

Brackenwood



A stylish collection of
3 & 4 bedroom homes



Welcome to Brackenwood



Time to embrace, living
in a beautiful place.



Life in an Applethwaite home



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





There comes a time when you can finally enjoy the space you've always wanted. When everything comes together in the right place, at the right time.

Whether you're a growing family or a first time buyer, you'll love the dedication to detail, inspired finishing touches and outstanding build quality that defines the Applethwaite approach. But most of all, you'll love being here, sharing the wonderful moments to come, with those you love the most. Welcome to your 'we're so happy we made the move' moment. Welcome to Brackenwood.



The moment when you find the perfect location



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 Brackenwood, we've found the perfect spot.

Conveniently located on the outskirts of Blackburn, this select development of 47 homes offers the best of all worlds. Families and first time buyers alike can enjoy exhilarating walks in the easy-to reach Ribble Valley or exploring local landmarks such as Pendle Hill, Hoghton Tower and Witton Country Park.

You'll enjoy discovering Blackburn's vibrant shopping mall of high street names, independent shops and the eateries, food stalls and artisan creations of Blackburn Market. There's a thriving cultural scene of museums, galleries and theatres. While the nearby M65 and M6 connects you to Manchester, Leeds and Liverpool and attraction-filled Blackpool.

Wilpshire Golf Club and the popular Mrs Dowsons Farm Park are also close to your doorstep. Whatever your lifestyle, you can live life to the full at Brackenwood.



RIBBLE VALLEY

PENDLE HILL

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.



Design features

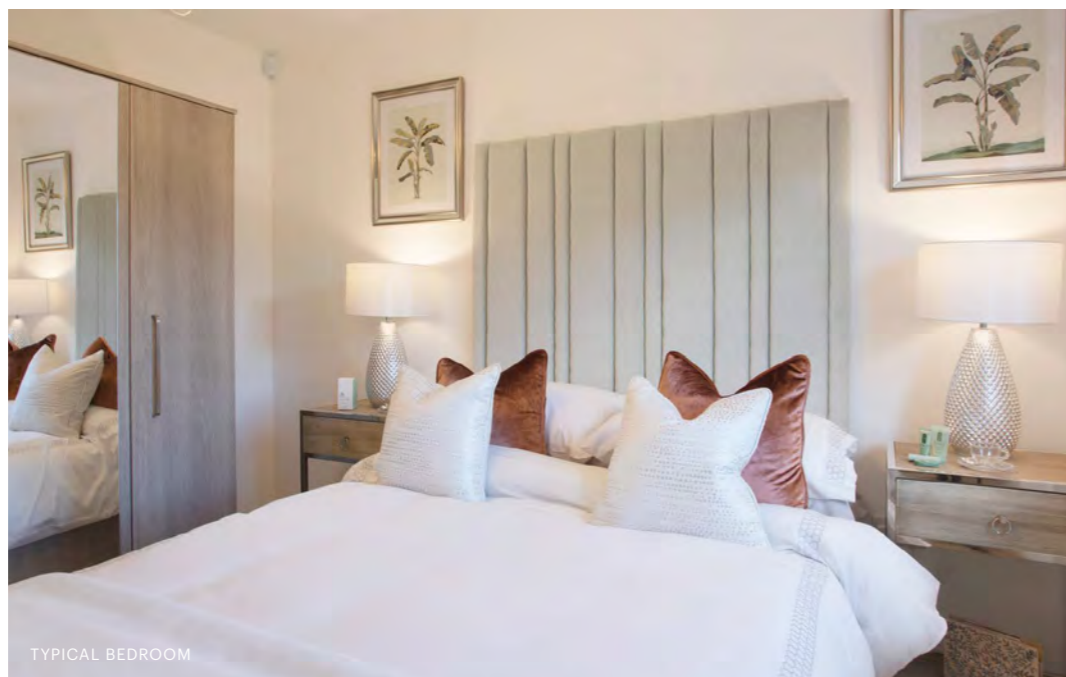
created just the way you like them.

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.

