new build homes. Each house will enjoy fantastic fittings, for example, kitchens will have German Nobilia kitchens supplied by HDL. These will include quartz work surfaces and will be available in a range of traditional and contemporary styles. All kitchens are complete with AEG appliances. Bathrooms and tiles will be supplied by Porcelanosa.

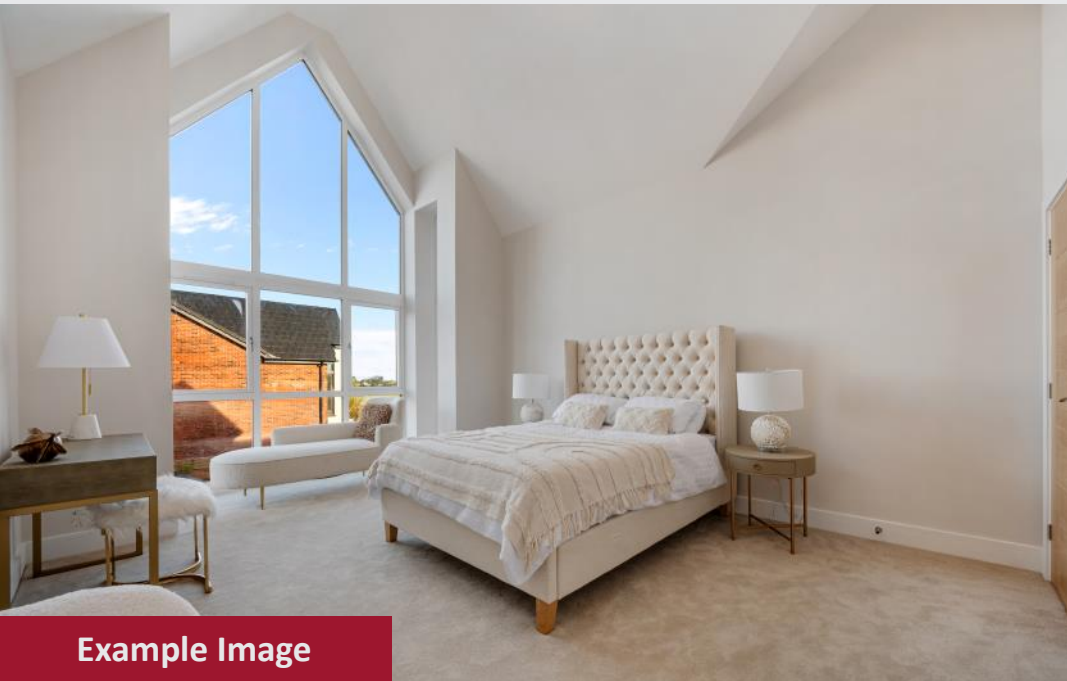
With energy efficiency in mind the houses have air source heat pumps which will reduce the monthly bills and have electric vehicle charging points. When this is combined with the up to date building standards it will ensure that these homes are energy efficient.

Homes at Lawton Meadows come complete with a 10 year warranty provided by an AAA rated insurance company, ICW (International Construction Warranty). This warranty should give you the peace of mind that the houses have been built to a high standard and inspected at all stages through the build process.

Plot 12, The Maple is sat in a fantastic plot with a double garage.

The front door opens into the entrance hall where there are stairs up to the first floor and doors off to reception rooms either side. The lounge has an attractive square bay window to the front allowing plenty of natural light.





Example Image



Example Image

The fabulous living kitchen sits at the back of the property and has bi-fold doors which can be opened out onto the gardens which would be great for outdoor entertaining. There are also windows out to the side ensuring there is plenty of natural light. The utility room is situated at the back of the kitchen with a WC off.

The stairs rise from the entrance hall up to the first floor where there are four bedrooms in total. The bedrooms are distinctive with some vaulted ceilings giving a real contemporary edge and a wow! The principal bedroom has an ensuite and a dressing room. This enjoys the impressive windows to the front. The guest bedroom also has views out to the front and includes an ensuite. The remaining two bedrooms have views overlooking the rear gardens. These bedrooms are served by the family bathroom.

There is plenty of space to park ahead of the double garage.



Wrea Green



Lytham St Annes

Location :

Lawton Meadows is situated in the hamlet of Bartle, around 5 miles from Preston City Centre. This is a superb place to live located in a semi-rural position yet with fantastic local amenities as well as superb access onto the main road and motorway network with the new Preston Western Distributor Road now open.

