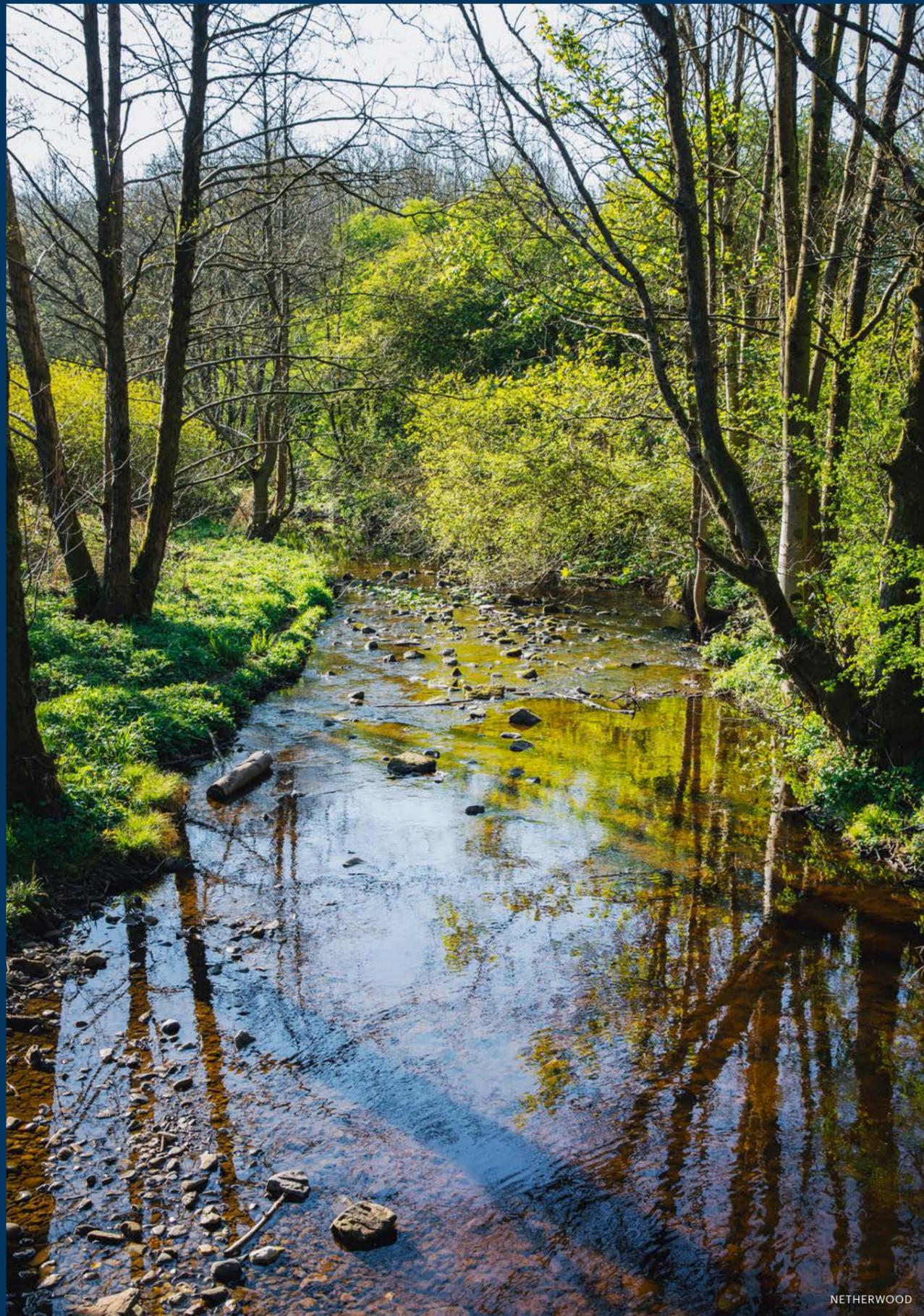


Meadow View



A charming collection of
3 & 4 bedroom detached
and semi-detached homes.



NETHERWOOD

Welcome to Meadow View



A life to embrace,
in a beautiful place.