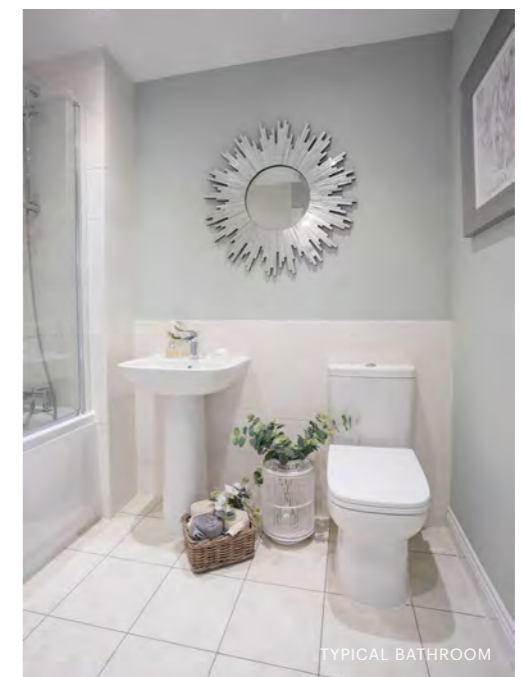




The home you always
**promised
yourself**



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 bathrooms that impress with every turn of each designer tap.



Our standard specification[†] has **more**

Contemporary kitchens with a range
of integrated appliances

Laminate worktops with upstands

En-suite to 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

Energy efficient gas central heating

Garages on all detached homes

NHBC 10 year structural warranty

Our Sales Advisors can talk through our standard
specification in more detail. Call us now on 01772 229 590.

[†] 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.





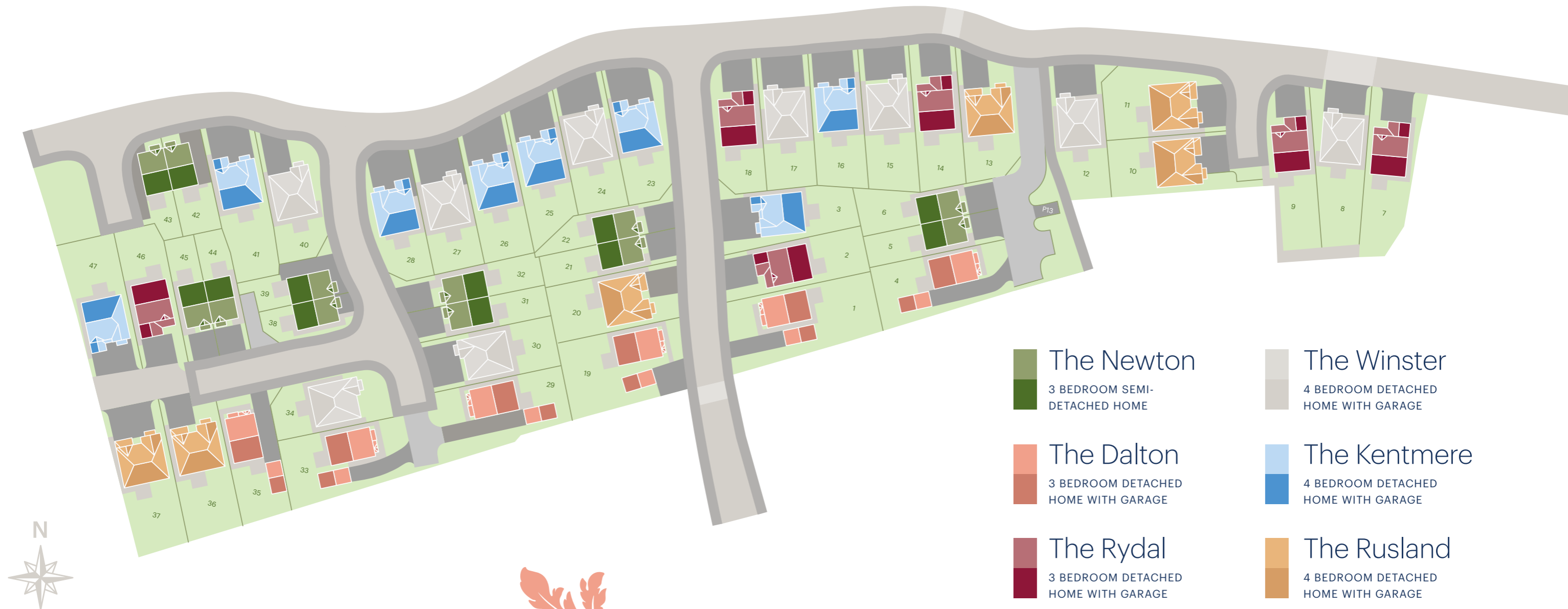
Site plan

Whether you've got your heart set on a spacious new family home or a stylish first home, the launch of our exclusive development of 47 semi-detached and detached homes is the moment you've been waiting for. Offering the twin advantages of country tranquillity and close to-it-all connections.