A short walk away is the prestigious Bartle Hall which is set in 16 acres of landscaped gardens where there is a superb restaurant, bar and hotel facility. At the other end of Bartle Lane we see Woodplumpton and District Club which has a bowling green and two all-weather tennis courts along with a community hall. The popular Guild Wheel 21 mile circular walking and cycle route, which is largely off-road and traffic free.

Ashbridge Day Nursery at Maxy Farm and the café at Maxy Farm provides nursery care and a café facility. The popular seaside town of Lytham is a short drive away along with all of the associated activities. There are many local golf courses in the area, Ribby Hall Holiday Village is found in Wrea Green with a wealth of amenities and is tucked just outside Kirkham. A useful facility for so many.

There are a range of primary and senior schools in the area and private schools commonly used in the area include Highfield Priory, Kirkham Grammar School, AKS, Rossall and Stonyhurst.

Site Plan overhead



- The Oak**
5 Bedroom Home
- The Sycamore**
4 Bedroom Home
- The Ash**
4 Bedroom Home
- The Willow**
4 Bedroom Home
- The Chestnut**
4 Bedroom Home
- The Birch**
4 Bedroom Home
- The Maple**
4 Bedroom Home
- The Spruce**
4 Bedroom Home

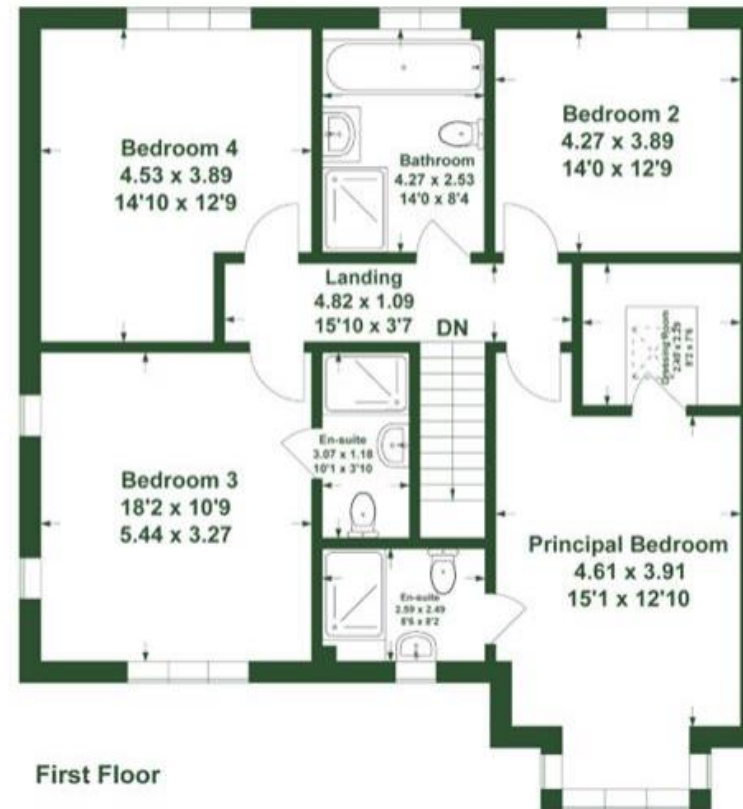
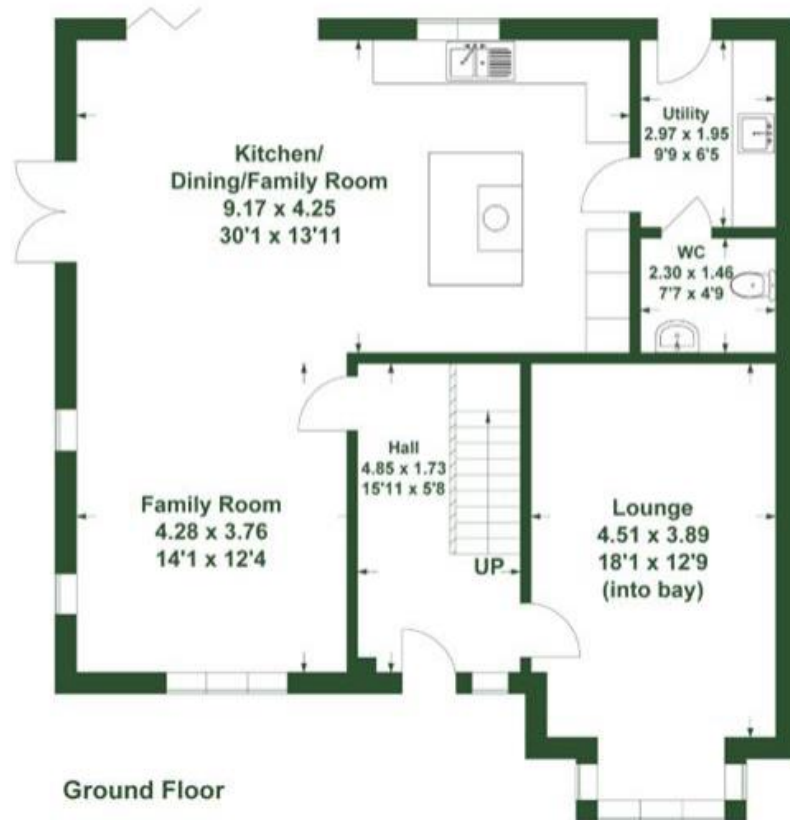


