

Brookdale



A handsome collection of
1, 2 & 3 bedroom bungalows



Applethwaite



CROMWELL BRIDGE

Welcome to Brookdale



Live life with grace,
in a beautiful place.

Contents



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



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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

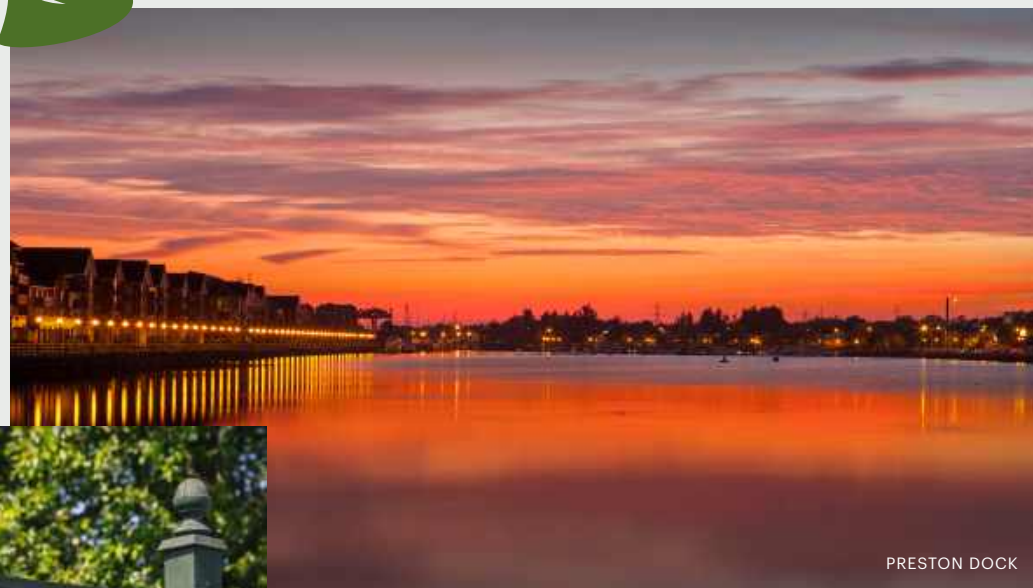
is full of happy
moments to
share, enjoy
and celebrate.

There comes a time when you can focus on the things you really want. When you can picture yourself living in a home that's so beautifully designed, it fits your future plans in every way. Now, that moment has arrived.

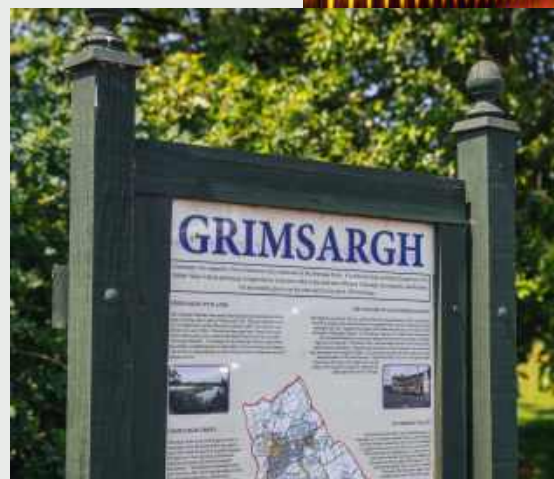
You'll love the dedication to detail, inspired finishing touches and outstanding build quality that define the Applethwaite approach. But most of all, you'll love being here in your beautiful new bungalow, enjoying the life you've always dreamed of. Welcome to the first of many happy moments. Welcome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



The moment when you find the perfect location



PRESTON DOCK



PRESTON DOCK

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 Brookdale, we've found the perfect spot.

Designed exclusively for the over 55s, this select development of 1, 2 and 3 bedroom bungalows in the charming Lancashire village of Grimsargh has everything you need to make life exactly how you want it to be.

With a traditional village green at its heart and open countryside all around, Grimsargh offers a wonderful sense of peace and community. You'll find local pubs, a post office, shops, and a monthly farmers' market. For a more scenic stroll, the Grimsargh Wetlands is right on your doorstep, home to an abundance of bird life and a peaceful haven for walkers.

If you enjoy being active, there are friendly local groups for everything from yoga to book clubs, and for something a little further afield, nearby Brockholes Nature Reserve has accessible trails, floating boardwalks and wildlife hides. Or spend an afternoon taking in the views from Cromwell's Bridge, one of Preston's oldest crossings over the River Ribble.

