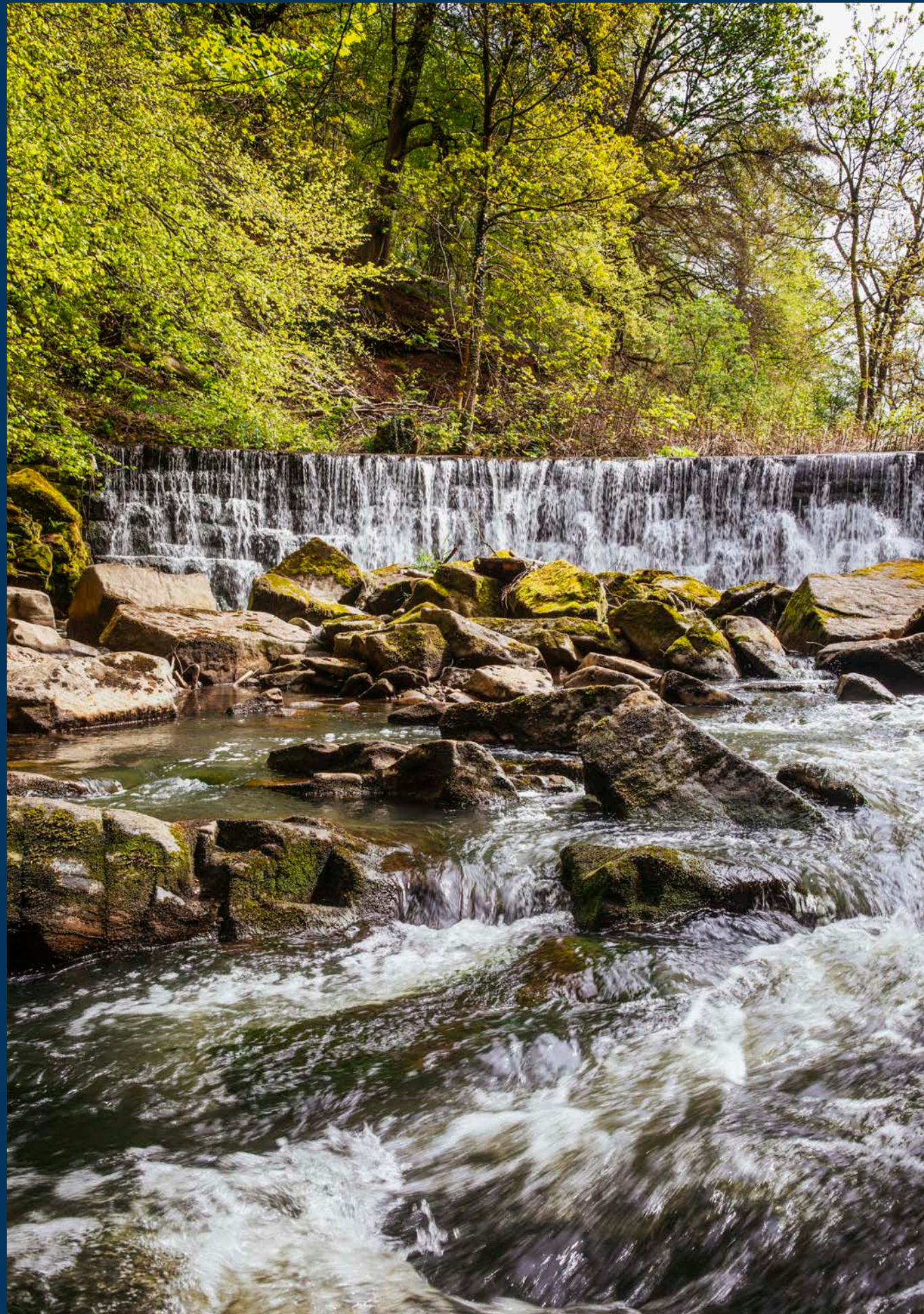


Davyfields



An exceptional collection
of 3 & 4 bedroom
detached family homes



Welcome to Davyfields



Perfect family space,
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 and your family can finally enjoy the space you've always wanted. When everything comes together in the right place, at the right time.

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 Davyfields.



The moment when
you find the
perfect
location



BELMONT SAILING CLUB



BLACKBURN TOWN CENTRE



LEEDS & LIVERPOOL CANAL

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 Davyfields, we've found the perfect spot.

Conveniently located in leafy Eccleshill, sitting above the friendly market town of Darwen, this select development of 19 homes is bordered by green open spaces and the picturesque West Pennines. Exhilarating family walks in the great outdoors abound, along with the opportunity to explore country parks, historic landmarks such as Darwen Tower and the beautiful, easy-to-reach Ribble Valley.

You'll also be close to Blackburn, with its 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, Liverpool and attraction-filled Blackpool.

Welcoming and idyllic, Davyfields is perfectly placed to enjoy family life to the full.



