

**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**















# Priory Garden at Yew Tree Park

Burscough, Phase two



## key

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

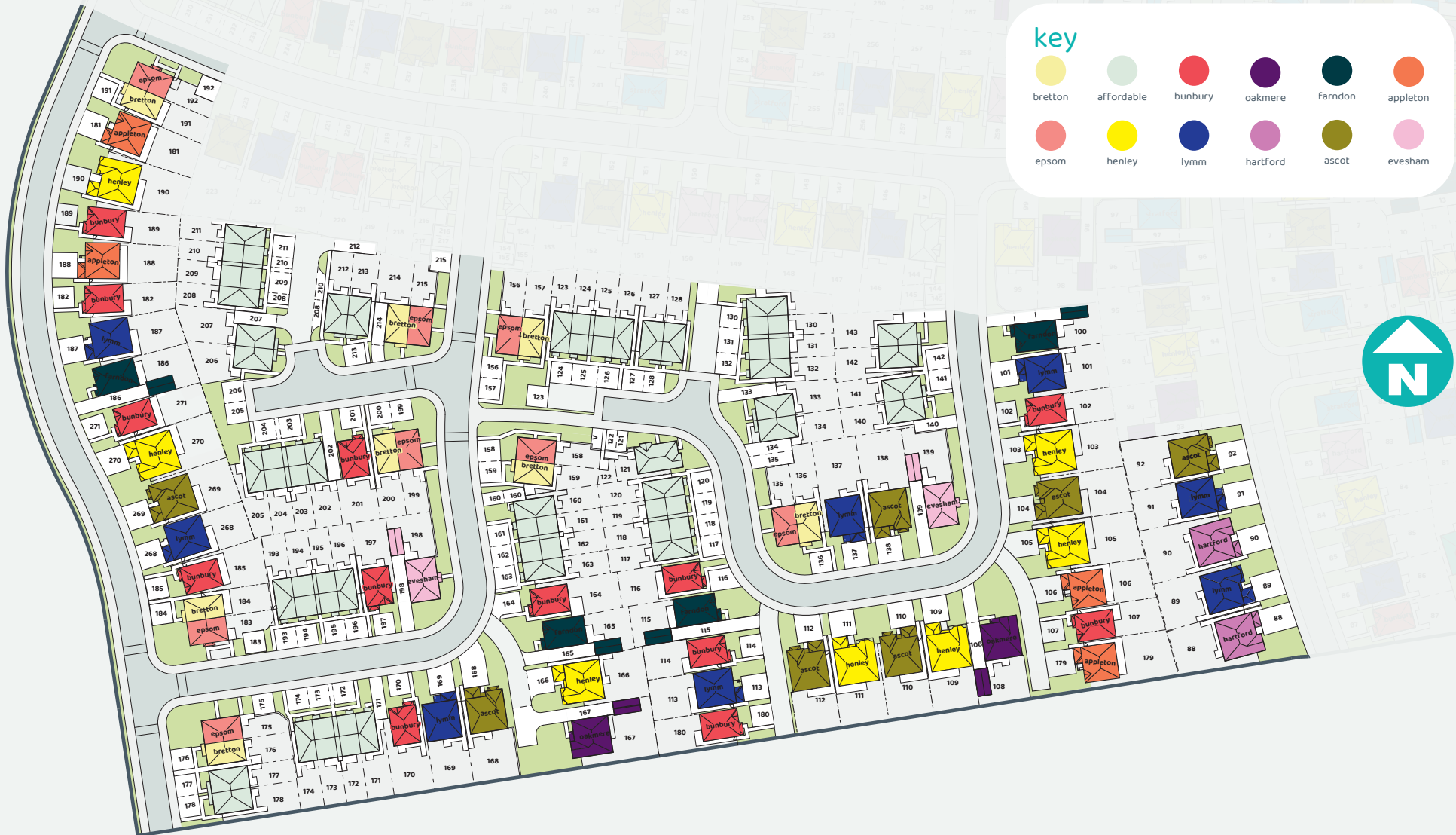
future development



*everything considered.*

# Priory Gardens at Yew Tree Park

Burscough, Phase Three



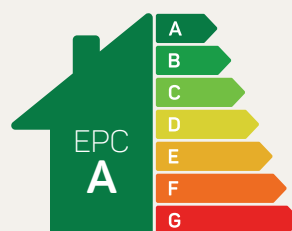
This plan is a general site layout, not to scale, and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements, or wayleaves. Anwyl Homes reserves the right to alter or replan at any time. Any information in relation to Housing Association / Section 106 / Local Authority / Investors, tenure / location / volume is 'subject to change'. Please ask our home advisor for specific plot details. Turf to rear gardens is not provided. 14/08/2024.



