

NORTHSTONE

# Breacla\* the *new,* new build.

Scotforth Rd, Lancaster, LA1 4NU

70 award-winning homes.  
2, 3, 4 & 5 bedrooms.

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

\* 'Bree-cla'  
movement of slow and  
shallow river water



# Welcome to Breacla

Breacla on Scotforth Road, Lancaster, offers an exceptional collection of 70 Scandinavian-style, open-plan homes designed for modern living.

With options ranging from 2 to 6 bedrooms, these homes are perfect for a variety of lifestyles, featuring higher ceilings and floor-to-ceiling windows that flood each space with natural light, creating a bright and airy atmosphere.

The development is situated in a great location, just a short distance from the heart of Lancaster, providing easy access to a wealth of local amenities, including schools, universities, shops, parks, hospital and excellent transport links, making it ideal for both professionals and families. Residents can enjoy the vibrant city life while also benefiting from the peaceful countryside surroundings of this sought-after area.



# The Northstone home



## General

- Ideal Logic Gas Heating System
- Pearl Triple Glazed Windows
- Wardrobes to Bedroom 1 – Roundel
- Flooring - Moduelo standard to kitchen, Looility and bathrooms
- Outdoor tap to rear garden
- External - Ask our sales executive for detailed boundary treatments
- Turf to rear
- Sheds included as standard for 4 beds
- Bicycle sheds to 2 & 3 beds as standard
- Car Ports to larger 4 & 5 bedrooms
- Built-in EV charging ports
- Instant Wifi from day one

## Kitchens

- Fully fitted Roundel Kitchens
- Laminate worktops with upstand
- Haier ovens with built in Air Fryer – \*4, 5 & 6 beds 2 ovens as standard
- Hoover fridge/freezer
- Haier Induction Hob
- Hoover Dishwasher \*standard 4, 5 & 6 beds ONLY

## Bathrooms/Ensuite/Looility/Utility

- Porcelanosa tiles
- Vitra Sanitaryware
- Bristan Brassware
- Kohler Mira Showers and enclosure
- Kohler Mira bath screen
- Mirrored Wall Vanity Cupboard
- Stelrad towel radiators



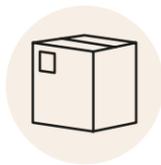
# Not your average new build



**Ceilings that elevate, spaces that inspire.** Higher ceilings bring a sense of space and luxury, making your home feel as open as your lifestyle deserves.



**Open-plan living done right.** Enjoy togetherness without losing personal space. Our thoughtfully designed layouts balance openness with comfort, making room for every moment



**Your deliveries, always secure.** Never miss a parcel again. Each home comes with a built-in delivery shelf for safe, hidden, and hassle-free package drops.



**Meet the lootility: clever, practical design.** Why choose between a utility room and a toilet? Our 'lootility' combines both - because smart design means no compromises.



**A garden that's ready to enjoy.** Turfed gardens and thoughtfully landscaped spaces come as standard - no extra costs, just a beautiful place to relax from day one.



**Storage that fits your life - thoughtfully designed to meet everyday needs.** Our kitchens offer more storage than the average new build - designed for real families with real needs.



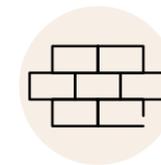
**Triple-glazed comfort, year-round.** Stay cozy in winter and cool in summer with triple-glazed windows - exceeding standard requirements for efficiency, comfort, and peace of mind.



**Driveways that make a difference.** Wider driveways mean quieter, safer streets. We design with your neighbourhood in mind, creating peaceful spaces from the driveway up.



**Sheds for 4+ beds.** Got four bedrooms? You'll get a shed to match. We think of the practical details that make daily life easier. \* Shed comes unpainted.



**Precision-built, waste-free living.** Every brick counts. Our homes are designed to the exact brick to minimize waste, showing care for both craftsmanship and the environment.