The Maple, Plot 12

Approximate Gross Internal Area : 172.8 sq m / 1860 sq ft



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





From the developer...

'As the name suggests Taylor Country Homes is a family run business with a passion for creating beautifully designed luxury detached homes in the countryside. Taylor Country Homes typically build small developments of up to 15 homes with well-planned desirable layouts

Geoff and Sally Taylor started the business together after successfully building a number of homes around the North West of England and are the sole Directors of the company. They are very much hands on working Directors and involved in every aspect of their developments from concept to completion. Both have been involved in every one of their many schemes from design through construction hand picking a team of professionals to work with including Architects, Engineers, trades and supply chain partners to ensure quality is maintained throughout

Geoff is a qualified Building Surveyor and Valuer with the RICS (Royal Institute of Chartered Surveyors) and has worked extensively with builders and developers on many schemes across the UK and overseas for over 40 years. During his life he has worked utilising modern methods of construction and ran a building product supply chain business comprising 17 branches of a large PLC across the Pacific Rim. On returning to the UK, Geoff & Sally from scratch built a door, window and curtain walling business across the UK designing, manufacturing, supplying and installing doors and windows in large housing schemes across the UK. At this time - Geoff and Sally also developed a window of the future utilising green credentials that won a European Award for excellence and with it a large grant to bring it to market. They have been building Country Houses for four decades and are always proud to show their achievements.

Sally who is an avid interior designer is involved in every aspect of Taylor Country Homes Schemes from design through to fit out. Sally is meticulous with detail and takes an active role in every project managing it on site herself; whether it is foundations, groundworks, plumbing and heating, electrical layouts, kitchens, all and interior finishes. Sally and Geoff liaise with top UK and European manufacturers and suppliers in order to deliver the finishes expected in a Taylor Country Homes today. The success of the company and its projects is largely down to Sally's direction in the above and she carries her work out with true conviction.

Together; Geoff & Sally who have been together 34 years (yes, they are married!) have developed a very broad experience in building beautiful country homes and every house they build is designed to be both aesthetic to the eye and functional as home for good living. Geoff & Sally take great pride in building their homes and everyone is finished to the highest standard.'

SPECIFICATION LIST



EXTERNALLY

- An Architecturally designed landscaping scheme will be implemented throughout the development to provide a beautiful environment for residents to enjoy.
- Garages have automated sectional garage doors.
- Driveways will be surfaced in black top tarmac with edging.
- Paving Flags laid to one side walkway entrance. Generous patio with stone flags pavers to the rear of all plots.
- Front and Rear-planting scheme to front and seeded to rear.
- Fencing will be erected to the boundaries around all plots.
- External lighting to front door, side door and bifold doors at the rear.
- External power socket
- External cold-water tap
- Electric vehicle charging point.

KITCHENS

- Wide choice of German Nobilia Kitchens supplied by HDL. Available in Contemporary & Traditional styles in a range of colours. There is an extra charge for certain colour options.
- 20mm Quartz worktops & splashbacks (laminated to utility)
- Contemporary Range of AEG Appliances fitted as standard. Including single oven, combination microwave, AEG 70/30 Frost free Fridge Freezer, AEG Integrated Dishwasher, AEG Induction Hob, kitchen sink and taps.
- Down lighters to Kitchen and Family Areas.
- Kitchen Appliance / sinks, taps upgrade available subject to availability.
- Floor tiling to Kitchens, Utilities and Family Areas.

