

ANWYL  
*thoughtful homes*

welcome to  
**Priory Gardens**  
*Burscough*



01704 339 072

*everything considered.*

## when it comes to new homes, we think of *everything*.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice *really matters*.

**At Anwyl Homes, we know what it's like.** We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

**Anwyl homes. Everything considered.**

*the opportunity to  
make your home  
your own*

got  
questions?  
call...  
**03300  
244 944**



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## the bretton

3 bed semi detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

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 ideal for  
first time buyers



## ground floor

kitchen/dining	15'4" x 10'9"
living room	16'8" x 12'0"
cloaks	5'11" x 3'1"
kitchen/dining	4.67m x 3.28m
living room	5.08m x 3.66m
cloaks	1.79m x 0.95m

## first floor

bedroom 1	12'10" x 8'4"
en-suite	8'4" x 5'6"
bedroom 2	11'0" x 8'4"
bedroom 3	7'7" x 6'8"
bathroom	7'2" x 6'8"
bedroom 1	3.91m x 2.53m
en-suite	2.53m x 1.67m
bedroom 2	3.35m x 2.53m
bedroom 3	2.30m x 2.04m
bathroom	2.18m x 2.02m

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## the bretton

3 bed semi detached

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This is a computer generated image of the bretton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.  
27/10/2020

everything considered.

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the  
epsom

the  
bretton

## the epsom

3 bed semi detached

A *modern* 3 bed home, perfect for growing families. Key features include an open plan kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

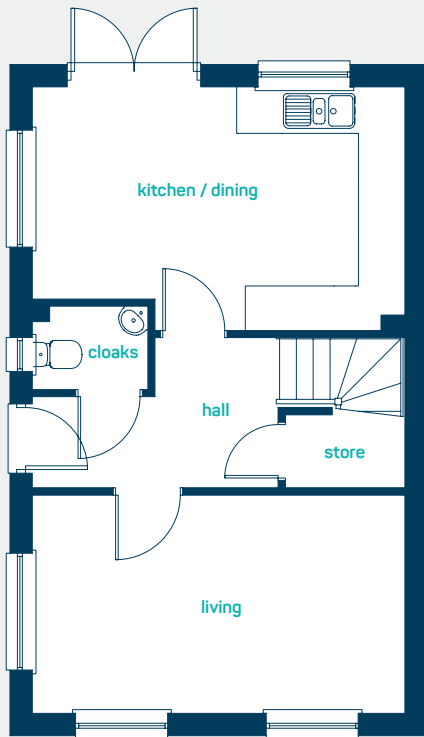
[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)

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*everything considered.*



Ideal for  
growing  
families

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### ground floor

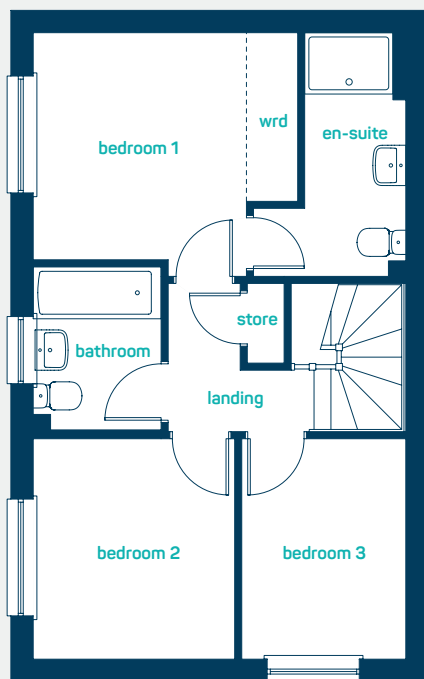
kitchen/dining	16'5" x 10'9"
living room	16'5" x 9'7"
cloaks	5'1" x 3'9"

kitchen/dining	5.00m x 3.28m
living room	5.00m x 2.91m
cloaks	1.54m x 1.13m

### first floor

bedroom 1	11'8" x 10'9"
en-suite	10'9" x 6'8"
bedroom 2	9'9" x 8'11"
bedroom 3	9'9" x 7'3"
bathroom	7'3" x 5'7"

bedroom 1	3.56m x 3.28m
en-suite	3.28m x 2.04m
bedroom 2	2.97m x 2.71m
bedroom 3	2.97m x 2.20m
bathroom	2.21m x 1.71m



## the epsom

3 bed semi detached

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**the bunbury**  
3 bed detached

Perfect as a *family* starter home or for first-time buyers.  
Key features include 3 double bedrooms and an open plan kitchen  
family room perfect for modern living.