NORTHSTONE

# Breacla house types

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



# Seven00

Bedrooms	2
Bathroom	2
Size	700 sq ft

6

Breacla, Lancaster





### Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2158	7.1	3301	10.8
Lounge	3794	12.4	4187	13.7
Bathroom	1955	6.4	2084	6.8
Utility	1955	6.4	1509	4.9
Bedroom 1	4234	13.9	3077	10.1
En-suite	1512	5.0	2147	7.0
Bedroom 2	2648	8.7	3099	10.2

# Seven94

Bedrooms	2
Bathroom	2
Size	794 sq ft

8

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Hallway	2777	9.1	1652	5.4
Car Port	6290	21.0	3509	11.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2683	8.8	4128	13.5
Lounge	3422	11.2	4862	16.0
Bathroom	1905	6.3	2084	6.8
Utility	1904	6.2	1512	5.0
Bedroom 1	4234	13.9	2902	9.5
En-suite	1515	5.2	2147	7.0
Bedroom 2	2656	8.7	3287	10.5

\*The largest parking space beneath the apartment is allocated to this property; the remaining two spaces are allocated to other homes. Your home comes with 2 spaces - these are tandem.

# ten47

Bedrooms	3
Bathroom	2
WC	1
Size	1,047 sq ft

10

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3192	10.5	3606	11.8
Lounge	5410	17.7	3460	11.4
Loatility	3179	10.4	1670	5.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	2822	9.3	3304	10.8
Dressing Room	2474	8.1	1728	5.7
En suite	2474	8.1	1490	4.9
Bedroom 2	3048	10.0	2602	8.5
Bedroom 3	2259	7.4	3710	12.2
Bathroom	2224	7.3	1730	5.7

# thirteen54

Bedrooms	4
Bathroom	2
WC	1
Size	1,354 sq ft

12

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2741	9.0	3818	12.5
Family Room	4915	16.1	1670	5.5
Lootility	2526	8.3	4736	15.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 2	2712	8.9	3442	11.2
Bedroom 3	2115	6.9	3442	11.3
Bedroom 4	2729	9.0	2627	8.6
Bathroom	1705	5.6	2831	9.3



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3868	12.7	4124	13.5
En suite	2605	8.5	1746	5.7
Dressing Room	2222	7.3	1746	5.7

# thirteen85

Bedrooms	4
Bathroom	2
WC	1
Size	1,385 sq ft

14

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	6615	21.7	3758	12.3
Lounge	4455	14.6	3776	12.4
Lootility	4086	13.4	1805	5.9



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3737	12.3	4278	14.0
En suite	2147	7.0	1415	4.6
Bedroom 2	3274	10.7	3766	12.4
Bedroom 3	2777	9.1	4278	14.0
Bedroom 4	3240	10.6	2690	8.8
Bathroom	2137	7.0	1925	6.3

# sixteen20

Bedrooms	4
Bathroom	2
WC	1
Size	1,620 sq ft

16

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3304	10.8	3378	11.1
Dining Room	3740	12.3	4004	13.1
Living Room	4655	15.3	4004	13.1
Snug	2722	8.9	3356	11.0
Utility	1812	5.9	2426	8.0
WC	1375	4.5	1675	5.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3438	11.3	3303	10.8
En suite	1190	3.9	2105	6.9
Dressing Room	2660	8.7	1365	4.5
Bedroom 2	2709	8.9	4326	14.2
Bedroom 3	3741	12.3	3100	10.2
Bedroom 4	5698	18.7	3659	12.0
Bathroom	1688	5.5	1405	4.6

# seventeen60

Bedrooms	4
Bathroom	2
WC	1
Size	1,760 sq ft

18

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4815	15.8	4746	15.6
Living Room	3677	12.1	6602	21.7
Study	3177	10.4	2560	8.4
Snug	2741	9.0	2544	8.3
Looility	1840	6.0	3388	11.1



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4802	15.8	3287	10.8
En suite	2261	7.4	1390	4.6
Bedroom 2	3729	12.2	3259	10.7
Bedroom 3	3729	12.2	3255	10.7
Bedroom 4	3539	11.6	3118	10.2
Bathroom	3539	11.6	1693	5.6