And if it's a day out you're after, Preston Docks offers harbourside walks, cafés and a cinema, while Ribble Steam Railway and Museum adds a touch of nostalgia to the experience.

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



Brookdale sits off Preston Road, with 48 thoughtfully designed detached and semi-detached homes, created for comfort, connection and ease of living.

Life in Grimsargh moves at a gentler pace. This is a community in the truest sense. The village hall hosts regular events and coffee mornings, the cricket club brings a relaxed sporting tradition, and local groups make it easy to stay active or social. You'll also find a GP surgery, pharmacy and other everyday essentials close by.

And you're perfectly placed to explore further. Preston station is just fifteen minutes away, offering direct rail links to Manchester, Liverpool and the Lake District. The M6 and M55 are close too, opening up the Fylde Coast, Forest of Bowland and beyond. While regular bus services also run through the village, making it easy to reach Preston and the surrounding area without a car.

Closer to home, everything has been carefully planned to make Brookdale feel like part of the village from day one. Whether you prefer peace and quiet or friendly conversation, you'll find space to do as much, or as little, as you like. Enjoy every moment in your new Applethwaite home.

You can see exactly where Brookdale is located by using What3words: **narrowest.teachers.abundance** or the postcode: **PR2 5JP**



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 SPACE

Our standard specification has more



Contemporary kitchens with a range
of quality integrated appliances

Laminate worktops with upstands

En-suite to the 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

Underfloor heating with air source heat pumps

10 year structural warranty

Our Sales Executives 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 ROOM



Site plan



 **The Yewdale**
3 BEDROOM DETACHED HOMES
WITH INTEGRATED GARAGE

 **The Grasmere**
2 BEDROOM DETACHED
HOMES WITH GARAGE

 **The Whinfell**
2 BEDROOM DETACHED
AND SEMI-DETACHED HOMES

 **The Loughrigg**
1 BEDROOM SEMI-
DETACHED HOMES



The Yewdale

3 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE



ARTIST'S IMPRESSION

PLOTS: 1 / 2 / 7 / 10 / 11 / 15 / 16 / 17 / 18 / 19 / 20
21 / 22 / 23 / 26 / 30 / 31 / 32 / 34 / 40 / 45 / 46



KITCHEN & DINING
4967 x 4503 16'4" x 14'9"

UTILITY
1873 x 2403 6'2" x 7'11"

LOUNGE
3948 x 4154 12'11" x 13'8"

BEDROOM 1
3364 x 3957 11'0" x 13'0"

EN-SUITE
2532 x 1208 8'4" x 4'0"

BEDROOM 2
4660 x 4565 15'4" x 15'0"

BEDROOM 3
2845 x 3228 9'4" x 10'7"

BATHROOM
1966 x 2400 6'5" x 7'11"



The Grasmere

2 BEDROOM DETACHED
HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 3 / 4 / 27 / 28 / 33 / 35 / 36 / 37 / 39 / 43 / 44



KITCHEN / DINING

3100 x 5679 10'2" x 18'8"

LOUNGE

4340 x 4163 14'3" x 13'8"

BEDROOM 1

3046 x 4564 10'0" x 15'0"

EN-SUITE

3046 x 1208 10'0" x 4'0"

BEDROOM 2

3276 x 3588 10'9" x 11'9"

BEDROOM 3

3100 x 1900 10'2" x 6'3"