With a choice of 3 & 4 bedroom detached and 3 bedroom semi-detached homes and no fewer than six different house types, you're sure to find your type of home. Each combining our customary character and build quality with a smart home environment finely tuned to the needs of modern living.

The area well served with easily accessible schools for every stage of their children's early life journey such as St Gabriel's C of E, Holy Souls Catholic, Roe Lee primary schools and Pleckgate High School, right up to the renowned Blackburn College of further education.

Whatever your plan, there's sure to be a floor plan for you here, at Brackenwood.





The Newton

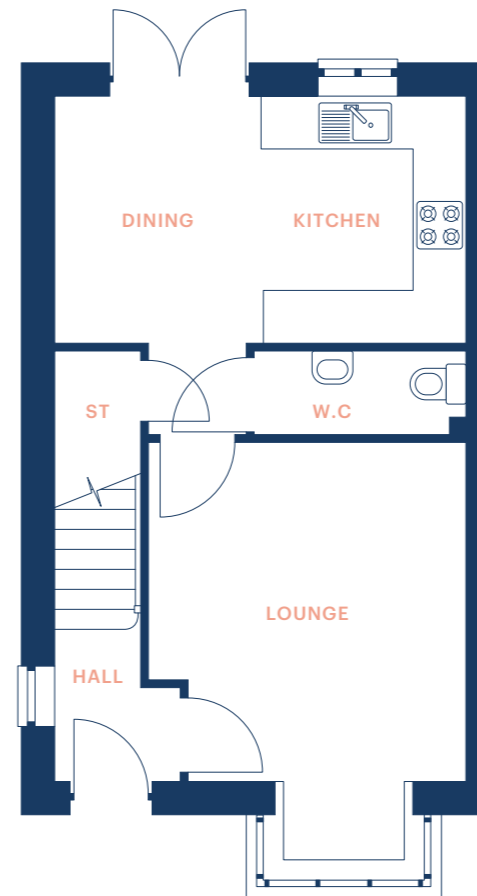
3 BEDROOM
SEMI-DETACHED HOME



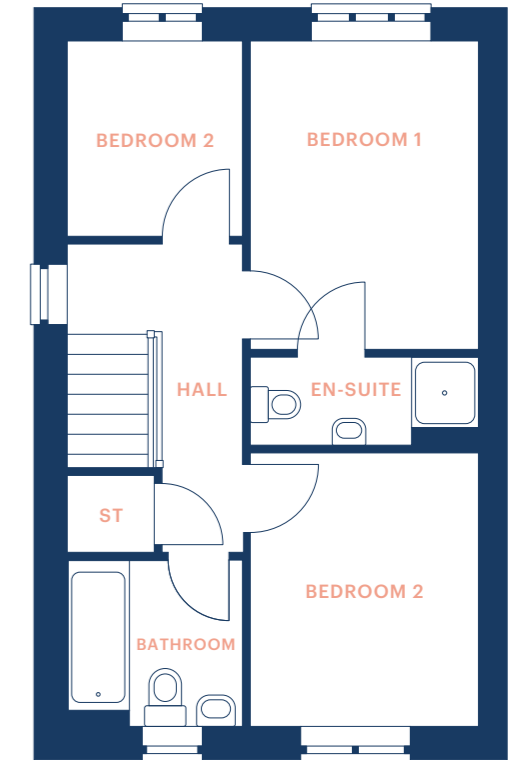
PLOTS: 5 / 6 / 21 / 22 / 31 / 32 / 38 / 39 / 45 / 44



Ground Floor



First Floor



KITCHEN / DINING
4671 x 2807 15'4" x 9'3"

LOUNGE
3606 x 4742* 11'10" x 15'7"