# The Bretton

## 3 bed semi-detached

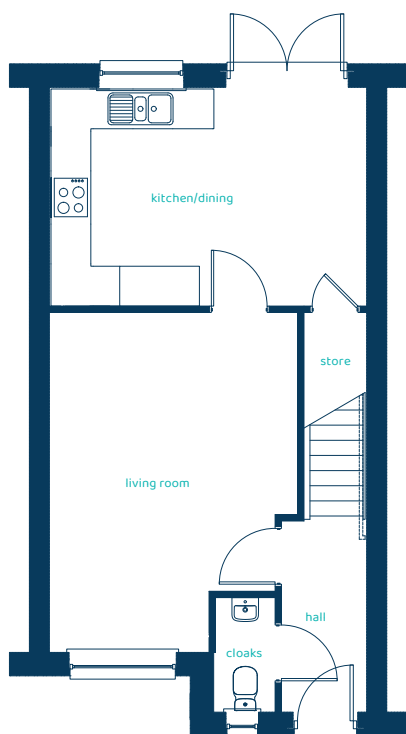
Perfect for families and first-time buyers, this three-bedroom semi-detached home has plenty of space. The heart of the home is the modern open-plan kitchen/diner, with French doors leading to the garden. Upstairs, you'll find two double bedrooms and a single, with the master boasting an en-suite. Plus, there's a family bathroom to make busy mornings easier.



Predicted EPC rating

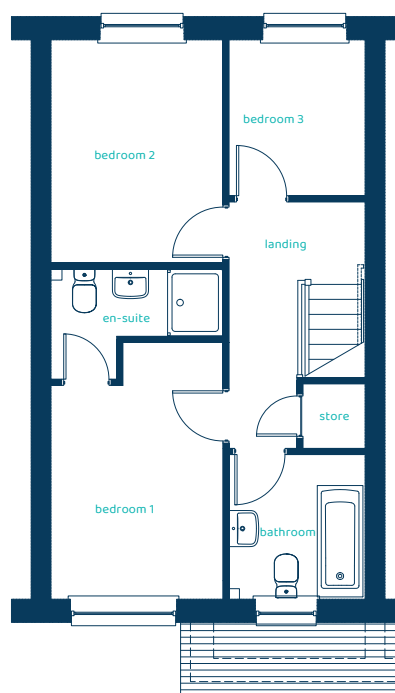
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	15'6" x 10'9"	4.73m x 3.27m
Living Room	16'9" x 12'2"	5.1m x 3.71m
Cloaks	5'7" x 2'11"	1.7m x 0.9m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	12'9" x 8'6"	3.88m x 2.59m
En-suite	8'6" x 5'6"	2.59m x 1.67m
Bedroom 2	11'1" x 8'6"	3.37m x 2.59m
Bedroom 3	7'8" x 6'9"	2.35m x 2.05m
Bathroom	7'2" x 6'9"	2.18m x 2.05m

# The Bretton

## 3 bed semi-detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_BRET\_G-2\_04/09/24.

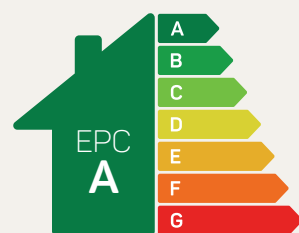




# The Epsom

## 3 bed semi-detached

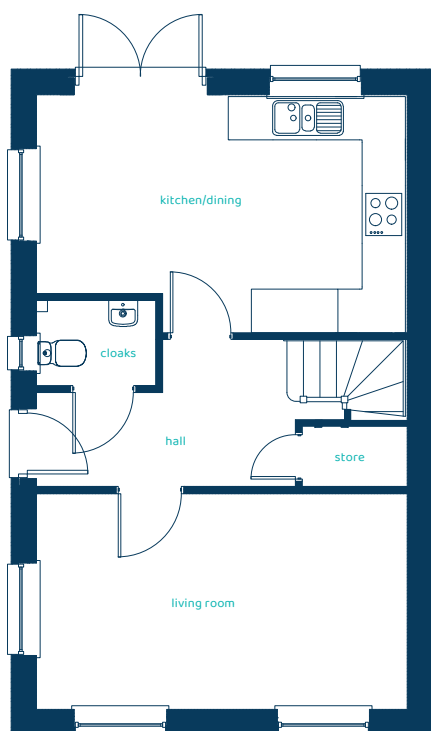
Perfect as a family starter home and for first-time buyers. This three-bedroom, semi-detached home has plenty of space for everyone. The downstairs boasts an open plan kitchen/diner with French doors leading out to the rear garden, as well as a separate living room and downstairs cloaks. Upstairs are three double bedrooms, with a ensuite to the master bedroom. Plus, there's a separate family bathroom for those busy mornings.



Predicted EPC rating

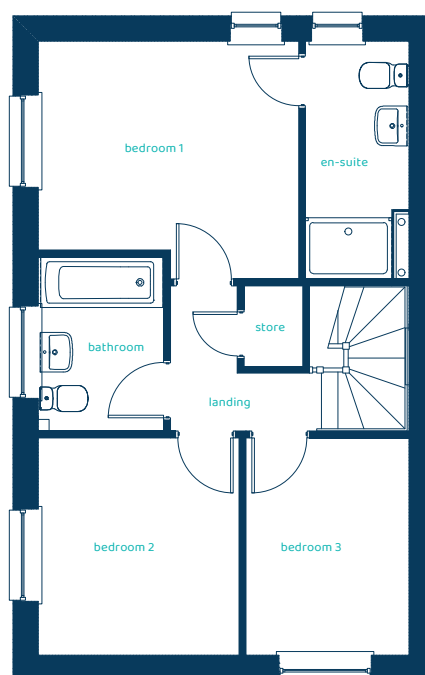
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	16'8" x 10'9"	5.09m x 3.27m
Living Room	16'8" x 9'8"	5.09m x 2.93m
Cloaks	5'4" x 3'10"	1.63m x 1.18m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	11'9" x 10'9"	3.58m x 3.27m
En-suite	10'9" x 4'7"	3.27m x 1.41m
Bedroom 2	9'10" x 9'1"	2.99m x 2.76m
Bedroom 3	9'10" x 7'4"	2.99m x 2.23m
Bathroom	7'11" x 5'7"	2.41m x 1.71m