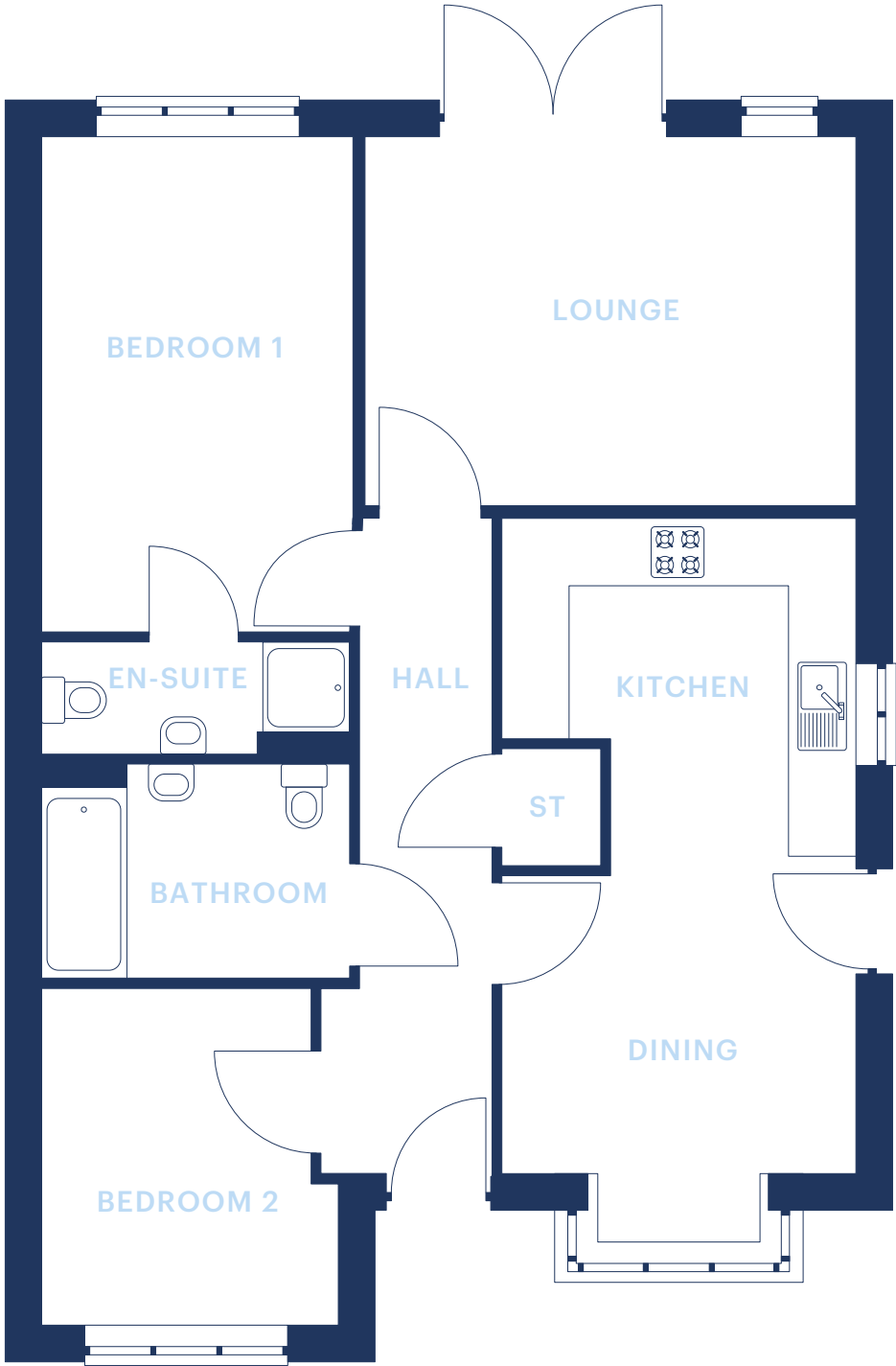
The Whinfell

2 BEDROOM
DETACHED HOMES



ARTIST'S IMPRESSION

PLOTS: 14 / 38



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2838 x 4411 9'4" x 14'6"

EN-SUITE
2792 x 1000 9'2" x 3'3"

BEDROOM 2
2710 x 3006 8'11" x 9'10"

BATHROOM
2792 x 1900 9'2" x 6'3"