Contents



The moment when you look at each other and just know, this is the place.



- 6 Our story
- 8 Life in an Applethwaite home
- 10 The perfect location
- 16 Design features
- 20 Our standard specification
- 22 Site plan
- 24 House types
- 36 Your journey



Homes full of happy moments



At Applethwaite, we're passionate about the homes we create and the service we build around them.

We build beautiful homes for people who are looking for peace of mind and a more idealistic lifestyle.

Choosing the best locations, close to bigger towns, in greener village locations that offer more space to breathe.

When planning our new homes, we always consider the sensitivity of the local community. That's why our designs and the materials we use are sympathetic to the landscape of the local area. That same level of thought goes into each property. We invest in the build quality by focusing on the finer details that will make your home extra special.

As a part of the Eric Wright Group, we look beyond the homes we build to support good causes in our local communities. Any additional funds we generate above our operating costs are converted into regular contributions to our chosen charities. So when you choose an Applethwaite home, you can relax knowing that you're helping to make life better for someone, somewhere else too.

We think it's a good way to build homes. The Eric Wright Group is owned by the Eric Wright Charitable Trust.



Life in an
Applethwaite

home



is full of happy
moments to
share, enjoy
and celebrate.



We've all dreamt of having the space and spend quality time with those closest to us. To take a moment, take a fresh look at life and move to that special somewhere you've been dreaming of for you and your family. This is one of those moments.

You'll love the dedication to detail, inspired finishing touches and outstanding build quality that define the Applethwaite approach. But most of all, you'll love being here in your beautiful new bungalow, enjoying the life you've always dreamed of. Welcome to the first of many happy moments. Welcome to Meadow View.



The moment when you find the perfect location



We pick our locations with care. Every aspect of lifestyle and landscape is carefully considered to find the kind of place you'll be happy to call home. And at Meadow View, we've found the perfect spot.

Designed for families of all sizes, this select development of 36 homes in the beautiful Lancashire Village of Worsthorne has everything you need to make life everything you want it to be.

Nestling in the leafy outskirts of Burnley, Meadow View offers the best of all worlds, from the tranquil beauty of its rural setting to its excellent links to the M65.

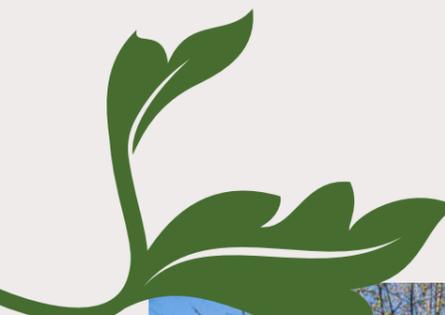
Families and first-time buyers alike can enjoy an array of peaceful walks in the picturesque Rowley Lake, Towneley Hall and Brun Valley Forest Park. If you are feeling more, active head to Castle Clough Waterfall or Hare Stones Hill for a more exhilarating experience. Alternatively, you can enjoy sports like sailing, kayaking, tennis, riding, cycling with your children, or an afternoon's golf with friends.

Further afield, there are the vibrant restaurants, shopping and leisure attractions of the award-winning town centre of nearby Burnley, recently voted the friendliest town in Britain.

The area's rich cotton weaving heritage can be explored at the Queen Street Mill Textile Museum, while stately Gawthorpe Hall is an Elizabethan gem which walkers and literary enthusiasts can discover on the picturesque Bronte Way.

Many of Burnley's parks have been awarded Green Flags for their high standards and, with its breathtaking countryside location, Meadow View will more than live up to your standards too.

How ever you like to spend your time, it's all here waiting for you.



You can choose between two outstanding house designs: 3 bedroom semi-detached or a range of 4 bedroom detached. Whatever your lifestyle aspirations, Meadow View has an inspirational house style to suit in a delightful rural village setting.

For families with school-aged children, there are excellent options for every stage of education. With easily accessible schools such as Brunshaw, Springfield and Rosewood Primary Schools and Ridgewood Community High School, right through to Burnley College for higher education studies.