BATHROOMS

- All bathrooms and tiling from Porcelanosa
- Porcelanosa concealed shower mixer valve to master suite with fixed shower head and hand-held shower.
- Shower bar to main bathroom and second bedroom ensuite

- Sliding glass or fired glass shower screens depending on the plot
- White heated Towel Rail.
- White Downlighters
- Master ensuite part tiled with a wide selection of porcelain wall tiles by Porcelanosa.
- Upgrade options available subject availability.
- Tiling to all bathroom floors available as an extra cost
- Part wall tiling to all ensuite bathrooms
- Mirrors for ensuite available as an extra

INTERNALS FIXTURES & FITTINGS/FINISHES

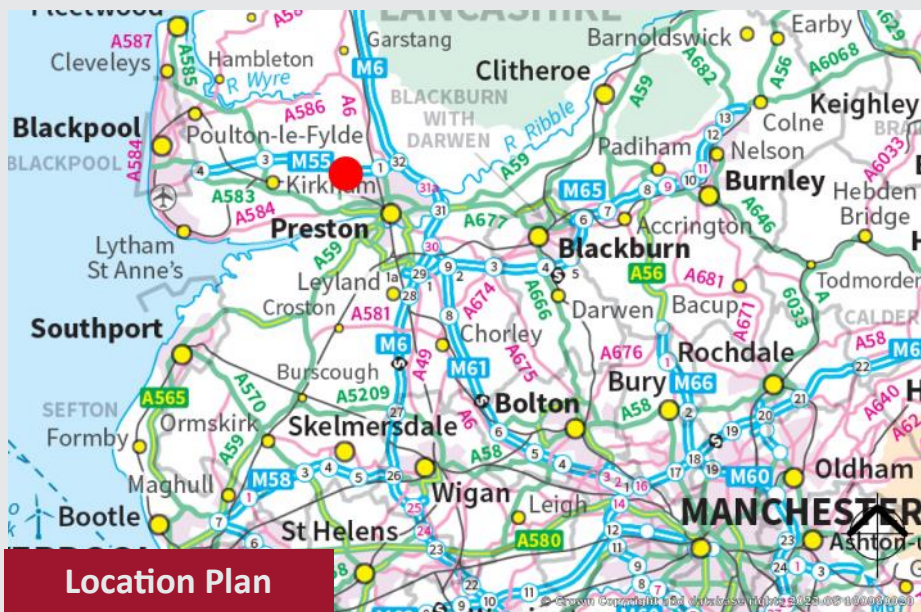
- Your new Lawton Meadows Home comes with a wide range of quality fixtures and fittings throughout as standard.
- Satinwood painted timber staircases.
- Aluminium Bifold Doors to Kitchen and Family areas.
- Secure Composite Doors to Front Entrance with multi locking system
- Door bell and letter opening
- Modern Internal doors complete with Ironmongery (doors are veneer oak panelled)
- Satinwood Painted Skirtings and Architraves.
- USB A and C sockets provided.
- Brushed chrome finish electrical switches and sockets on ground floor and first floor landing.
- Mains power smoke and heat detectors fitted where required.
- Kitchen, Utility and Family area floors tiled
- Vaulted ceilings to two bedrooms
- Full length Feature Bays to all plots

HEATING

- Vaillant Air Source Heat Pumps, economic and environmentally friendly, reduces carbon foot print and heating bills.
- 75% of your energy is entirely generated by your surrounding environment. Only 25% from your electricity supply.
- Under floor heating to ground floor.
- Radiators to first floor
- White towel Radiators to Bathrooms and En suites.
- Thermostatic Valves

WARRANTY & SUSTAINABILITY

- Your new Lawton Meadows home comes complete with a 10-year Warranty provided by AAA rated insurance company ICW (International Construction Warranty).
- The warranty will give you peace of mind and with a high specification your new home has been built to exacting standards and has been inspected at all stages throughout the build process.
- Materials have been sourced where possible for their sustainability. Your new home also comes with a high level of insulation.
- An effective waste management system has been installed on site to deal with foul waste
- Rainford timber frame construction



Location Plan

General Remarks

Services: The property has the benefit of mains water and mains electricity. Drainage will be via a private system by way of a private treatment plant that will be looked after by the management company.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Management Company : A management company will be created.

Local Authority: Preston City Council **Council Tax:** To be decided

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAV. Where possible, we ask that all potential buyers look at virtual viewings in the first instance. Some of our vendors request only physical viewings to parties in a position to proceed and some request face masks are worn and social distancing carried out throughout the viewing,

What3words Location : factor.rang.alone

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

New build clause : The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange. Please refer to the ICW Consumer Code for New Homes for further New Build information.

Disclosure: Photographs are taken from sold properties or the show home. Where we have used CGIs, these have been provided by the architect associated with the development ahead of the development being built. Floorplans and measurements are taken from the proposed drawings. Alterations may have been made during construction, buyers should satisfy themselves about the properties ahead of reserving.

Additional Information : The land in the area surrounding Lawton Meadows has been allocated for development. A management company will be created. The development holds further information.

SUBJECT TO CONTRACT



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