*Measurement taken is in to bay window

BEDROOM 1
2593 x 3503 8'6" x 11'6"

EN-SUITE
2593 x 1000 8'6" x 3'3"

BEDROOM 2
2593 x 3106 8'6" x 10'2"

BEDROOM 3
1991 x 2218 6'6" x 7'3"

BATHROOM
1991 x 1889 6'6" x 6'2"



The Dalton

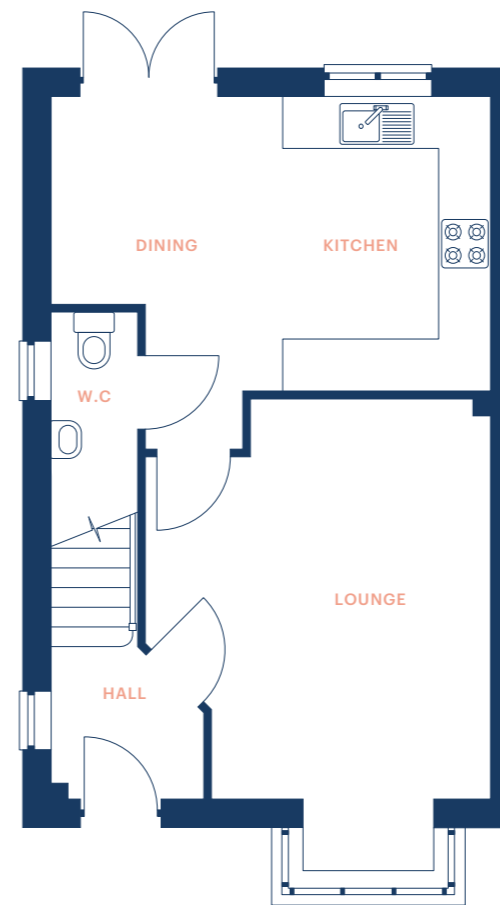
3 BEDROOM DETACHED HOME WITH GARAGE



PLOTS: 1 / 4 / 19 / 29 / 33 / 35



Ground Floor



First Floor



KITCHEN / DINING
5085 x 3404 16'8" x 11'2"

LOUNGE
4072 x 5518* 13'4" x 18'1"

*Measurement taken is in to bay window

BEDROOM 1
3006 x 3505 9'10" x 11'6"

EN-SUITE
3006 x 900 9'10" x 2'11"

BEDROOM 2
2606 x 3541 8'7" x 11'7"

BEDROOM 3
2390 x 2518 7'10" x 8'3"

BATHROOM
1990 x 1889 6'6" x 6'2"