Getting around is easy too, thanks to a handy local bus service and exceptional connections. The North's major cities and attractions are all within convenient driving distance and readily accessible by rail from Burnley.

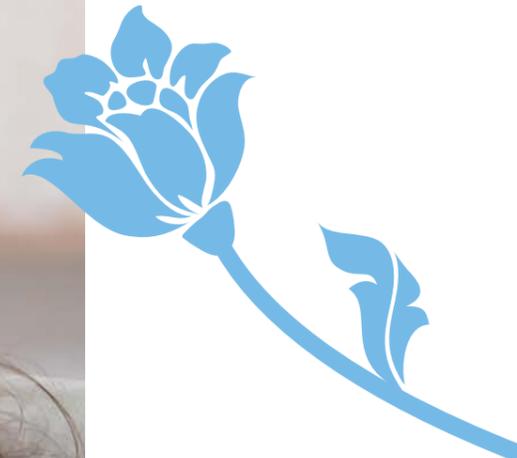
With its welcoming village pubs, colourful local events, and our thoughtful planning, there's a genuine sense of community everywhere you go in this idyllic setting.

Everything is in place for you to enjoy every moment in your new Applethwaite home.

You can see exactly where Meadow View is located by using What3words: **cards.free.flags** or the postcode: **BB10 3JN**

Blackburn	14 Miles
Preston	23.5 Miles
Blackpool	39.5 Miles
Ramsbottom	16.9 Miles
Rochdale	17 Miles
Manchester	30 Miles

Everybody should have a new home
moment



Sitting in your Applethwaite home for the first time is a beautiful moment. There's a feeling of pride, but also something deeper, a sense that everything has been carefully designed and wonderfully realised to create a truly modern living environment where every detail has been thought through.

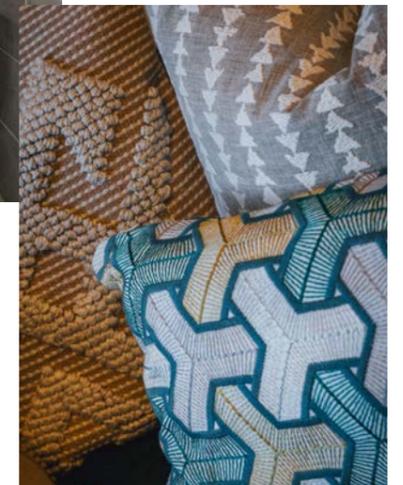
And as you start to enjoy life in your new home, that feeling stays with you, with moments that make your day and moments that make all the difference to your life.



EXAMPLE BEDROOM



EXAMPLE BATHROOM



Design features

created just the way you like them.

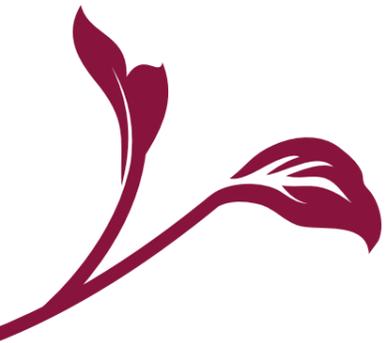
We put everything we have into creating the kind of home design that has everything you need. Whether you prefer detached or semi-detached living, you'll discover that every single feature is carefully planned and beautifully realised, so our homes don't just look good at a distance, but up close too, with every exterior designed to blend in seamlessly with the local environment and every interior detail designed to exceed expectations. The character of each home draws its design inspiration from the traditions of the past, blended with a more modern way of living.

It's the things we think of that make all the difference to your living experience. We believe that if an interior is worth designing, it's worth designing well, so as you look around, you'll discover well-conceived kitchen spaces, smart appliances and impressively stylish bathrooms.