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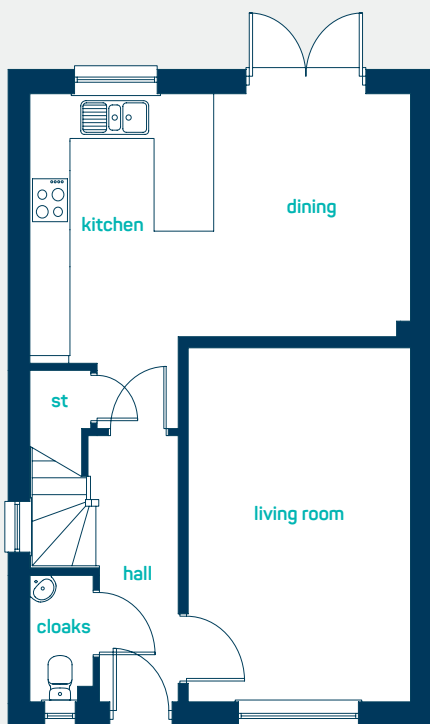
**03300  
244 944**

*everything considered.*



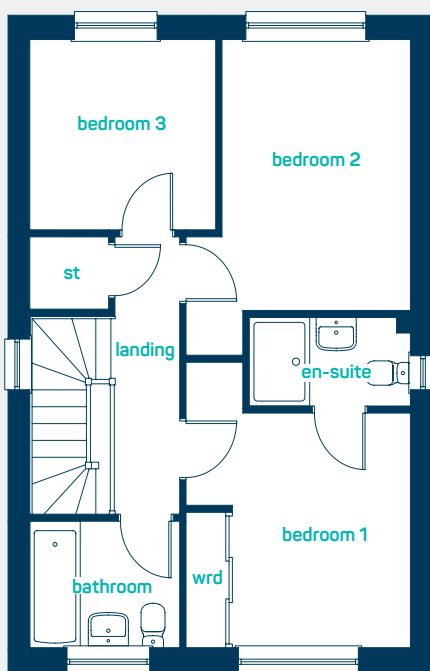
perfect for new families

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### ground floor

kitchen/dining	18'10" x 12'0"
living room	15'9" x 11'0"
cloaks	5'7" x 3'4"
kitchen/dining	5.75m x 3.64m
living room	4.79m x 3.36m
cloaks	1.71m x 1.02m



### first floor

bedroom 1 (into door)	12'8" x 11'1"
en-suite	8'0" x 3'11"
bedroom 2 (into door)	14'0" x 11'1"
bedroom 3	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 1 (into door)	3.86m x 3.39m
en-suite	2.44m x 1.2m
bedroom 2 (into door)	4.27m x 3.39m
bedroom 3	2.81m x 2.57m
bathroom	2.26m x 1.71m

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## the bunbury

3 bed detached

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This is a computer generated image of the bunbury detached (hipped), elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 25/09/2020.

everything considered.





## the lymm

4 bed detached with garage

A *spacious* 4-bedroom detached home. The Lymm is thoughtfully designed to make the most of the space available, providing a well-planned open plan living space and a separate lounge in which to relax. Boasting 4 generously sized bedrooms, integral garage, lovely high ceilings and a roofed porch the Lymm is designed for today's family.

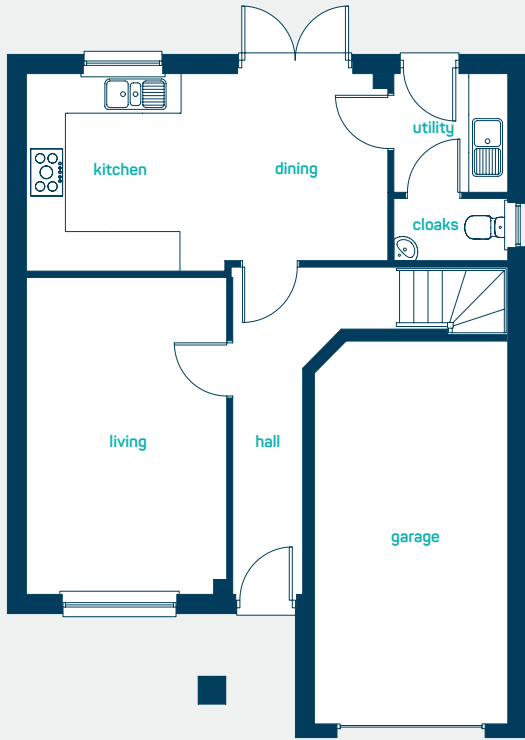
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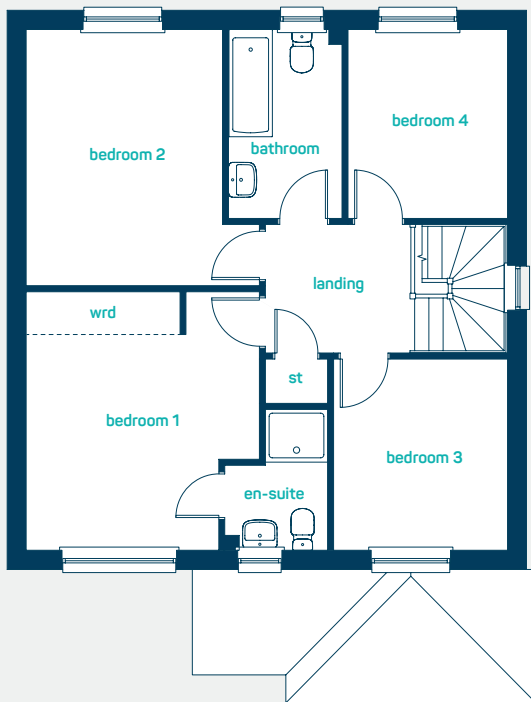
*everything considered.*