The Rydal

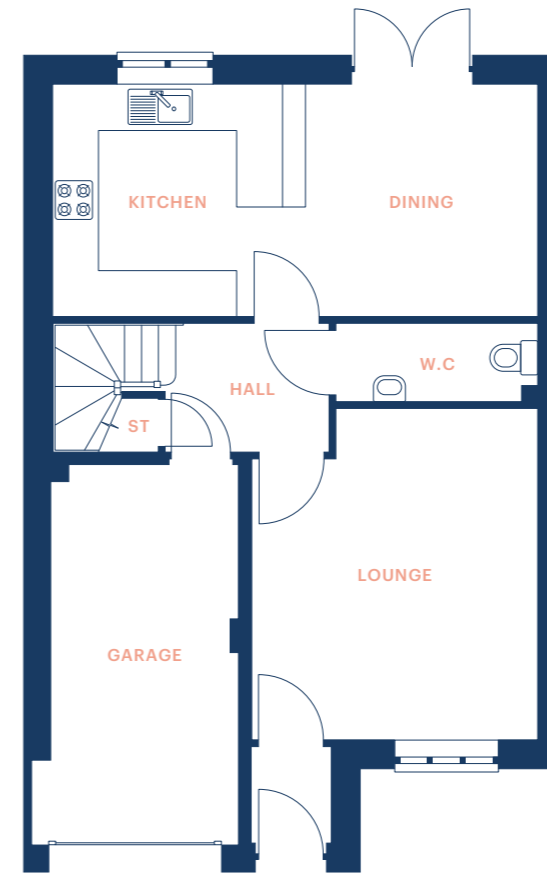
3 BEDROOM DETACHED HOME WITH GARAGE



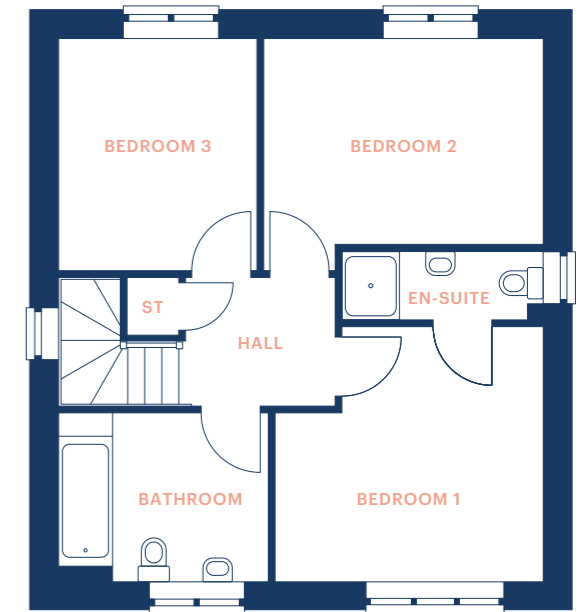
PLOTS: 2 / 7 / 9 / 14 / 18 / 46

ARTIST'S IMPRESSION

Ground Floor



First Floor



KITCHEN / DINING
6342 x 3038 20'10" x 10'0"

LOUNGE
3739 x 4333 12'3" x 14'3"

GARAGE
2456 x 4974 8'1" x 16'4"

BEDROOM 1
3510 x 3307 11'6" x 10'10"

EN-SUITE
2635 x 901 8'8" x 2'11"

BEDROOM 2
3658 x 2725 12'0" x 8'11"

BEDROOM 3
2596 x 3038 8'6" x 10'0"

BATHROOM
2744 x 2212 9'0" x 7'3"