# The Epsom

## 3 bed semi-detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_EPSO\_G-2\_04/09/24.



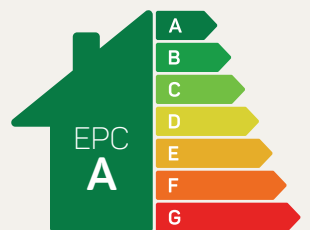




# The Bunbury

3 bed detached

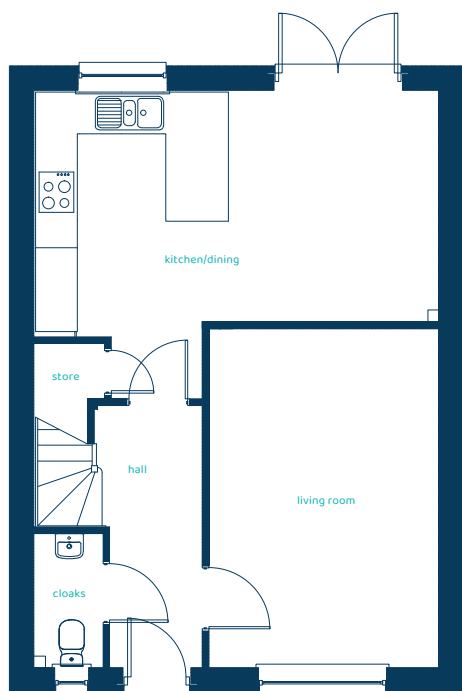
3 double bedrooms make this a perfect family starter home or for first time buyers. The downstairs comprises of a modern open plan kitchen/diner, with French doors leading out to the garden. Upstairs the main bedroom boasts an en-suite. Plus, there's a family bathroom for those busy mornings.



Predicted EPC rating

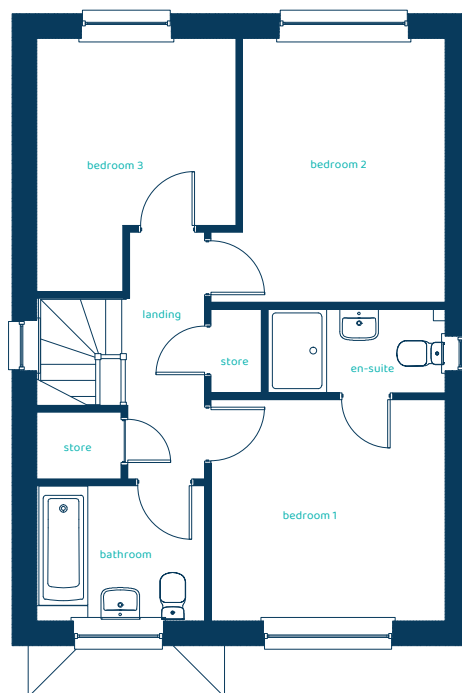
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	18'11" x 10'9"	5.76m x 3.27m
Living Room	15'10" x 10'8"	4.82m x 3.25m
Cloaks	6'3" x 3'2"	1.9m x 0.97m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'10" x 10'3"	3.31m x 3.12m
En-suite	8'2" x 3'11"	2.5m x 1.2m
Bedroom 2	12'3" x 9'5"	3.73m x 2.86m
Bedroom 3	11'9" x 9'3"	3.57m x 2.81m
Bathroom	7'9" x 6'3"	2.36m x 1.9m

# The Bunbury

## 3 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_BUNB\_G-2\_04/09/24.

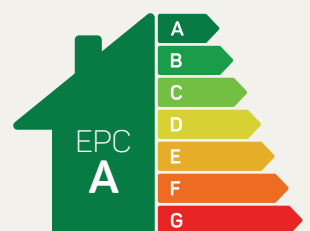




# The Appleton

## 3 bed detached with garage

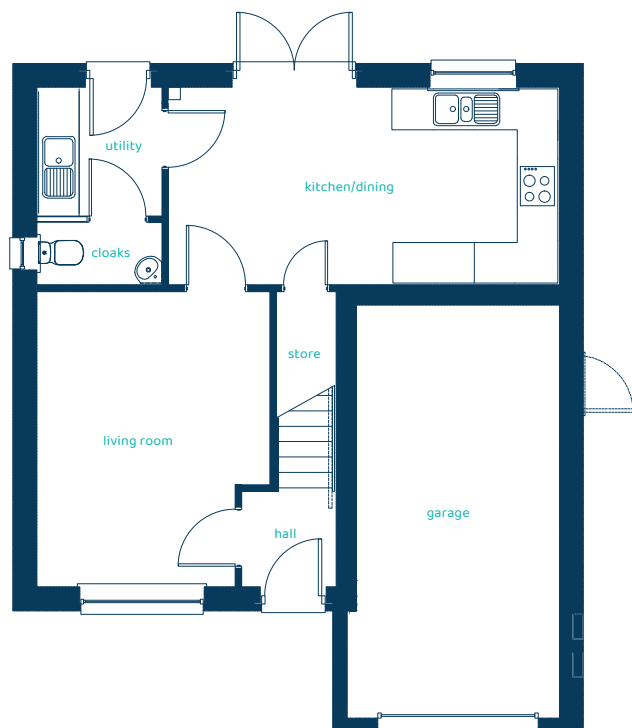
This stunning three-bedroom home is perfect for those seeking a spacious, contemporary living space. The open-plan kitchen/dining area is ideal for entertaining, featuring French doors to extend the space, whilst a separate cosy lounge offers a relaxing retreat. Upstairs, you'll find three generously sized bedrooms, including bedroom one which boasts an en-suite shower room, along with a family bathroom which adds to the home's convenience and comfort.