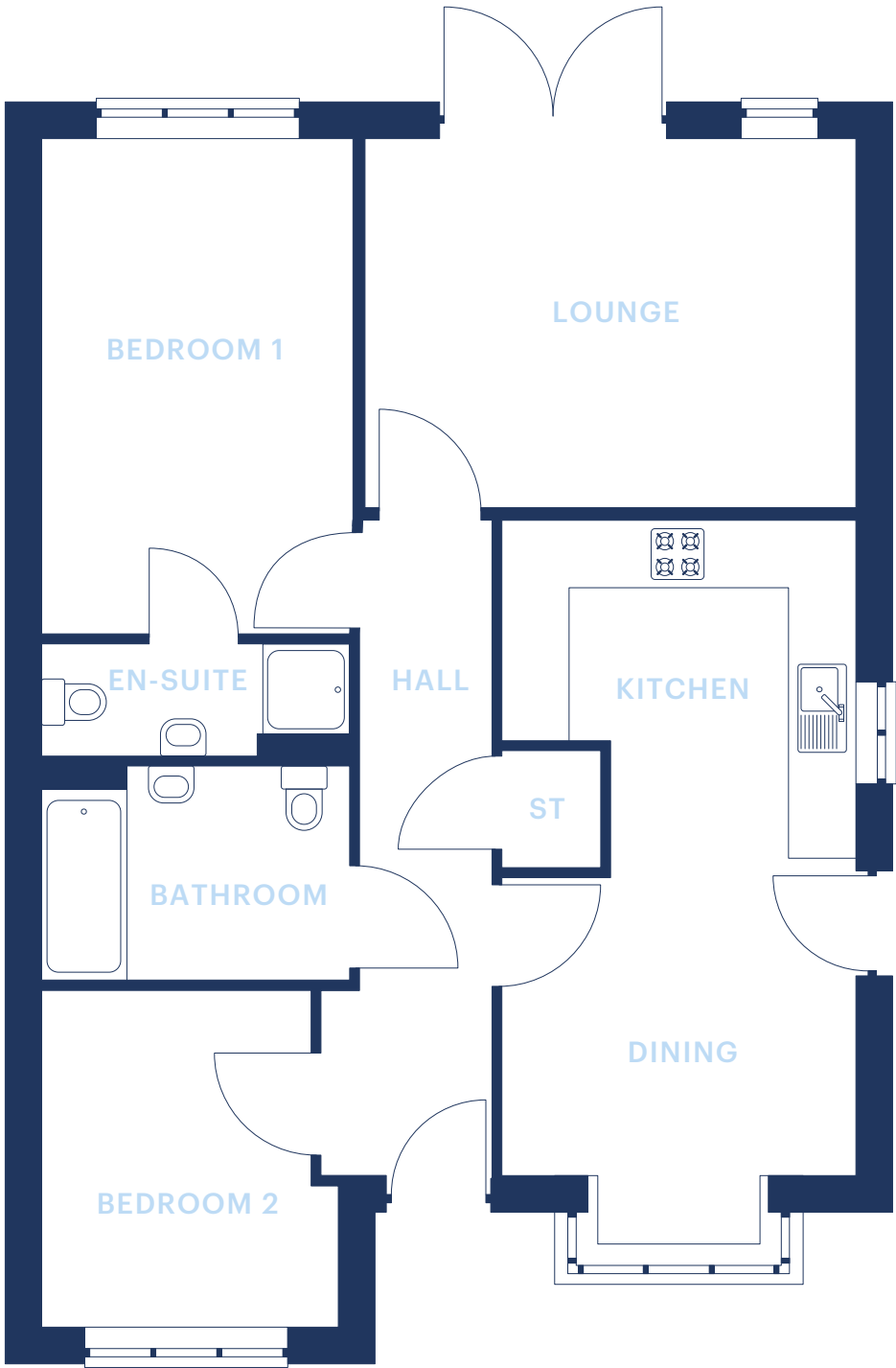
The Whinfell

2 BEDROOM
SEMI-DETACHED HOMES



ARTIST'S IMPRESSION

PLOTS: 8 / 9 / 12 / 13 / 41 / 42 / 47 / 48



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2770 x 4411 9'1" x 14'6"

EN-SUITE
2724 x 1000 8'11" x 3'3"