The Winster

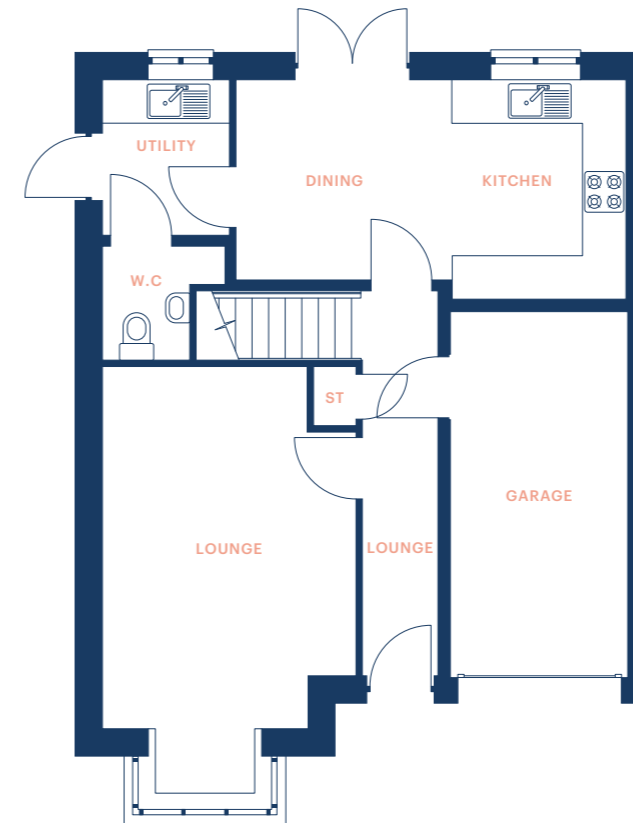
4 BEDROOM DETACHED HOME WITH GARAGE



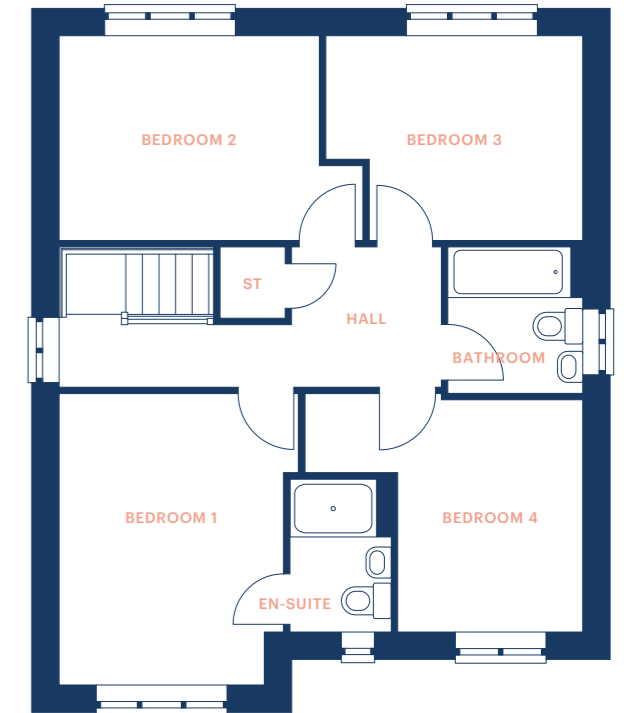
PLOTS: 8 / 12 / 15 / 24 / 27 / 30 / 34 / 40



Ground Floor



First Floor



KITCHEN / DINING
5389 x 3031 17'8" x 9'11"

UTILITY
1756 x 2149 5'9" x 7'1"

LOUNGE
3503 x 5869* 11'6" x 19'3"

GARAGE
2450 x 5056 8'0" x 16'7"

*Measurement taken is in to bay window

BEDROOM 1
3100 x 4024 10'2" x 13'2"

EN-SUITE
1400 x 2113 4'7" x 6'11"

BEDROOM 2
3595 x 2828 11'10" x 9'3"

BEDROOM 3
3549 x 2828 11'8" x 9'3"

BEDROOM 4
2556 x 3207 8'5" x 10'6"

BATHROOM
1864 x 2023 6'1" x 6'8"



The Kentmere

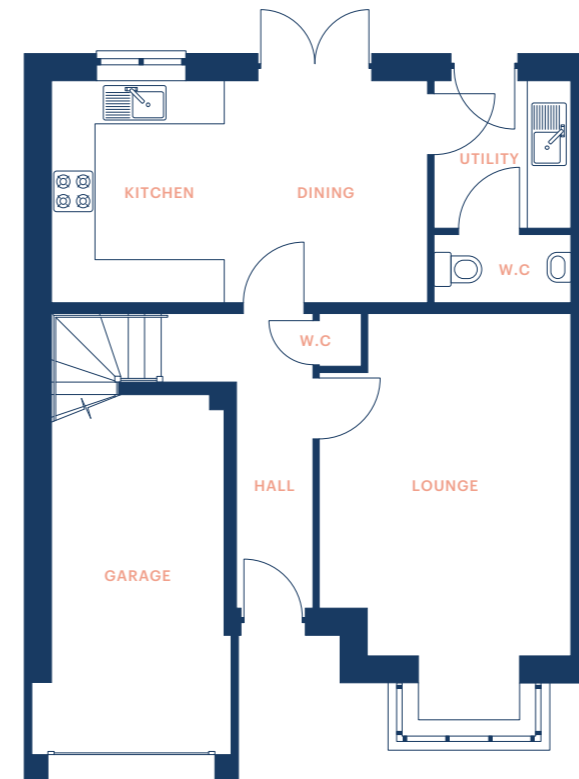
4 BEDROOM DETACHED HOME WITH GARAGE



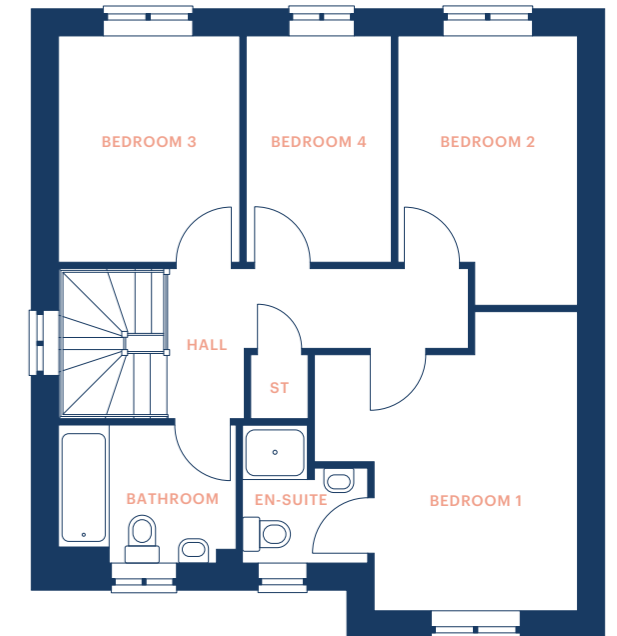
PLOTS: 3 / 16 / 23 / 25 / 26 / 28 / 41 / 47