EXAMPLE LIVING AREA

Our standard specification has **more**



Contemporary kitchens with a range of integrated appliances

Laminate worktops with upstands

En-suite to master bedroom

TV and BT points to the lounge and master bedroom

Designer bathrooms with Vitra sanitary ware

Bathroom tiling by Porcelanosa

Electric car charging points installed to all homes

UPVC double glazing*

Flagged paths and patios

Outside lights to front and rear of all homes

Turfed and landscaped gardens

10 year structural warranty

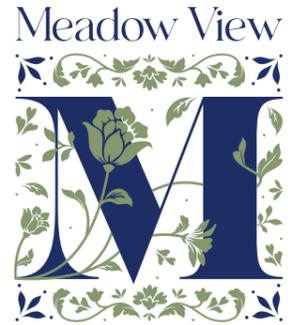
Our Sales Advisors can talk through our standard specification in more detail.

† Our standard specification is for guidance only. Details may be amended. Contact our Sales Advisors for more details.

* UPVC double glazing is for ease of maintenance.



EXAMPLE KITCHEN AND DINING SPACE



Site plan



-  **The Levens**
4 BEDROOM DETACHED HOME WITH GARAGE
-  **The Coniston**
4 BEDROOM DETACHED HOME WITH GARAGE
-  **The Windermere**
4 BEDROOM DETACHED HOME WITH GARAGE
-  **The Casterton**
4 BEDROOM DETACHED HOME WITH GARAGE
-  **The Firbank**
4 BEDROOM DETACHED HOME WITH GARAGE
-  **The Thursby**
3 BEDROOM SEMI-DETACHED HOME
-  **AFFORDABLE HOME**



The Levens

4 BEDROOM DETACHED
HOME WITH GARAGE

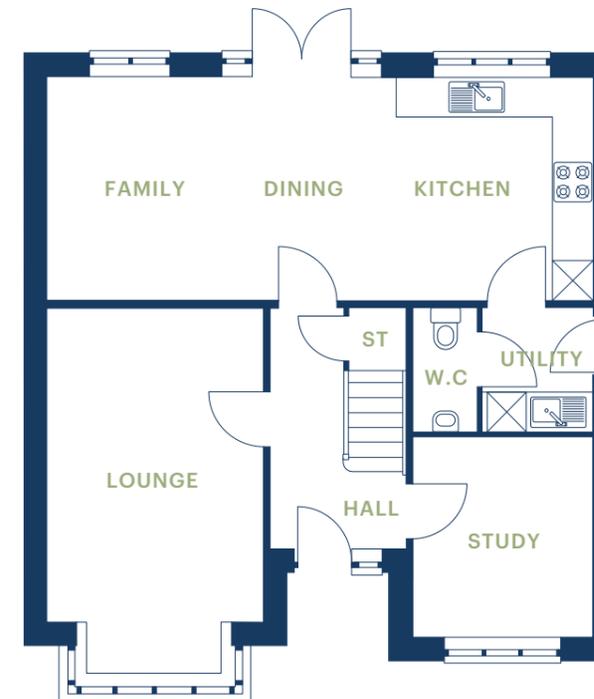


ARTIST'S IMPRESSION

PLOTS: 1 / 2 / 7 / 8 / 12 / 17 / 18



Ground Floor



First Floor



FAMILY / KITCHEN / DINING

8350 x 3400 27'5" x 11'2"

LOUNGE

3295 x 5570 10'9" x 18'4"

STUDY

2720 x 3050 8'11" x 10'0"

UTILITY

1670 x 1880 5'5" x 6'1"

W.C

960 x 1880 3'1" x 6'1"

BEDROOM 1

4400 x 3410 14'5" x 11'2"

EN-SUITE

2680 x 1200 8'9" x 3'11"

BEDROOM 2

3850 x 3840 12'7" x 12'7"

BEDROOM 3

2680 x 3550 8'9" x 11'8"

BEDROOM 4

3250 x 3290 10'8" x 10'9"

BATHROOM

2220 x 2240 7'4" x 6'1"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.



