



MANYWELLS
heights



BROADEN YOUR HORIZONS

welcome

Welcome to Manywells heights, an exceptional collection of finely crafted 3 and 4 bedroom energy efficient homes close to the popular village of Cullingworth and the wonderful, timeless charms of Haworth in the heart of Bronte Country.

Rugged moors and panoramic vistas provide the breathtaking backdrop to this new development which combines a superb high-end specification with the convenience and accessibility to essential amenities and transport links which are required for modern living.

Proudly presented by established local developer Eco Developments, Manywells heights promises the discerning buyer a superb contemporary home in a desirable location.



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Manywells heights – at a glance

- Choice of 3 and 4 bedroom homes
- Cost saving features including; energy efficient boilers and full double-glazing
- Semi-rural village location
- Good choice of schools and local amenities
- Conveniently located for road and rail links

-  The Benson
-  The Cosford
-  The Henlow
-  The Marham
-  The Wyton

Site Plan



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Birds' eye view

The Benson



The Benson

3 BEDS, GARDEN, PARKING EPC: B

First time buyer home only

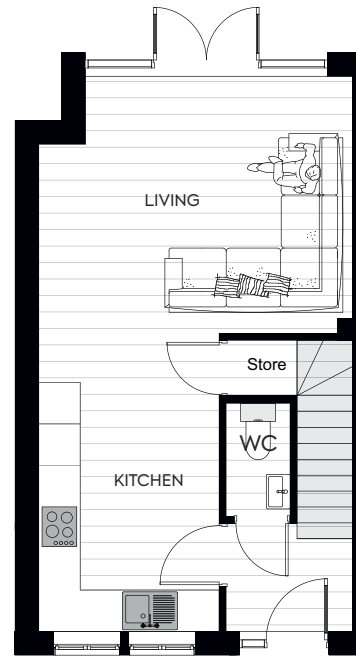
The Benson is part of our first time buyer collection and is designed to match the needs of modern living with an open plan layout creating beautiful, free flowing living space.

The upper floors provide three bedrooms and a large house bathroom.

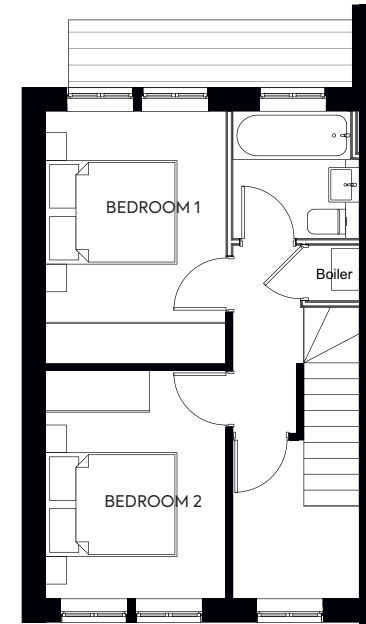
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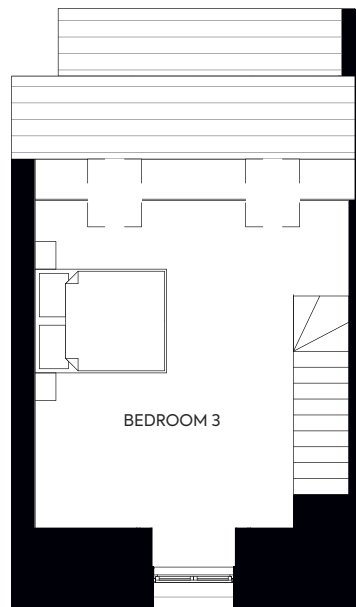
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Living 4534mm x 8023mm 14'8" x 26'3" max

FIRST FLOOR

Bedroom 1 2598mm x 3640mm 8'5" x 11'9"

Bedroom 2 2598mm x 3298mm 8'5" x 10'8"

Bathroom 1818mm x 1837mm 5'10" x 6'0"