 large open plan  
kitchen diner

### ground floor

kitchen/dining	18'11" x 10'1"
utility	6'1" x 5'11"
living room	16'3" x 10'5"
cloaks	5'11" x 3'2"
kitchen/dining	5.76m x 3.07m
utility	1.85m x 1.80m
living room	4.96m x 3.18m
cloaks	1.80m x 0.96m



### first floor

bedroom 1	13'4" x 12'2"
en-suite	7'3" x 5'5"
bedroom 2	13'2" x 12'2"
bedroom 3	9'10" x 9'1"
bedroom 4	9'9" x 8'4"
bathroom	9'9" x 6'0"
bedroom 1	4.06m x 3.71m
en-suite	2.20m x 1.65m
bedroom 2	4.02m x 3.71m
bedroom 3	3.00m x 2.76m
bedroom 4	2.96m x 2.53m
bathroom	2.96m x 1.82m

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**the lymm**  
4 bed detached with garage

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everything considered.

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## the farndon

4 bed detached

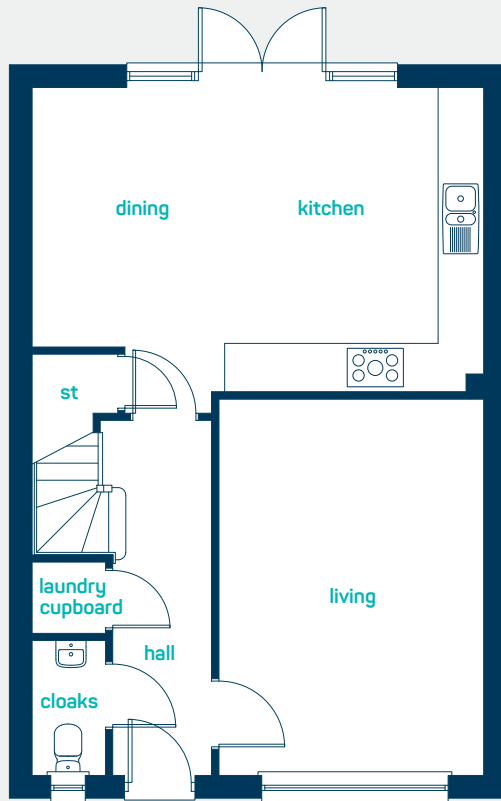
A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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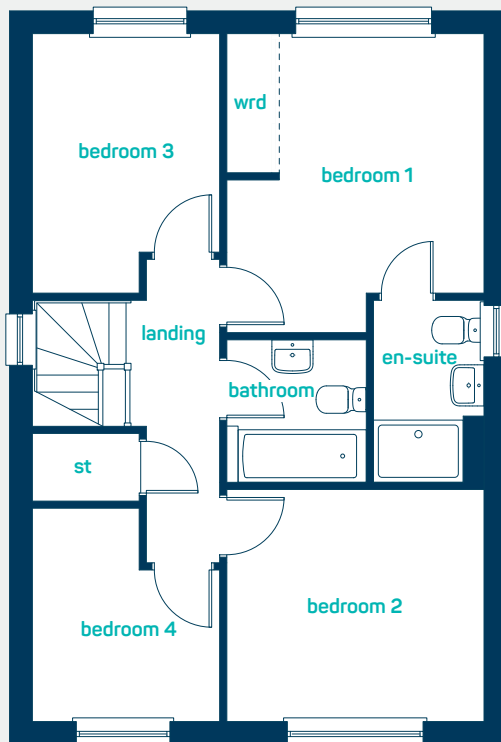


ideal for  
spacious  
living

### ground floor

kitchen/dining	19'7" x 13'2"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"
living room	16'4" x 11'5"

kitchen/dining	5.97m x 4.01m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m
living room	4.97m x 3.48m



### first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'0"
bathroom	6'3" x 6'1"

bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.45m
bathroom	1.90m x 1.86m

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## the farndon

4 bed detached

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This is a computer generated image of the farndon, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

13/05/19

everything considered.