Predicted EPC rating

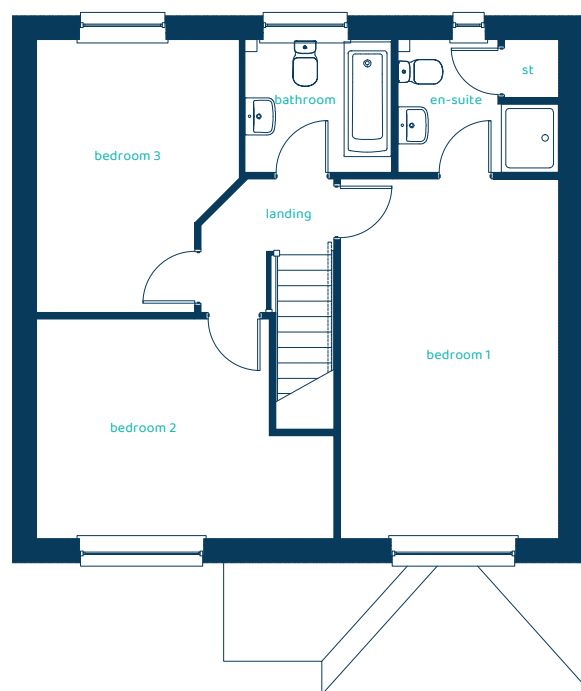
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	18'11" x 9'5"	5.76m x 2.87m
Living Room	14'2" x 11'3"	4.31m x 3.42m
Utility	6'2" x 6'	1.88m x 1.82m
Cloaks	6' x 2'11"	1.82m x 0.9m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	17'5" x 10'6"	5.3m x 3.2m
En-suite	7'9" x 6'4"	2.35m x 1.94m
Bedroom 2	14'4" x 10'7"	4.37m x 3.23m
Bedroom 3	13'2" x 9'9"	4.01m x 2.96m
Bathroom	7'2" x 6'4"	2.17m x 1.94m

# The Appleton

## 3 bed detached with garage

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_APPL\_G-2\_04/09/24.

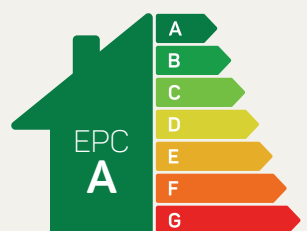




# The Farndon

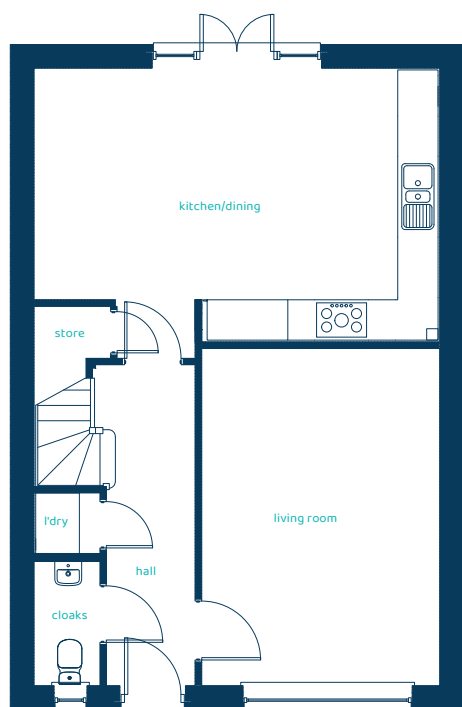
## 4 bed detached

A spacious 4 bedroom detached family home that provides a well-planned open plan living space and separate living room in which to relax. Boasting 4 bedrooms, lovely high ceilings and a roofed porch the Farndon is designed for today's modern family.