SECOND FLOOR

Bedroom 3 4525mm x 5331mm 14'8" x 17'5" max

Total 92 sq m 990 sq ft

The Cosford



The Cosford

4 BEDS, EN SUITE, GARDEN, PARKING
EPC: B

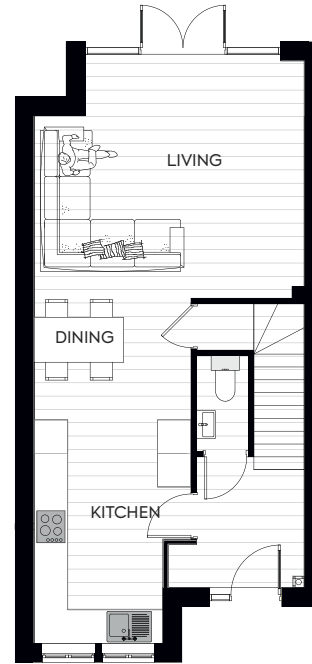
The modern layout, high specification and quieter rear aspect means The Cosford will appeal to a range of buyers.

The property offers four bedrooms arranged over three floors with an en suite to the master and second bedroom.

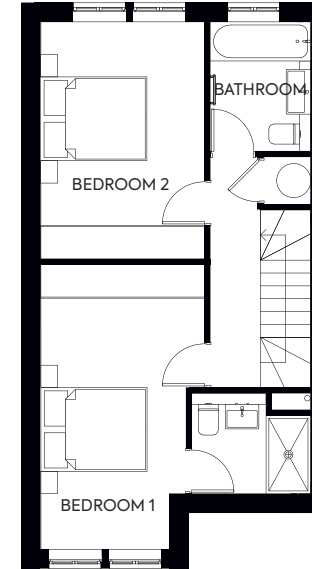
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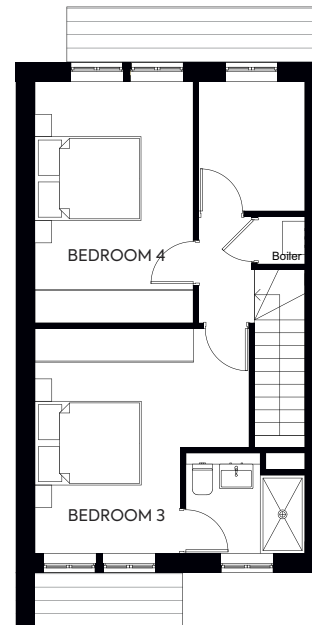
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Living 4825mm x 10549mm 15'8" x 34'6" max

FIRST FLOOR

Bedroom 1 2925mm x 5102mm 9'6" x 16'7"
 Ensuite 2129mm x 1800mm 7'0" x 6'0"
 Bedroom 2 2925mm x 4239mm 9'6" x 14'0"
 Bathroom 1800mm x 2316mm 6'0" x 7'6"

SECOND FLOOR

Bedroom 3 3834mm x 4052mm 12'6" x 13'3"
 Ensuite 2129mm x 1800mm 7'0" x 6'0"
 Bedroom 4 2829mm x 4325mm 9'3" x 14'2"
 Study 1889mm x 2283mm 6'2" x 7'5"

Total 130 sq m 1399 sq ft

The Henlow



The Henlow

SEMI-DETACHED, 4 BEDS, EN SUITE,
GARDEN, PARKING, EPC: B

The modern open plan layout of The Henlow will appeal to a range of buyers.

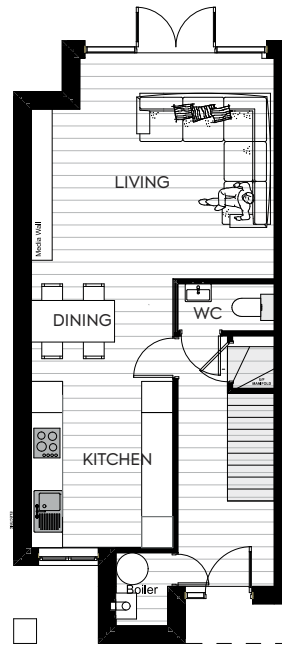
The kitchen/dining area to the front of the property flows seamlessly into a spacious lounge providing plenty of versatility.

The property offers four bedrooms over three floors with an en suite to the master and second bedroom.