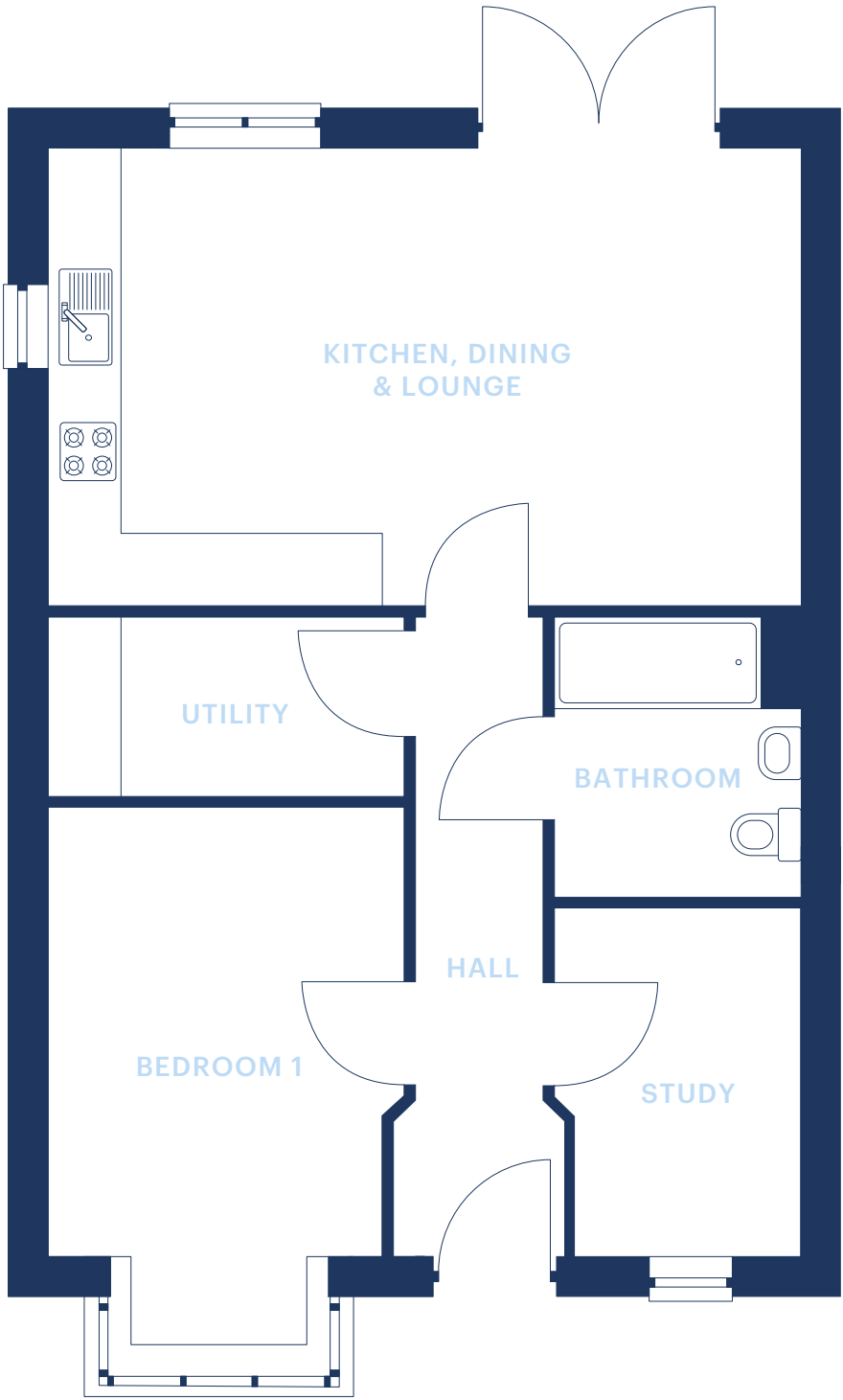
BEDROOM 2
2643 x 3006 8'8" x 9'10"

BATHROOM
2724 x 1900 8'11" x 6'3"

The Loughrigg
1 BEDROOM
SEMI-DETACHED HOMES



PLOTS: 5 / 6 / 24 / 25



KITCHEN, DINING & LOUNGE
6198 x 3772 20'4" x 12'5"

UTILITY
2918 x 1470 9'7" x 4'10"

BEDROOM 1
2918 x 4473 9'7" x 14'8"

STUDY / OFFICE
2029 x 2847 6'8" x 9'4"

BATHROOM
2029 x 2300 6'8" x 7'7"



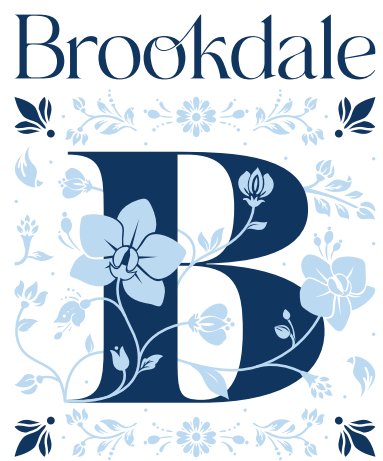
Our dedication
makes all the
difference to

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 Brackenwood 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.



PRESTON ROAD
GRIMSARGH · PRESTON



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