The Coniston

4 BEDROOM DETACHED HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 6 / 11 / 15 / 16 / 20 / 21 / 32



Ground Floor



First Floor



FALSE CHIMNEY
DETAIL (ROOF LEVEL)

- KITCHEN / DINING**
3820 x 4070 12'7" x 13'3"
- FAMILY**
3270 x 3160 10'9" x 10'4"
- LOUNGE**
3210 x 6640 10'6" x 21'10"
- UTILITY**
2180 x 1600 7'1" x 5'3"
- W.C**
1570 x 1600 5'1" x 5'2"

- BEDROOM 1**
3260 x 4660 10'8" x 15'3"
- EN-SUITE**
3010 x 1010 9'10" x 3'4"
- BEDROOM 2**
3820 x 2480 12'7" x 8'2"
- BEDROOM 3**
2750 x 3830 9'0" x 12'6"
- BEDROOM 4**
2760 x 2430 9'0" x 8'0"
- BATHROOM**
2220 x 1920 7'3" x 6'3"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.



The Windermere

4 BEDROOM DETACHED HOME WITH GARAGE

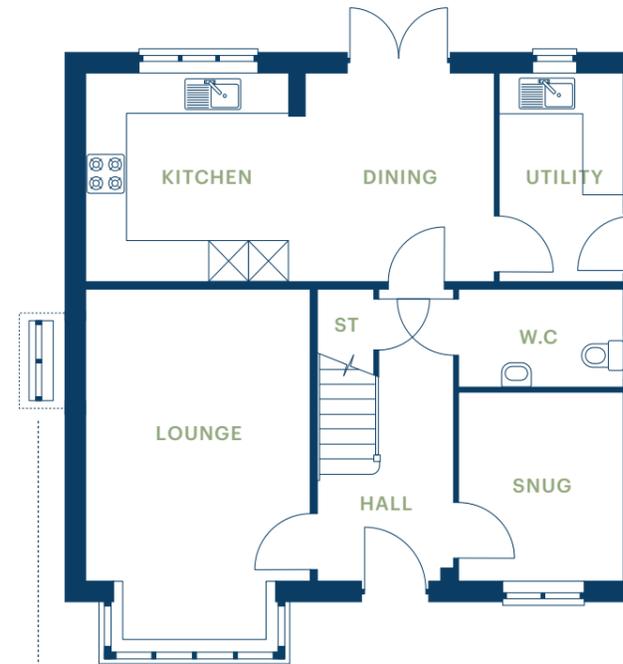


ARTIST'S IMPRESSION

PLOTS: 4 / 9 / 10 / 23 / 27 / 35



Ground Floor



ADDITIONAL WINDOW
- PLOTS 4 & 10

First Floor



KITCHEN / DINING
6170 x 3120 20'3" x 10'3"

LOUNGE
3360 x 5280 11'0" x 17'4"

UTILITY
1850 x 3140 6'0" x 10'3"

SNUG
2460 x 2840 8'2" x 9'3"

W.C
2470 x 1460 8'2" x 4'9"

BEDROOM 1
3430 x 3520 11'2" x 11'6"

EN-SUITE
1880 x 1690 6'2" x 5'6"

BEDROOM 2
3510 x 3850 11'6" x 12'7"

BEDROOM 3
2860 x 3730 9'4" x 12'7"

BEDROOM 4
2750 x 4060 9'0" x 13'3"

BATHROOM
2310 x 2030 7'7" x 6'9"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.