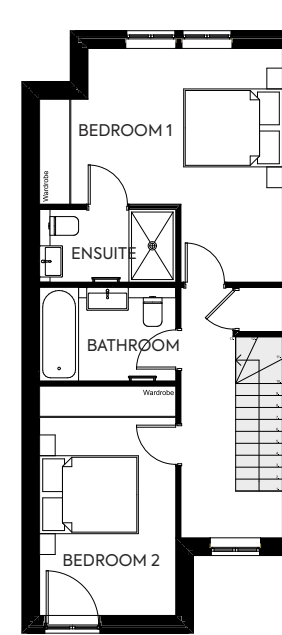
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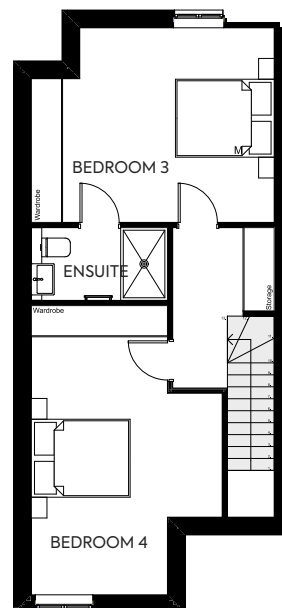
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living/Dining/Kitchen 4572mm x 9521mm 15'0" x 31'3" max

FIRST FLOOR

Bedroom 1	4673mm x 4497mm	15'3" x 14'8" max
Ensuite	2129mm x 1400mm	7'0" x 4'6"
Bedroom 2	2619mm x 4411mm	8'6" x 14'5"
Bathroom	2619mm x 1800mm	8'6" x 6'0"

SECOND FLOOR

Bedroom 3	3834mm x 4052mm	12'6" x 13'3" max
Ensuite	2129mm x 1800mm	8'6" x 6'0"
Bedroom 4	2829mm x 4325mm	9'3" x 14'2" max
Study	1889mm x 2283mm	6'2" x 7'5"

Total 140 sq m 1507 sq ft

The Marham



The Marham

SEMI-DETACHED, 4 BEDS, EN SUITE,
GARDEN, PARKING, EPC: B

The large internal foot print and high quality specification will appeal to a range of buyers.

To the ground floor you will find a kitchen/dining area, large rear aspect lounge with doors leading to the private garden and a separate laundry room.

The property is arranged over three floors and includes four bedrooms, two with en suite and a study – ideal for home working.

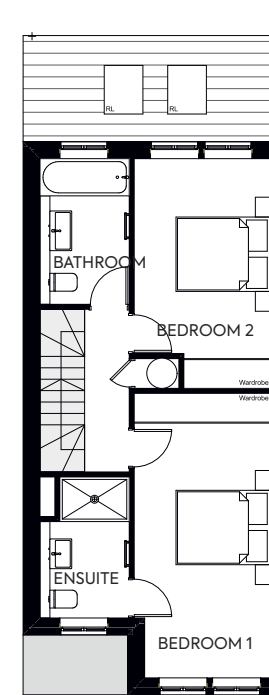
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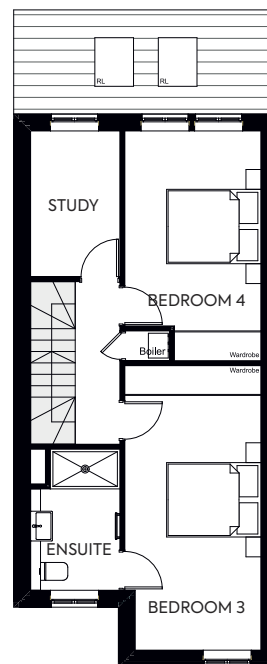
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Lounge	4643mm x 4138mm	15'3" x 13'6"
Dining/Kitchen	2742mm x 6432mm	9'0" x 21'1" max
Laundry	1400mm x 1800mm	4'6" x 6'0"

FIRST FLOOR

Bedroom 1	2743mm x 5737mm	9'0" x 18'8" max
Ensuite	1800mm x 2844mm	6'0" x 9'3"
Bedroom 2	2743mm x 4633mm	9'0" x 15'2" max
Bathroom	1800mm x 2938mm	6'0" x 9'6"

SECOND FLOOR

Bedroom 3	2743mm x 5737mm	12'6" x 13'3"
Ensuite	1800mm x 2844mm	8'6" x 6'0"
Bedroom 4	2743mm x 4633mm	9'3" x 14'2" max
Study	1800mm x 2938mm	6'2" x 7'5"

Total 147 sq m 1582 sq ft

The Wyton



The Wyton

DETACHED, 4 BEDS, EN SUITE,
GARDEN, PARKING, EPC: B

The only detached house type at
Manywells heights,

The Wyton will appeal to the discerning
buyer looking for executive style living.