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## the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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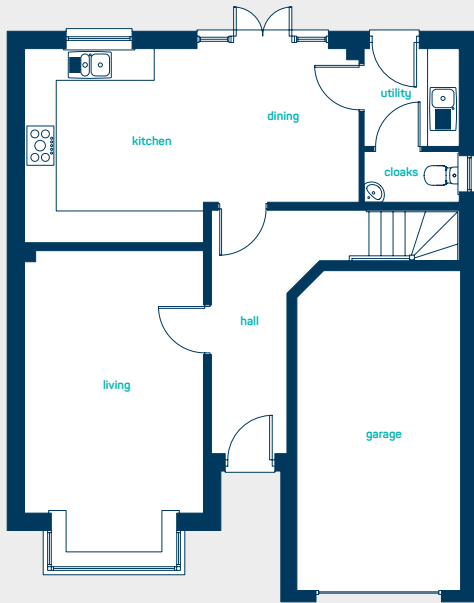
got  
questions?

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*everything considered.*

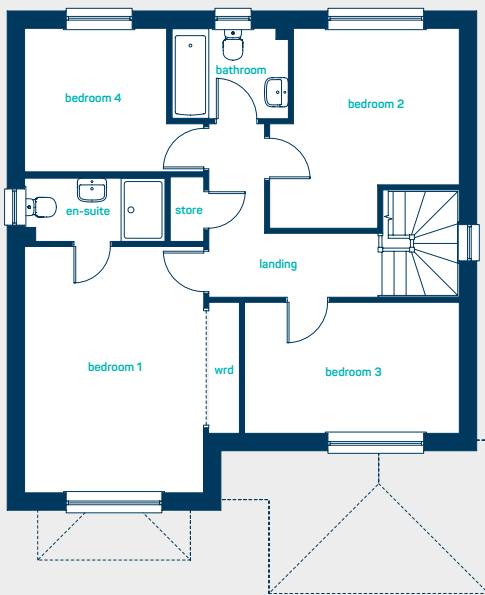
 ideal for spacious living



## ground floor

kitchen/dining 20'9" x 12'1"  
 utility 6'1" x 5'11"  
 living room(inc bay) 18'11" x 11'1"  
 cloaks 5'11" x 3'2"

kitchen/dining 6.33m x 3.67m  
 utility 1.85m x 1.80m  
 living room(inc bay) 5.75m x 3.38m  
 cloaks 1.80m x 0.96m



## first floor

bedroom 1 15'4" x 13'4"  
 en-suite 8'9" x 3'11"  
 bedroom 2 12'5" x 11'9"  
 bedroom 3 13'4" x 8'2"  
 bedroom 4 11'1" x 8'11"  
 bathroom 7'3" x 5'7"

bedroom 1 4.66m x 4.06m  
 en-suite 2.66m x 1.20m  
 bedroom 2 3.78m x 3.59m  
 bedroom 3 4.06m x 2.48m  
 bedroom 4 3.39m x 2.71m  
 bathroom 2.21m x 1.71m

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## the ascot

4 bed detached with garage

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 22/10/20 - (grand version)

everything considered.

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## the stratford

4 bed detached

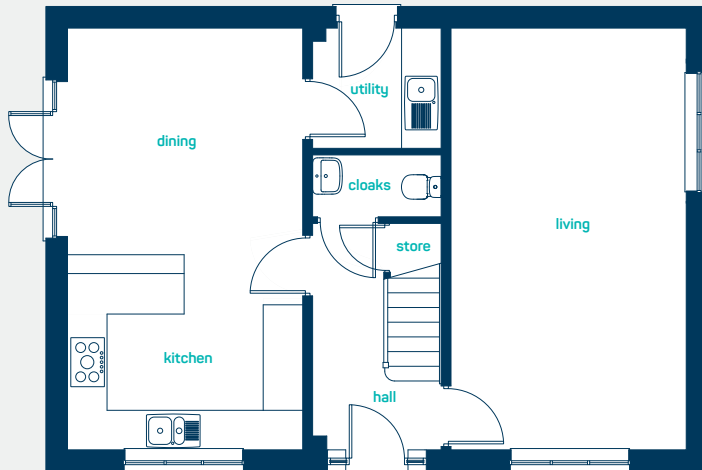
A spacious 4 bedroom detached family home. Key features include high ceilings, a master bedroom with en-suite and an *open plan* kitchen diner.

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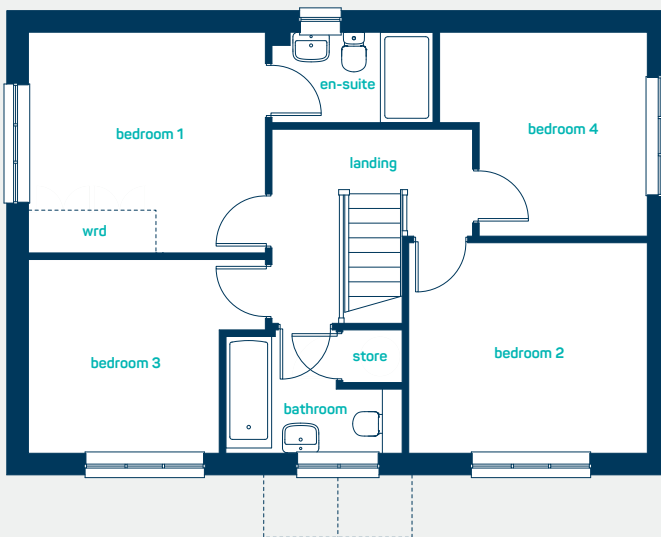
*everything considered.*