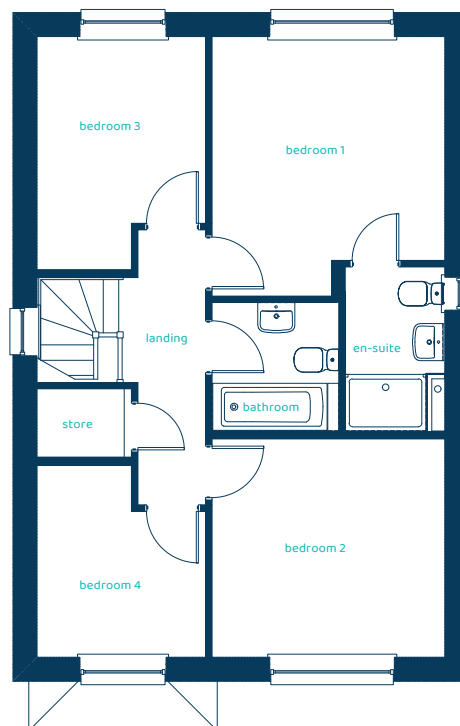
Predicted EPC rating

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	19'8" x 13'2"	5.99m x 4.02m
Living Room	16'4" x 11'6"	4.97m x 3.49m
Laundry	3'2" x 2'11"	0.96m x 0.9m
Cloaks	6' x 3'2"	1.82m x 0.96m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	12'6" x 11'3"	3.81m x 3.42m
En-suite	8' x 4'9"	2.43m x 1.45m
Bedroom 2	11'3" x 10'6"	3.42m x 3.21m
Bedroom 3	11'3" x 8'1"	3.42m x 2.47m
Bedroom 4	9'3" x 8'1"	2.82m x 2.47m
Bathroom	6'3" x 6'2"	1.9m x 1.87m

# The Farndon

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_FARN\_G-2\_04/09/24.

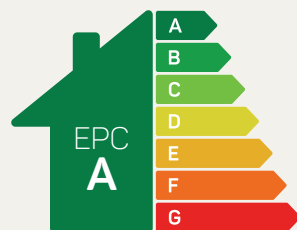




# The Lymm

## 4 bed detached

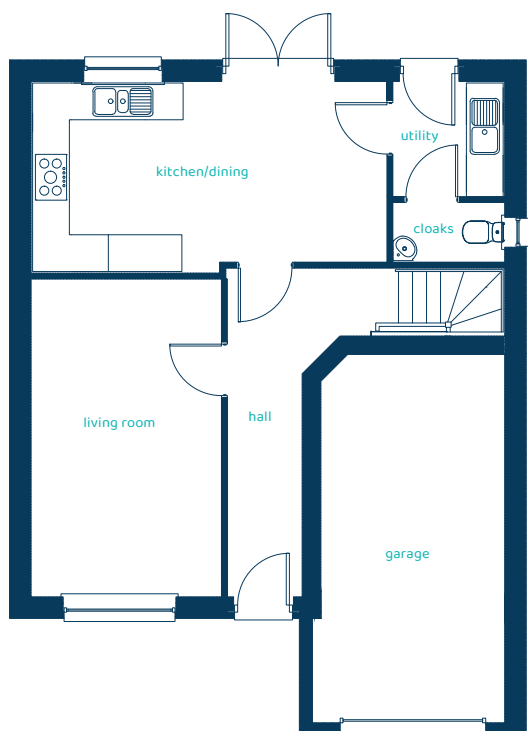
A spacious 4-bedroom detached home. The Lymm is thoughtfully designed to make the most of the space available, providing a well-planned open plan living space and a separate lounge in which to relax. Boasting 4 generously sized bedrooms, integral garage, lovely high ceilings and a roofed porch the lymm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



Predicted EPC rating

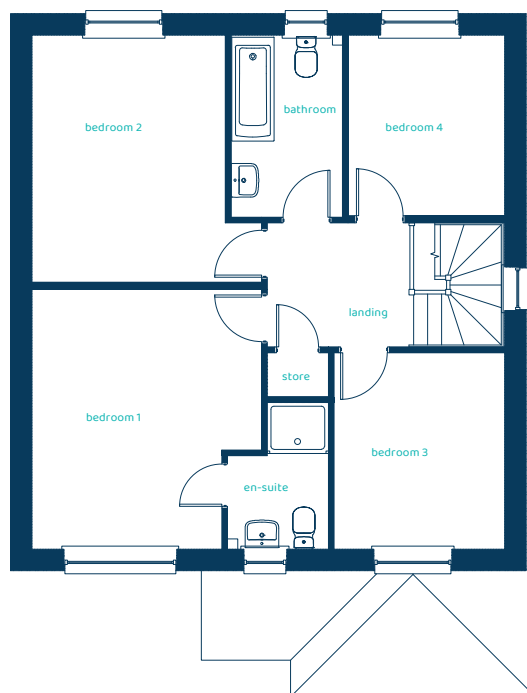
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	19" x 10'1"	5.78m x 3.07m
Utility	5'11" x 6'1"	1.8m x 1.85m
Cloaks	5'11" x 3'1"	1.8m x 0.95m
Living Room	10'1" x 16'10"	3.08m x 5.13m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	12'3" x 13'10"	3.72m x 4.22m
En-suite	5'5" x 7'9"	1.65m x 2.37m
Bedroom 2	12'3" x 13'2"	3.72m x 4.01m
Bedroom 3	9'1" x 10'5"	2.76m x 3.19m
Bedroom 4	8'4" x 9'7"	2.53m x 2.92m
Bathroom	6' x 9'8"	1.82m x 2.95m

# The Lymm

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_LYMM\_G-2\_04/09/24.