The Casterton

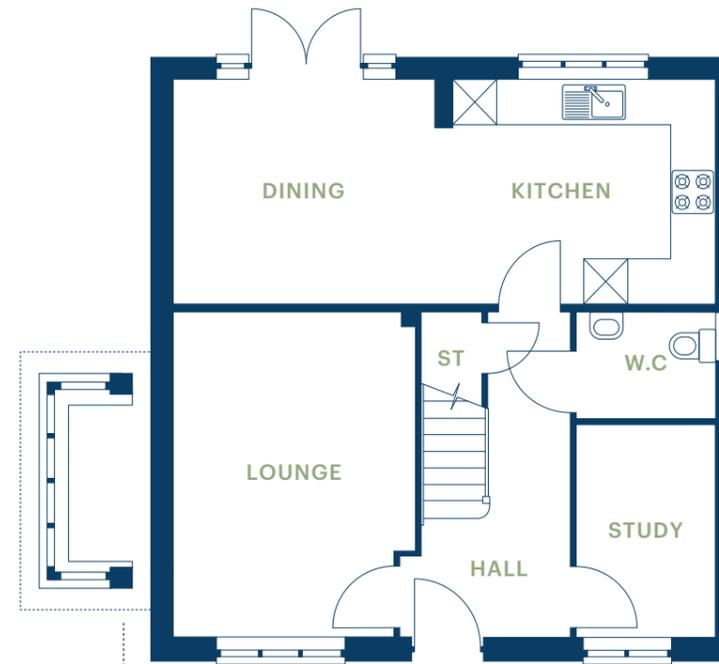
4 BEDROOM DETACHED HOME WITH GARAGE



PLOTS: 3 / 5 / 14 / 19 / 22 / 24

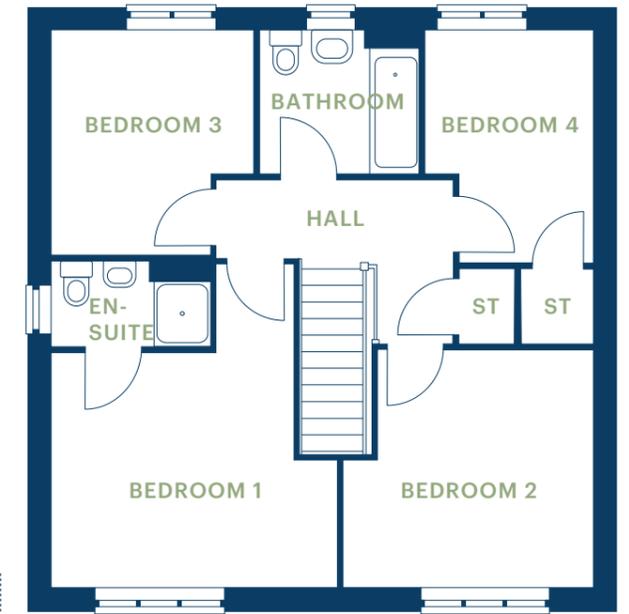


Ground Floor



ADDITIONAL BAY WINDOW - PLOTS 3 & 5

First Floor



FALSE CHIMNEY DETAIL (ROOF LEVEL) - PLOTS 3 & 5

KITCHEN / DINING
7450 x 3050 24'5" x 10'0"

LOUNGE
4210 x 4460 13'9" x 14'8"
OR
3320 x 4460 13'9" x 14'8"

STUDY
1910 x 2930 6'3" x 9'6"

W.C
1920 x 1450 6'4" x 4'10"

BEDROOM 1
3930 x 4450 12'10" x 14'7"

EN-SUITE
2190 x 1200 7'2" x 4'0"

BEDROOM 2
3440 x 3280 11'3" x 10'9"

BEDROOM 3
2780 x 3080 9'1" x 10'8"

BEDROOM 4
2300 x 3200 7'6" x 10'6"

BATHROOM
2180 x 1980 7'2" x 6'6"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.



The Firbank

4 BEDROOM DETACHED HOME WITH GARAGE

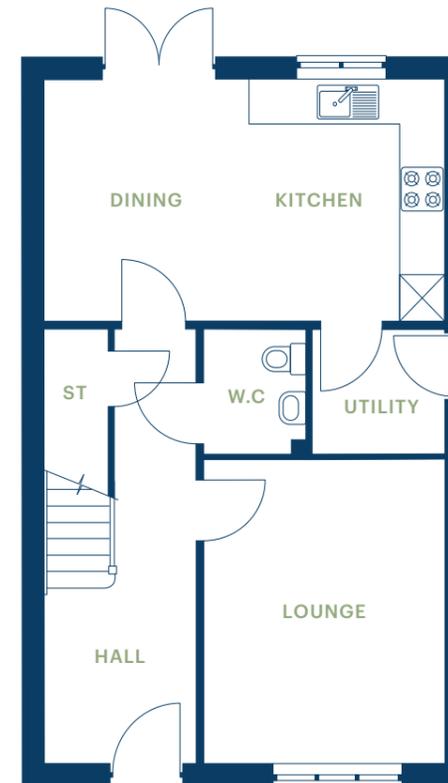


ARTIST'S IMPRESSION

PLOTS: 13 / 30 / 31 / 36



Ground Floor



First Floor



- KITCHEN / DINING**
5520 x 3320 18'2" x 10'11"
- LOUNGE**
3300 x 4200 10'10" x 13'10"
- UTILITY**
1820 x 1700 5'11" x 5'7"
- W.C**
1400 x 1700 4'6" x 5'7"