**ground floor**

kitchen/dining	21'0" x 11'9"
utility	6'5" x 6'1"
living room	21'0" x 11'9"
cloaks	6'5" x 3'0"

kitchen/dining	6.40m x 3.57m
utility	1.95m x 1.85m
living room	6.40m x 3.57m
cloaks	1.95m x 0.92m



**first floor**

bedroom 1	11'9" x 10'11"
en-suite	8'0" x 4'7"
bedroom 2	11'11" x 10'6"
bedroom 3	11'9" x 9'9"
bedroom 4	10'4" x 10'2"
bathroom	8'11" x 6'3"

bedroom 1	3.58m x 3.33m
en-suite	2.44m x 1.40m
bedroom 2	3.63m x 3.20m
bedroom 3	3.58m x 2.97m
bedroom 4	3.16m x 3.10m
bathroom	2.71m x 1.90m

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**the stratford**  
4 bed detached

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24/07/19

everything considered.



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**the henley**  
4 bed detached with garage

A *traditional* 4 bedroom detached home. Designed to capture the essence of traditional house building with lovely high ceilings, beautiful bay windows and a roofed porch. Step inside and the henley is thoughtfully designed for modern family life with open plan family space, separate living room and generously sized bedrooms on offer.

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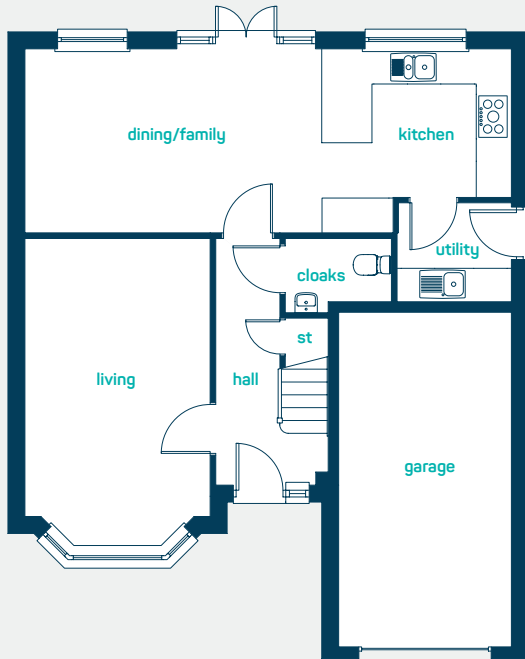
call...  
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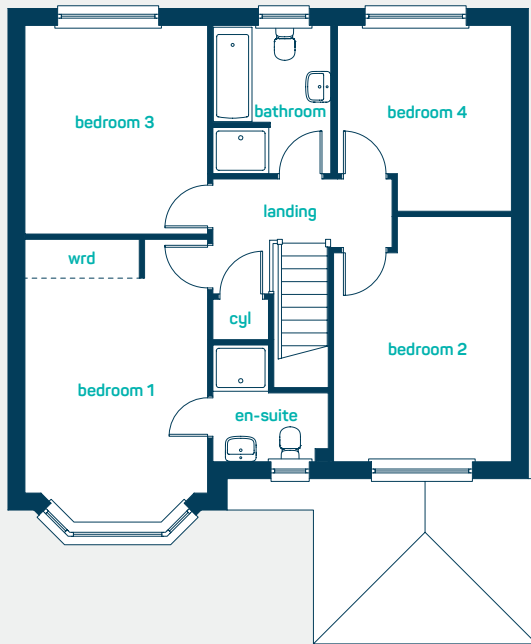
Large open plan  
family space

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### ground floor

kitchen/dining/ family	28'6" x 10'8"
utility	6'1" x 5'10"
living room	18'0" x 10'9"
cloaks	6'8" x 4'3"
kitchen/dining/ family	8.67m x 3.25m
utility	1.85m x 1.76m
living room	5.48m x 3.27m
cloaks	2.03m x 1.31m



### first floor

bedroom 1	16'9" x 10'8"
en-suite	6'9" x 6'9"
bedroom 2	14'4" x 10'5"
bedroom 3	12'2" x 10'8"
bedroom 4	10'10" x 10'2"
bathroom	8'6" x 6'11"
bedroom 1	5.09m x 3.25m
en-suite	2.07m x 2.07m
bedroom 2	4.37m x 3.16m
bedroom 3	3.72m x 3.25m
bedroom 4	3.31m x 3.09m
bathroom	2.60m x 2.11m

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# the henley

4 bed detached with garage

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*everything considered.*

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## the hartford

4 bed detached with garage

A *spacious* modern 4 bedroom detached home. Key features include feature high ceilings, separate living room, integral garage and an *open plan* kitchen diner.