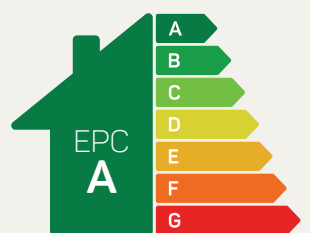




# The Evesham

## 4 bed detached

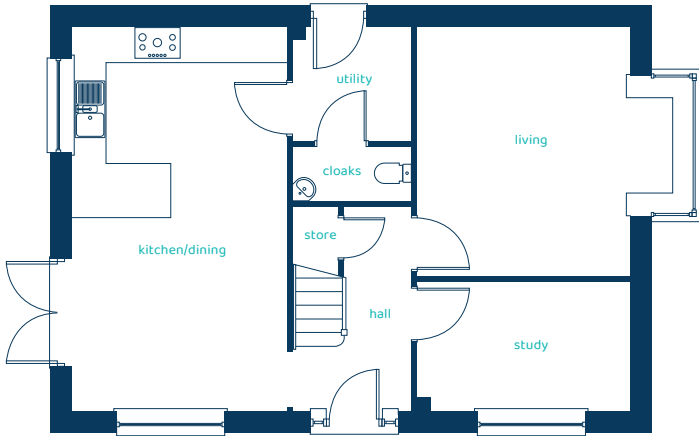
Superb design and ample space make this four-bedroom home ideal for families. With high ceilings and impressive proportions, it offers plenty of room to relax. Beautiful windows brighten the cosy living room, and the kitchen/diner's French doors open to the rear garden. The Evesham also includes a downstairs study, perfect for home working. Upstairs, four double bedrooms provide space for everyone, with an en-suite in the main bedroom and a family bathroom completing this spacious property.



Predicted EPC rating

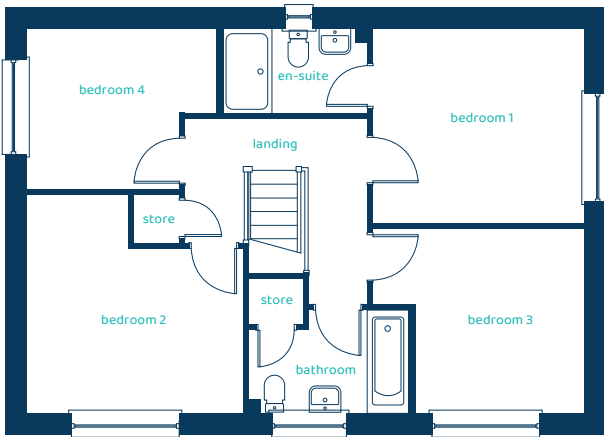


[anwylhomes.co.uk](http://anwylhomes.co.uk)



## Ground Floor Plan

Room	Imperial	Metric
Kitchen/Dining	21'1" x 11'9"	6.43m x 3.57m
Living Room	14'2" x 13'9"	4.33m x 4.18m
Study	11'7" x 7'1"	3.54m x 2.16m
Utility	6'5" x 6'3"	1.95m x 1.9m
Cloaks	6'5" x 3'	1.95m x 0.92m



## First Floor Plan

Room	Imperial	Metric
Bedroom 1	11'8" x 10'8"	3.55m x 3.25m
En-suite	8' x 4'7"	2.43m x 1.4m
Bedroom 2	12' x 11'11"	3.65m x 3.63m
Bedroom 3	11'8" x 10'2"	3.55m x 3.09m
Bedroom 4	10'5" x 8'10"	3.17m x 2.69m
Bathroom	8'10" x 5'7"	2.7m x 1.71m

# The Evesham

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_EVES\_G-2\_04/09/24.

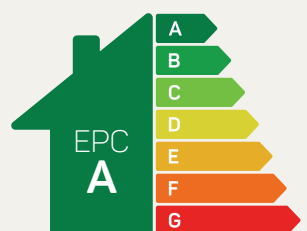




# The Henley

## 4 bed detached

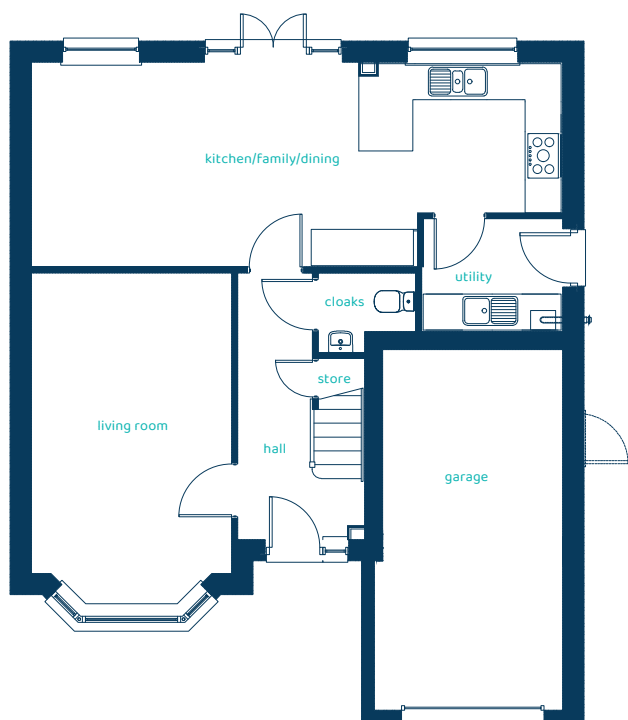
A traditional 4 bedroom detached home. Designed to capture the essence of traditional house building with lovely high ceilings, beautiful bay windows and a roofed porch. Step inside and the Henley is thoughtfully designed for modern family life with open plan family space, separate living room and generously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