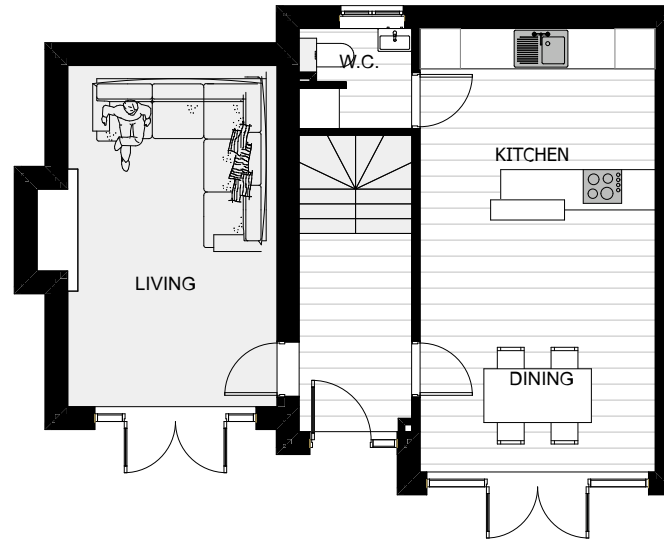
Arranged over three floors this
imposing property includes to the
ground floor an open plan
kitchen/dining area and separate
lounge.

The upper floor comprises four
bedrooms including the master which
enjoys an en suite and private balcony.
There is also an en suite to the second
bedroom.

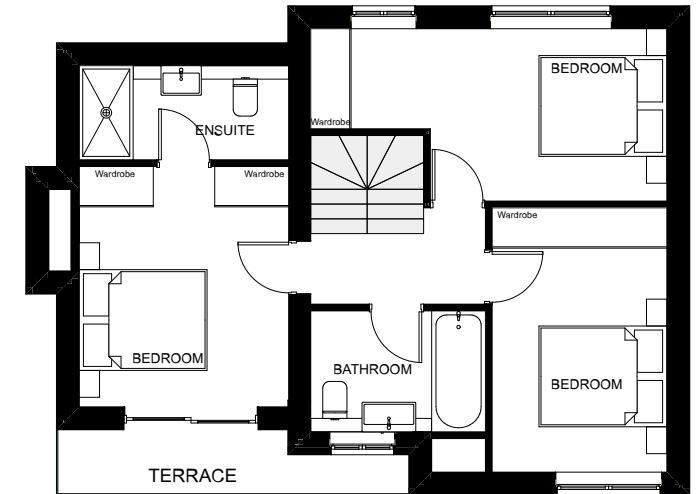
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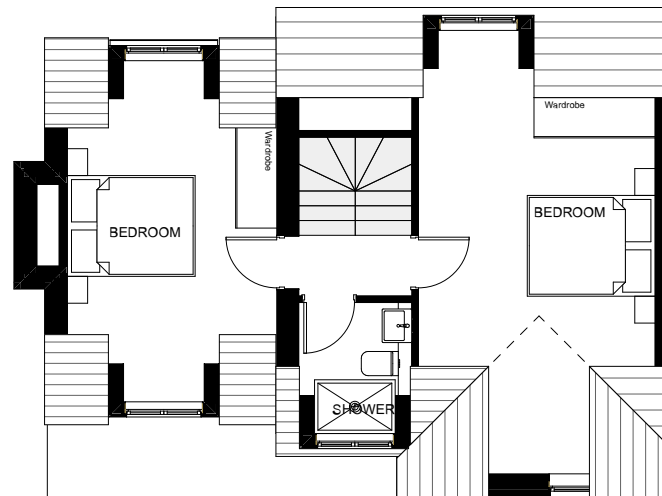
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living	3114mm x 5078mm	10'2" x 16'7"
Kitchen/Dining	3500mm x 6600mm	10'2" x 21'7"