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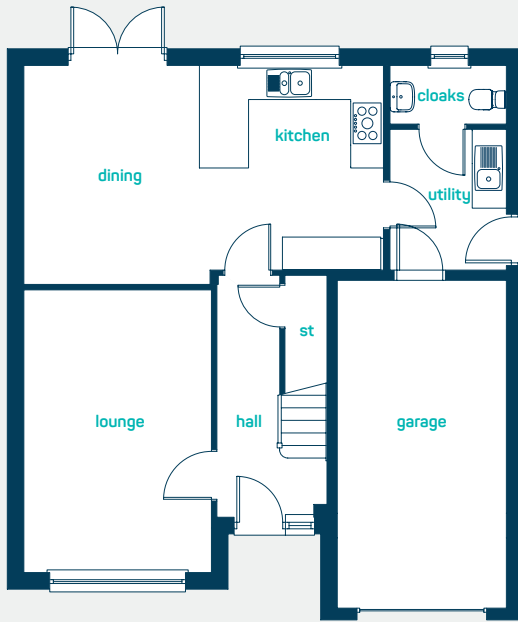
**03300  
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*everything considered.*



Ideal  
for growing families

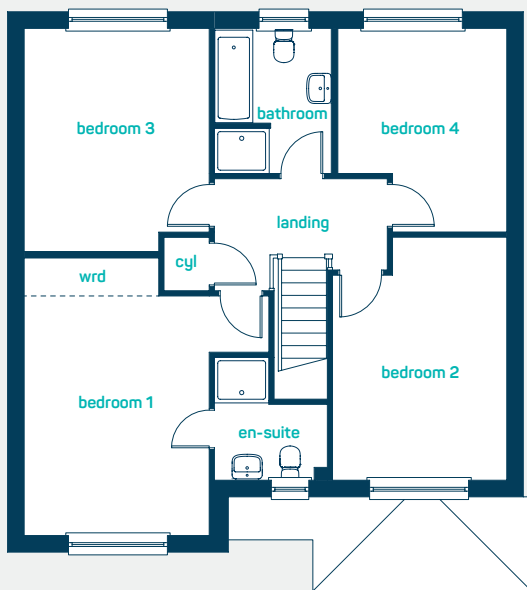
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### ground floor

kitchen/dining 21'6" x 13'0"  
utility 8'6" x 6'11"  
living room 16'10" x 11'1"  
cloaks 6'11" x 3'5"

kitchen/dining 6.56m x 3.96m  
utility 2.58m x 2.11m  
living room 5.13m x 3.38m  
cloaks 2.11m x 1.05m



### first floor

bedroom 1 16'7" x 11'0"  
en-suite 7'4" x 6'9"  
bedroom 2 14'6" x 10'5"  
bedroom 3 13'4" x 11'0"  
bedroom 4 12'2" x 10'1"  
bathroom 8'8" x 7'0"

bedroom 1 5.06m x 3.36m  
en-suite 2.22m x 2.07m  
bedroom 2 4.42m x 3.16m  
bedroom 3 4.06m x 3.36m  
bedroom 4 3.70m x 3.07m  
bathroom 2.63m x 2.14m

## the hartford

4 bed detached with garage

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## the oakmere

4 bed detached

An *impressive* 4 bedroom detached home, ideal for families. Key features include large open plan kitchen, dining and family room with a separate living room, utility and study.

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questions?

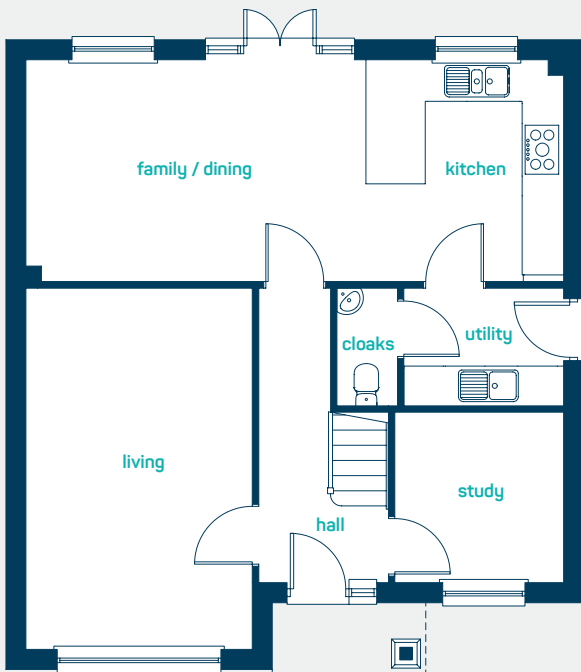
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Feature  
high ceilings