Predicted EPC rating

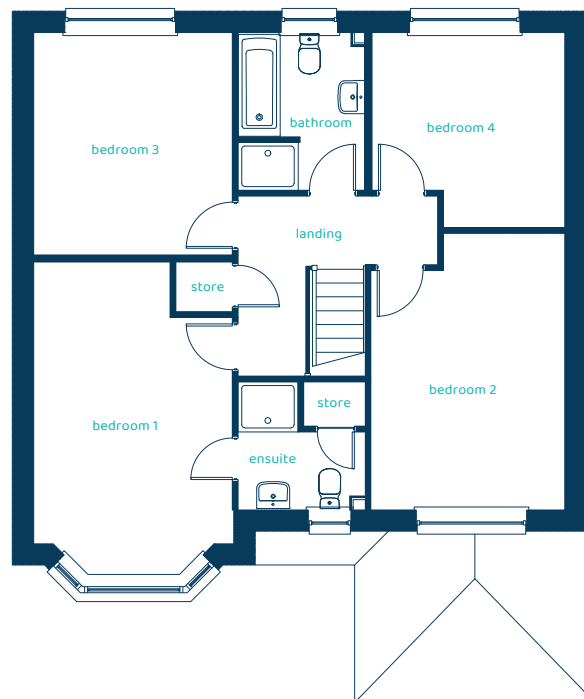
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	28'11" x 11'1"	8.8m x 3.36m
Utility	7'6" x 6'1"	2.3m x 1.85m
Living Room	10'9" x 18'1"	3.28m x 5.51m
Cloaks	5'3" x 4'3"	1.6m x 1.3m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'9" x 17'2"	3.28m x 5.22m
En-suite	6'11" x 6'11"	2.12m x 2.11m
Bedroom 2	10'6" x 15'	3.2m x 4.58m
Bedroom 3	10'9" x 12'1"	3.28m x 3.67m
Bedroom 4	10'5" x 10'7"	3.18m x 3.22m
Bathroom	6'11" x 8'6"	2.11m x 2.6m

# The Henley

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_HENL\_G-2\_04/09/24.

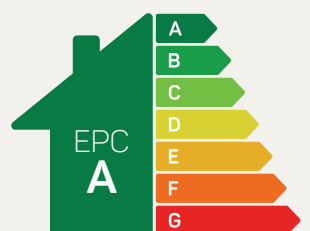




# The Oakmere

## 4 bed detached

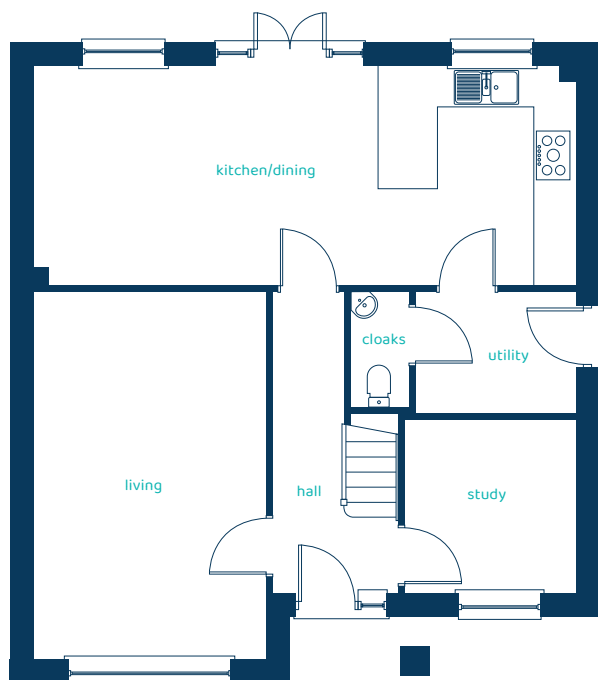
Generous proportions and high ceilings make the Oakmere perfect for families. Its expansive kitchen/dining area welcomes everyone with room to spare, and the separate living room and study provide even more space. Upstairs, there are four bedrooms, including a master with an en-suite and fitted wardrobes, plus a luxurious family bathroom with quality fixtures.



Predicted EPC rating

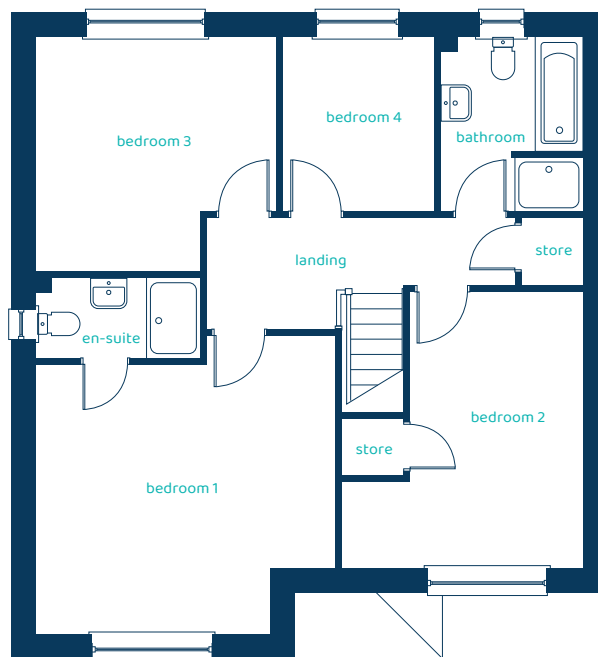
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	27' x 10'10"	8.24m x 3.31m
Living Room	18'3" x 11'6"	5.56m x 3.51m
Study	8'7" x 8'6"	2.62m x 2.59m
Utility	7'11" x 6'	2.42m x 1.83m
Cloaks	5'8" x 2'11"	1.72m x 0.9m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	14'10" x 14'10"	4.52m x 4.51m
En-suite	8'1" x 3'11"	2.47m x 1.2m
Bedroom 2	13'8" x 11'10"	4.16m x 3.62m
Bedroom 3	11'11" x 11'7"	3.62m x 3.54m
Bedroom 4	8'8" x 7'7"	2.63m x 2.31m
Bathroom	8'8" x 6'11"	2.63m x 2.11m