FIRST FLOOR

Bedroom 1	3114mm x 5078mm	10'2" x 16'7" max
Ensuite	3114mm x 1401mm	10'2" x 4'6"
Bedroom 2	5300mm x 2565mm	17'4" x 8'4" max
Bedroom 3	2599mm x 3934mm	8'5" x 13'0"
Bathroom	2600mm x 1800mm	8'5" x 6'0"

SECOND FLOOR

Bedroom 4	3520mm x 6600mm	11'5" x 21'7" max
Shower	1680mm x 2063mm	5'5" x 6'8"
Bedroom 5	3114mm x 5079mm	10'2" x 16'7" max

Total 144 sq m 1550 sq ft

Specification

KITCHEN

- High quality German kitchen
- Bosch appliances include; induction hob, integrated fridge/freezer, designer extractor, integrated dishwasher and integrated washing machine

FINISHES, FIXTURES AND FITTINGS

- Luxury vinyl flooring to ground floor
- Underfloor heating to ground floor
- Radiators to first floor
- Carpets to hallway, staircase and bedrooms
- PVCu double glazed windows
- Oak 'Dordogne' style internal doors with brushed stainless steel ironmongery
- Deep timber skirting boards with detailed architraves finished in white eggshell
- Walls and ceilings finished in neutral matt emulsion

BATHROOMS

- Hudson Reed brass finish taps and accessories
- Wash hand-basin with vanity unit, concealed WC with wall mounted flush system
- Contemporary bath
- Complementary tiling
- Heated towel rail

EN SUITES

- Hudson Reed chrome finish taps and accessories
- Wash hand-basin with designer vanity unit, concealed WC with wall mounted flush system
- Walk-in shower
- Complementary tiling
- Heated towel rail

ELECTRICS

- Digital heating thermostat
- Pendant light fittings to lounge, dining area and bedrooms
- Recessed spot lighting to kitchen, bathroom, en suite and cloakroom
- TV points to lounge, dining area and bedrooms
- Security alarm
- External lighting positioned at front and rear doors
- External double electric socket

GENERAL

- Advantage 10-year structural warranty
- External water tap

Our suppliers

By working only with quality suppliers we can ensure that our houses are built and specified to the highest standard.



Images shown are from the suppliers' own product ranges and may be different to those used at Manywells heights. Please consult the sales negotiator for further information.



MANYWELLS heights



Sustainability

At Eco Developments we take our environmental responsibilities extremely seriously.

Our new-build homes are typically 30% more efficient than traditional housing in the UK which not only saves you money on your running costs, but also reduces the impact on the environment.

We are fully committed to high levels of energy efficiency which is why our in-house sustainability team is working towards us having net zero carbon homes in use by 2030 and for our own operation to be net zero carbon by 2025.

Energy efficiency built-in. EPC : B

Our typical B rating means our homes are much more energy efficient than traditional D-rated homes.

Lower-carbon bricks

Our concrete bricks typically use 28% less carbon in the manufacturing process in comparison to clay, delivering a total lifetime carbon saving of 2.4 tonnes of CO₂ per house built.

High levels of roof insulation

Keeping your home warm in the winter, cool in the summer and reduced energy bills all year round.

Argon gas filled double glazing

Greater insulation leading to reduced heat loss.

Energy efficient lighting

Energy-saving LED light bulbs our specified as standard in all our homes.

A-Rated appliances

Many of our kitchen appliances have an A – rating for improved efficiency.

A-Rated boilers

All our boilers are specified in order to achieve high efficiency levels.

Electric vehicle charging

We provide electric vehicle charging ports to every home.