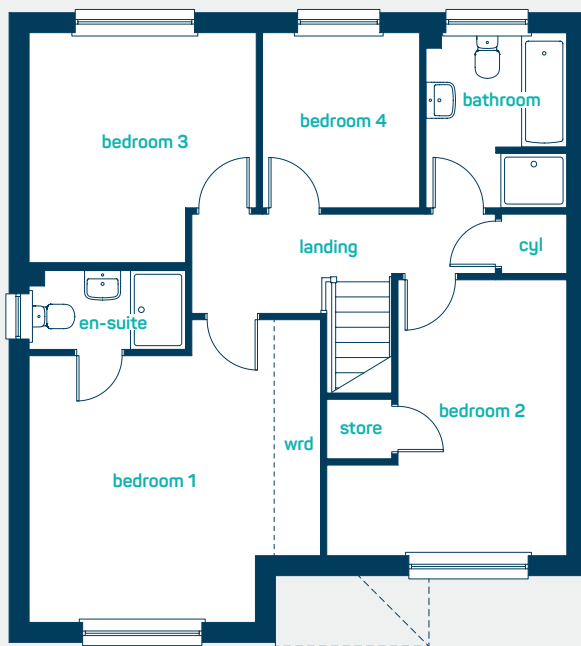
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### ground floor

kitchen/dining	26'7" x 10'11"
utility	7'11" x 5'9"
living room	17'10" x 11'1"
study	8'5" x 8'4"
cloaks	5'9" x 3'0"

kitchen/dining	8.11m x 3.32m
utility	2.40m x 1.76m
living room	5.43m x 3.38m
study	2.56m x 2.54m
cloaks	1.76m x 0.92m



### first floor

bedroom 1	15'0" x 14'5"
en-suite	7'9" x 3'11"
bedroom 2	13'8" x 11'10"
bedroom 3	11'4" x 11'3"
bedroom 4	8'8" x 7'10"
bathroom	8'8" x 6'11"

bedroom 1	4.57m x 4.40m
en-suite	2.35m x 1.20m
bedroom 2	4.16m x 3.62m
bedroom 3	3.46m x 3.42m
bedroom 4	2.63m x 2.38m
bathroom	2.63m x 2.11m

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## the oakmere

4 bed detached

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everything considered.

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## the lancaster

4 bed detached with double garage

An *impressive* 4 bedroom detached luxury home with 2 en-suite bedrooms and a separate bathroom, ideal for families. Combining traditional exteriors and high ceilings with modern living features including a large open plan kitchen, dining and family room. The Lancaster has been built for today's family.

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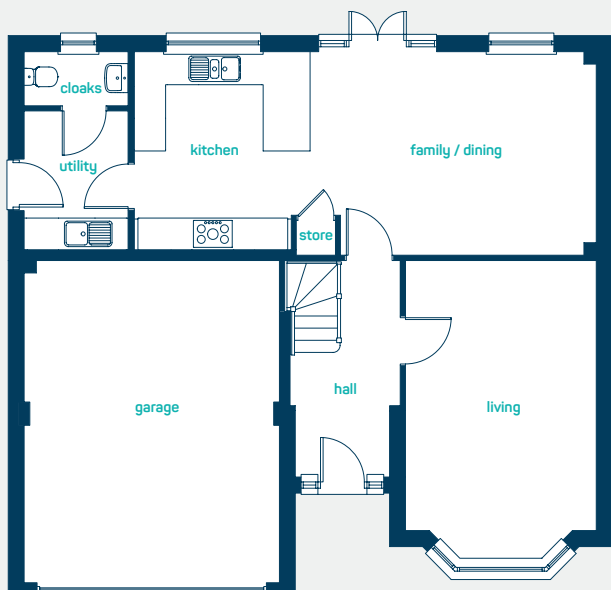
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244 944**

*everything considered.*



luxury  
modern living

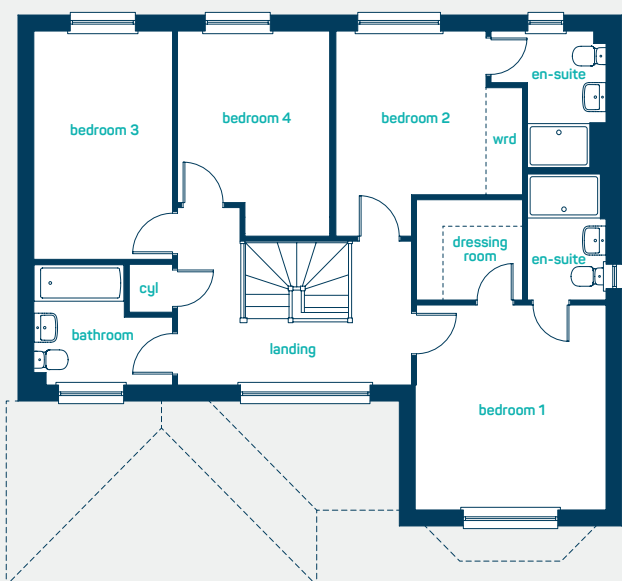
**ANWYLL**  
thoughtful homes



### ground floor

kitchen/dining /family	29'0" x 12'6"
utility	8'8" x 6'6"
living room	18'6" x 11'10"
cloaks	6'6" x 3'3"

kitchen/dining /family	8.83m x 3.80m
utility	2.63m x 1.97m
living room	5.63m x 3.61m
cloaks	1.97m x 1.00m