- BEDROOM 1**
3220 x 3600 10'6" x 11'9"
- EN-SUITE**
1200 x 2240 3'11" x 7'4"
- BEDROOM 2**
3220 x 3450 10'7" x 11'4"
- BEDROOM 3**
2230 x 3170 7'4" x 10'5"
- BEDROOM 4**
2220 x 2340 7'3" x 7'8"
- BATHROOM**
1930 x 2250 6'4" x 7'5"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.



The Thursby

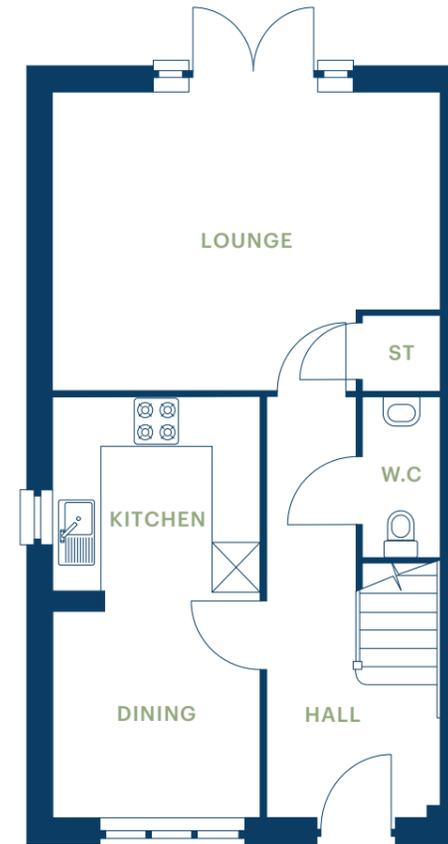
3 BEDROOM
SEMI-DETACHED HOME



PLOTS: 25 / 26 / 28 / 29 / 33 / 34



Ground Floor



First Floor



KITCHEN / DINING
2590 x 5230 8'6" x 17'2"

LOUNGE
4810 x 3700 15'9" x 12'1"

W.C
950 x 1920 3'1" x 6'4"

BEDROOM 1
3440 x 4280 11'3" x 14'1"

EN-SUITE
1290 x 1920 4'2" x 6'3"

BEDROOM 2
3010 x 3540 9'10" x 11'7"

BEDROOM 3
2110 x 3560 6'11" x 11'8"

BATHROOM
1930 x 2250 6'4" x 7'5"

Floor plan dimensions are approximate and may vary slightly between homes. While we aim for accuracy, individual builds can differ. Measurements shown are maximums and include features like fitted wardrobes, sloping ceilings and other details.

Our dedication
makes all the
difference to

your journey





We're passionate about our homes, our communities and the customer experiences we build around them.

For us, life is all about being considerate about everything from the way we build, to the way we look after every Applethwaite customer. So the same level of care we've taken in creating our Meadow View community is reflected in every step of your home buying journey. You'll find we have more time for you, guiding you through the process, responding personally to any questions you may have and generally being there when you need us. It's our way of ensuring that everything is carefully thought out, before, during and after you move in.



Meadow View



HECKENHURST AVE
WORSTHORNE · BURNLEY



Applethwaite

01772 229 590

info@applethwaite-homes.co.uk

applethwaite-homes.co.uk

All information and computer representations contained in this brochure are taken from design intent material and may be subject to further design development. Images are for illustration only and do not form part of any contract of sale. The site plan, dimensions and layouts given are estimated and for guidance only and are subject to chosen plot. They are not intended to be used for carpet sizes, appliances or items of furniture. Revision Date: May 2025

DESIGNED BY ABSOLUTE.AGENCY