Ultra-fast broadband

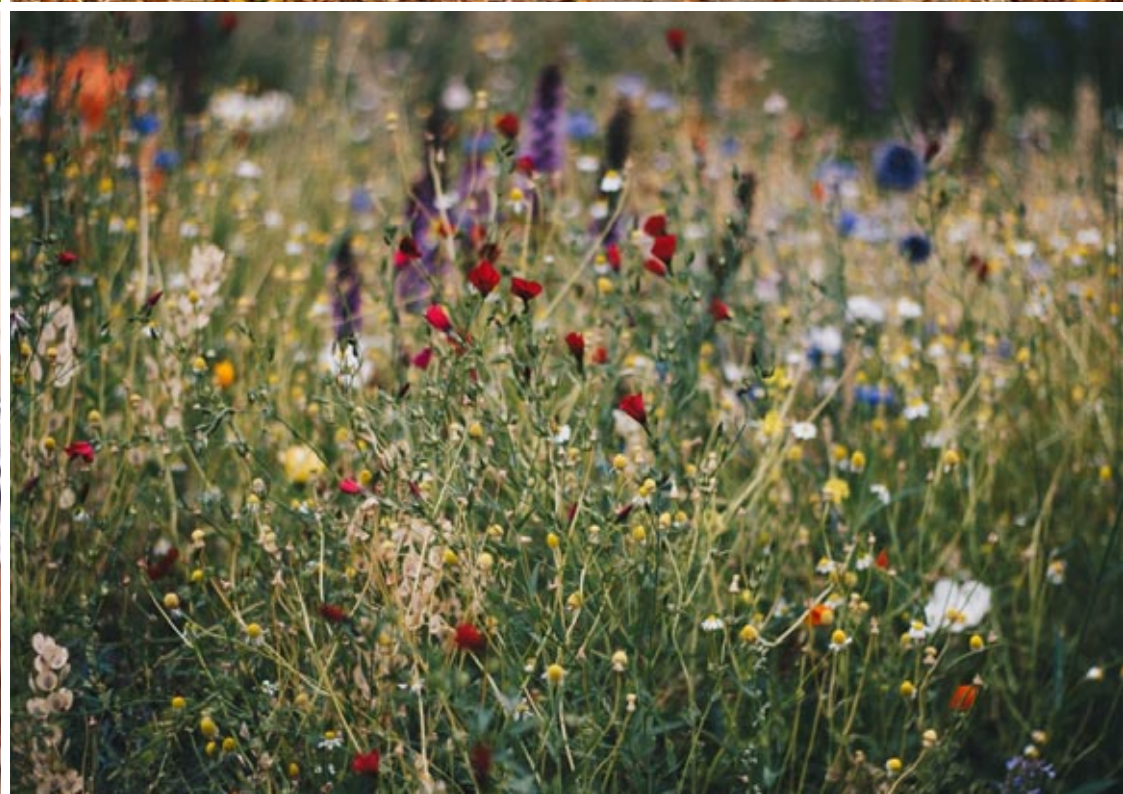
Fibre connectivity encourages home working to reduce your carbon footprint.

Local links

Our developments are close to amenities and public transport to help you reduce your carbon footprint.



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About the location

With centre of Cullingworth village less than 500m away the residents of Manywells heights benefit from easy access to a well-stocked local convenience store, post office and pharmacy, as well as excellent schools. Good local restaurants and a selection of pubs add to the genuine feeling of community, as do various thriving sports clubs and groups.

The popular village hall offers a wide range of activities from keep fit to martial arts classes.

The wide open countryside is a natural playground for young and old with invigorating walks taking in such landmarks as Hewenden Reservoir and Goit Stock Waterfall.

Head slightly further afield and experience the rich cultural, social and retail offering of Bradford, the UK City of Culture 2025, and of course the cobbled main street and quaint tea rooms synonymous with world famous Haworth are on your doorstep.

The area is well served by public transport including train stations in nearby Keighley and Bingley from where direct services run to destinations including Bradford, Leeds and Skipton, making it popular with commuters.

Distances

SCHOOLS

Cullingworth Primary School.....0.3 miles

Parkside School.....0.6 miles

TOWNS AND CITIES

Bradford.....6.9 miles

Halifax.....8.9 miles

Skipton.....13.4 miles

Leeds.....16.5 miles

TRANSPORT

Bingley Station.....3.7 miles

Keighley Station.....3.8 miles



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How to find us

Manywells Brow Cullingworth
Bradford BD13 5DX



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ALL ENQUIRIES



01274 566837

THE PROPERTY MISDESCRIPTION ACT 1991

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The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors.

The birds' eye view and the individual house type images are computer generated and for illustration purposes only. All details correct at time of going to print.