# nineteen40

Bedrooms	5
Bathroom	3
WC	1
Size	1,940 sq ft

20

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3841	12.6	4806	15.8
Dining Room	3086	10.1	4180	13.7
Family Room	2955	9.7	3140	10.3
Utility	1860	6.1	1843	6.0
WC	1449	4.8	1750	5.7
Living Room	4525	14.8	3603	11.8
Snug	2560	8.4	2348	7.7



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3664	12.0	3303	10.8
En suite	2285	7.5	1649	5.4
Dressing Room	2230	7.3	1223	1.0
Bedroom 2	2945	9.7	3082	10.1
En suite	2082	6.8	1705	5.6
Bedroom 3	2775	9.1	4373	14.3
Bedroom 4	3177	10.4	3139	10.3
Bedroom 5	2960	9.7	2860	9.4
Bathroom	2839	9.3	1693	5.6

# twentyone05

Bedrooms	5
Bathroom	3
WC	1
Size	2,105 sq ft

22

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3829	12.6	4894	15.8
Dining/Lounge	6040	19.8	4183	13.7
Living Room	5764	18.9	3607	11.8
Study	3777	12.4	2344	7.7
Utility	1839	6.0	1843	6.0
WC	1450	4.8	1737	5.7



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3651	12.0	3307	10.8
Dressing Room	2575	8.4	1326	4.4
En suite	2295	7.5	1649	5.4
Bedroom 2	3839	12.6	3087	10.1
En suite	2084	6.8	1705	5.6
Bedroom 3	2787	9.1	4269	14.0
Bedroom 4	3193	10.5	3140	10.3
Bedroom 5	4176	13.7	2865	9.4
Bathroom	2833	9.3	1699	5.6

# twentythree00

Bedrooms	5
Bathroom	2
WC	1
Size	2,300 sq ft

24

Breacla, Lancaster





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3841	12.6	4806	15.8
Dining Room	3085	10.1	4183	13.7
Family Room	2955	9.7	3128	10.3
Utility	1851	6.1	1842	6.0
WC	1429	4.7	1737	5.7
Living Room	4527	14.9	3625	11.9
Study	2560	8.4	2349	7.7



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 2	4050	13.3	3854	12.6
En suite	2098	6.9	1967	6.5
Bedroom 3	2939	9.6	3941	12.9
Dressing Room	2150	7.1	2010	6.6
Bedroom 3	2775	9.1	4939	16.2
Bedroom 5	3176	10.4	3128	10.3
Bathroom	3067	10.1	8074	26.5
Lobby	2284	7.5	2820	9.3



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3733	12.2	3128	10.3
Dressing Room	3733	12.2	3617	11.9
En suite	2532	8.3	3156	10.4

NORTHSTONE

# The *layout*

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



# The Breacla *layout*



Our neighbourhoods are pedestrian-led, with wider pavements and block paving throughout to give residents somewhere to stop and chat.

We've designed the layout so that we create mini pocket communities within each street. Landscaping and walkways then encourage these pockets to join together into a wider neighbourhood community.

These additions also mean more breathing space between homes compared to conventional neighbourhood designs and reduce local traffic speeds.



**2 bedrooms**

- Seven00
- Seven75

**3 bedrooms**

- Ten47
- Eleven59
- Nine40

**4 bedrooms**

- Thirteen54
- Thirteen85
- Sixteen20
- Seventeen60

**5 bedrooms**

- Nineteen40
- TwentyOne05
- TwentyThree00



**Planning requirement**

- \* Affordable rent
- + Shared Ownership



\*The location and volume of affordable homes or any other plot tenures identified on this site plan are indicative only and subject to change at any time.

NORTHSTONE

# Like what you see?



Book a visit to Breacla, meet our sales executive Graeme and find out more.

Our Huddle is open five days a week, by appointment only.

**Book a viewing today.**

01524 237686

Northstone.co.uk

@northstoneUK

Breacla, Lancaster - LA1 4NU



\*All images and dimensions are for illustrative purposes only. They represent the house type, but individual properties may vary.