# The Oakmere

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_OAKM\_G-2\_04/09/24.

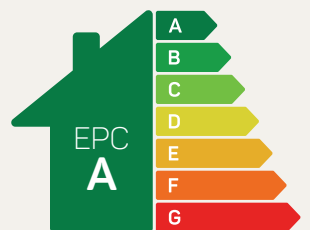




# The Hartford

## 4 bed detached

Growing families will love this superb four-bedroom detached home. The large open-plan kitchen/dining area is perfect for busy families, and the separate living room is great for relaxing. The kitchen's breakfast bar enjoys light from the elegant French doors leading to the garden. Upstairs, there are four double bedrooms. The spacious main bedroom features an en-suite for unwinding, and a well-equipped family bathroom ensures everyone can get ready with ease

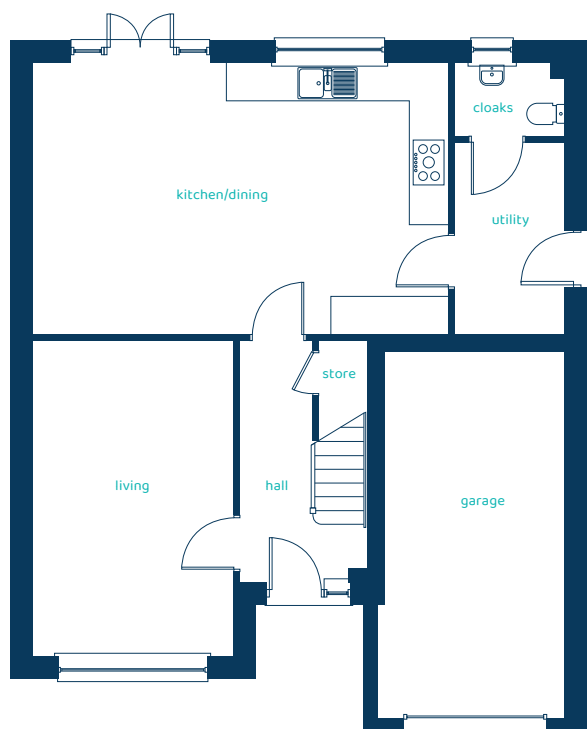


Predicted EPC rating



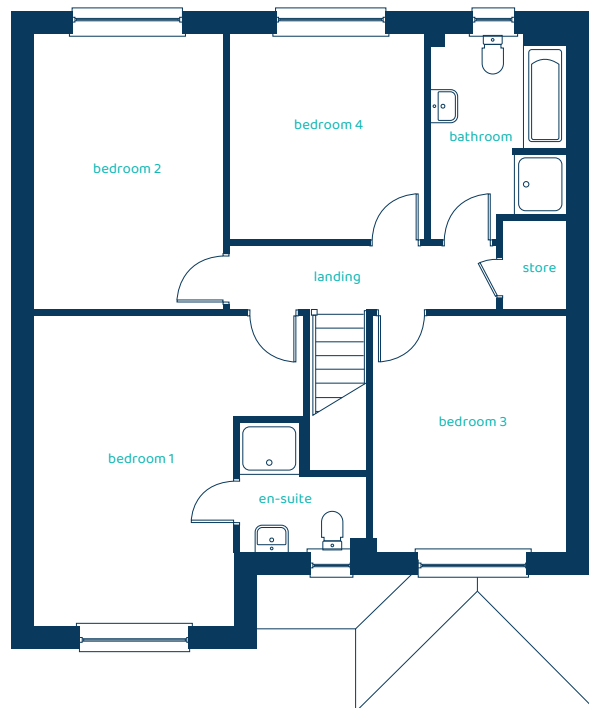
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	22'6" x 14'8"	6.85m x 4.46m
Living Room	17'1" x 10'9"	5.2m x 3.29m
Utility	10'5" x 5'11"	3.17m x 1.8m
Cloaks	5'11" x 3'11"	1.8m x 1.2m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	16'10" x 14'7"	5.14m x 4.44m
En-suite	6'11" x 6'11"	2.12m x 2.12m
Bedroom 2	14'11" x 10'3"	4.55m x 3.11m
Bedroom 3	12'10" x 10'6"	3.9m x 3.2m
Bedroom 4	11'3" x 10'7"	3.42m x 3.22m
Bathroom	11'3" x 7'5"	3.42m x 2.25m

# The Hartford

## 4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS\_A\_HART\_G-2\_04/09/24.





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.*