Ground Floor



First Floor



KITCHEN / DINING
5238 x 3092 17'2" x 10'2"

UTILITY
1906 x 2054 6'3" x 6'9"

LOUNGE
3503 x 5658* 11'6" x 18'7"

GARAGE
2429 x 5001 8'0" x 16'5"

*Measurement taken is in to bay window

BEDROOM 1
3666 x 4168 12'0" x 13'8"

EN-SUITE
1746 x 1924 5'9" x 6'4"

BEDROOM 2
2506 x 3754 8'3" x 12'4"

BEDROOM 3
2527 x 3154 8'3" x 10'4"

BEDROOM 4
2023 x 3154 6'8" x 10'4"

BATHROOM
2475 x 1924 8'1" x 6'4"



The Rusland

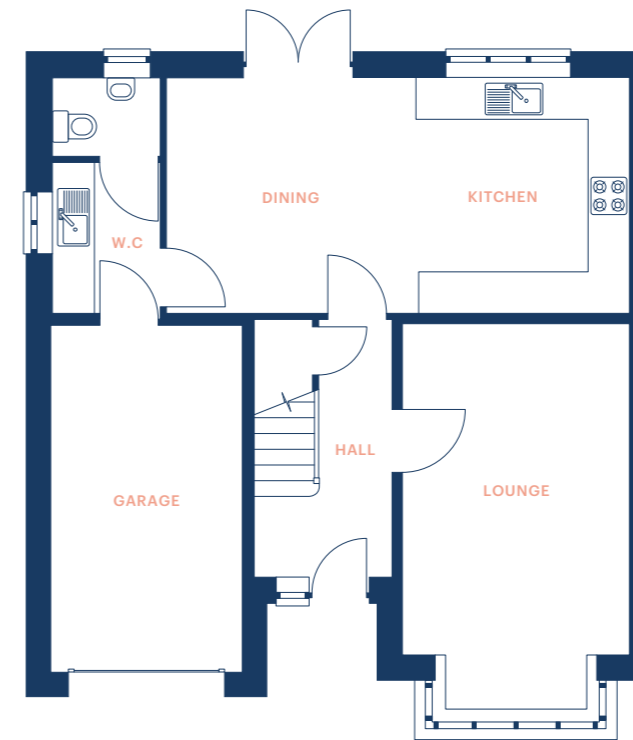
4 BEDROOM DETACHED HOME WITH GARAGE



PLOTS: 10 / 11 / 13 / 20 / 36 / 37



Ground Floor



First Floor



KITCHEN / DINING
6098 x 3406 21'8" x 11'2"

UTILITY
1561 x 2183 5'1" x 7'2"

LOUNGE
3285 x 5574* 10'9" x 18'3"

GARAGE
2773 x 5019 9'1" x 16'6"

*Measurement taken is in to bay window

BEDROOM 1
4358 x 3415 14'4" x 11'2"

EN-SUITE
2686 x 1200 8'10" x 3'11"

BEDROOM 2
2831 x 3847 9'4" x 12'7"

BEDROOM 3
2686 x 3556 8'10" x 11'8"

BEDROOM 4
3256 x 3288 10'8" x 10'9"

BATHROOM
2229 x 2236 7'4" x 7'4"



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.

Helping our communities

every moment we can.



As part of the Eric Wright Group, we take a wider view of the world around us, looking beyond the homes we build to support good causes in our local communities.

Any additional funds we build up over and above our operating costs are converted into regular contributions to our chosen charities.

So when you choose an Applethwaite home, you can also relax in the knowledge 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.

Brackenwood



RAMSGREAVE DRIVE
BLACKBURN



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