### first floor

bedroom 1	12'8" x 11'10"
en-suite 1	7'10" x 4'10"
dressing room	6'8" x 6'3"
bedroom 2	12'8" x 11'9"
en-suite 2	8'5" x 7'2"
bedroom 3	14'1" x 8'8"
bedroom 4	12'8" x 9'7"
bathroom	8'8" x 7'5"

bedroom 1	3.85m x 3.61m
en-suite 1	2.38m x 1.48m
dressing room	2.03m x 1.90m
bedroom 2	3.86m x 3.58m
en-suite 2	2.56m x 2.18m
bedroom 3	4.29m x 2.64m
bedroom 4	3.86m x 2.92m
bathroom	2.64m x 2.26m

get in  
touch...  
**03300  
244 944**

## the lancaster

4 bed detached with double garage

[www.anwyllhomes.co.uk](http://www.anwyllhomes.co.uk)

This is a computer generated image of the lancaster, elevation treatment may vary. Room sizes are approximate dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 13/01/20.

everything considered.



# Priory Gardens at Yew Tree Park

Burscough

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thoughtful homes



*everything considered.*












This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 16/11/2020

# Priory Garden at Yew Tree Park

Burscough, Phase two



## key

- |   |   |
|---|---|
|    |    |
| bretton   | stratford   |
|    |    |
| epsom   | henley  |
|    |    |
| bunbury   | oakmere   |
|    |    |
| lymm  | hartford  |
|    |    |
| farndon   | lancaster   |
|  |  |
| ascot   | affordable  |

future development



*everything considered.*

# Priory Gardens show home *locator*



You are here

### the lymm

Show home located here at Priory Gardens



You are here

### the ascot

Show home located here at Priory Gardens



You are here

### the henley

Show home located here at Priory Gardens



15 miles

### the stratford

Show home located at Lea Grange, St. Helen's, WA9 5FT



18 miles

### the farndon

Show home located at Edenhurst Grange, Bowring Park L16 2LA



20 miles

### the hartford

Show home located at Bluebell Meadows, Fulwood PR2 9LY

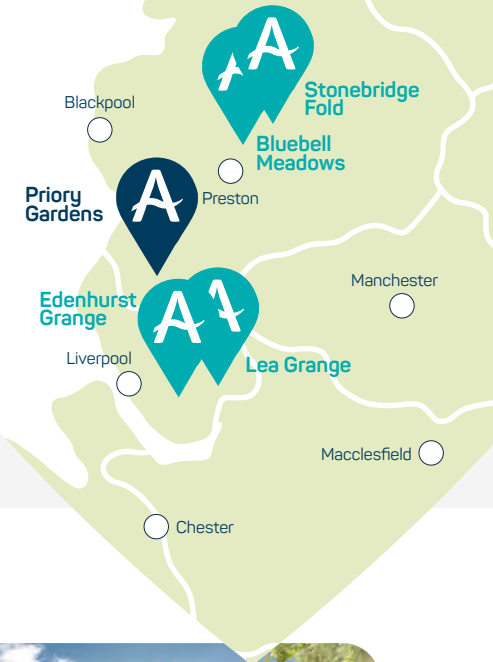
Please be advised, there will be variations in the layout and the dimensions between the show homes and the homes at this development. For full details on this, please speak to the homes advisor.

www.anwylhomes.co.uk

call: 01704 339072



# Priory Gardens show home *locator*



**23**  
miles

## the oakmere

Show home located at Stonebridge Fold, Longridge, PR3 2AD



brand new!

## the lancaster

Brand new house type located here at Priory Gardens



brand new!

## the bunbury

Brand new house type located here at Priory Gardens



brand new!

## the epsom

Brand new house type located here at Priory Gardens



## the bretton

We're sorry, there's no show home available

Please be advised, there will be variations in the layout and the dimensions between the show homes and the homes at this development. For full details on this, please speak to the homes advisor.

www.anwylhomes.co.uk

call: **01704 339072**



got questions?  
call 01772 595 478



Email: [priorygardens@anwyl.co.uk](mailto:priorygardens@anwyl.co.uk)

Priory Gardens at Yew Tree Park, Liverpool Road South,  
Burscough, Ormskirk, Lancashire, L40 7RE

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



*everything considered.*