HOUGHTON BOTTOMS



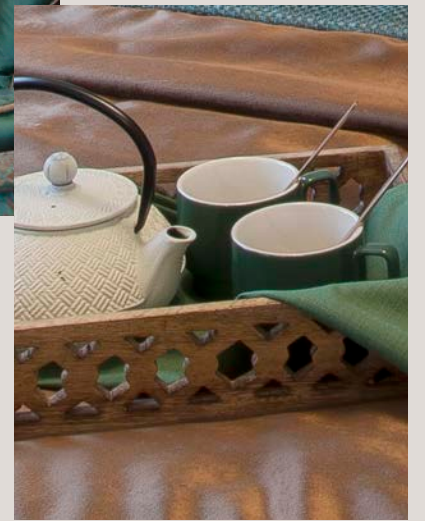
ENTWISTLE RESERVOIR

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

Quartz 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

Detached garages to all homes

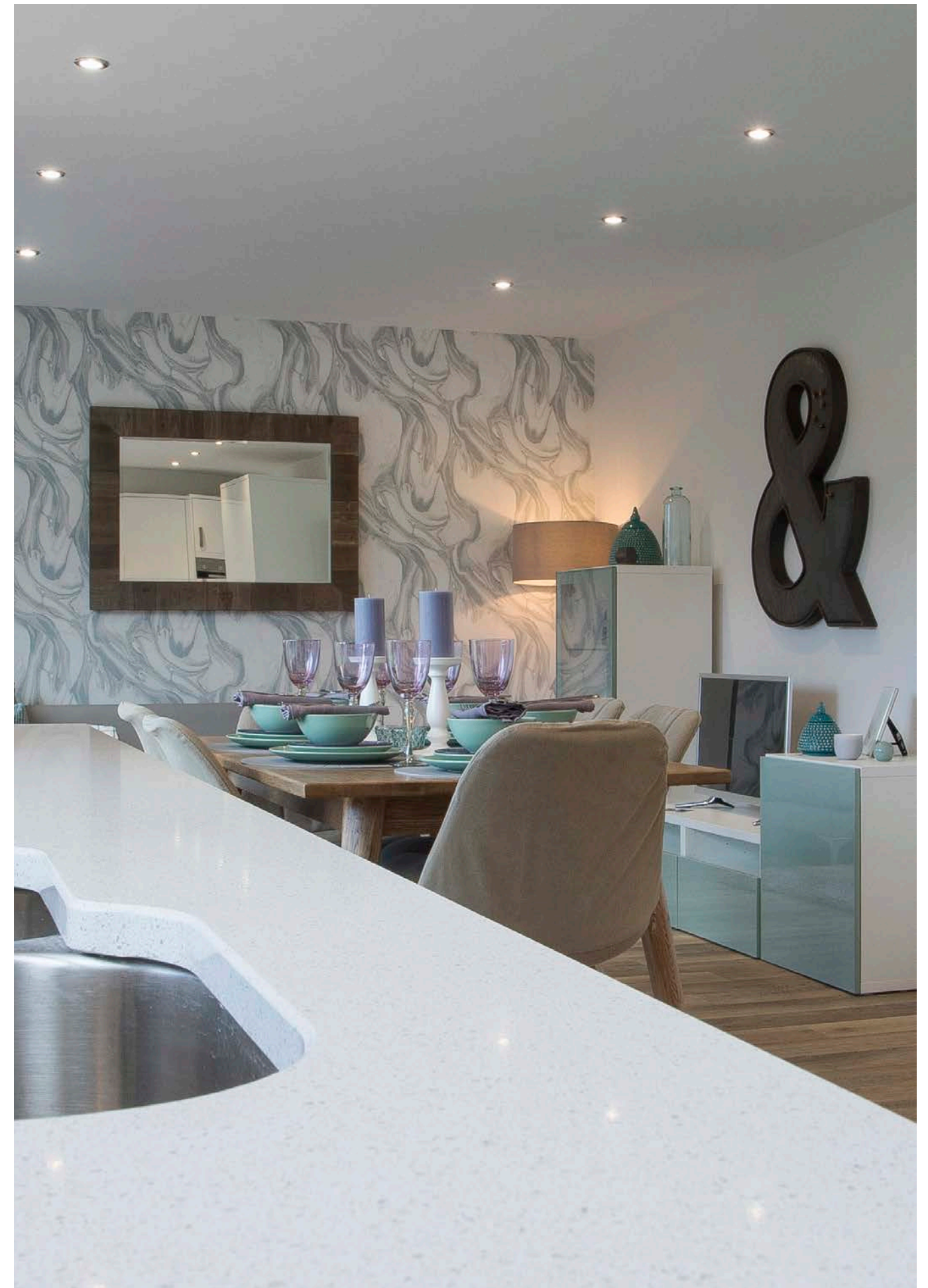
NHBC 10 year structural warranty

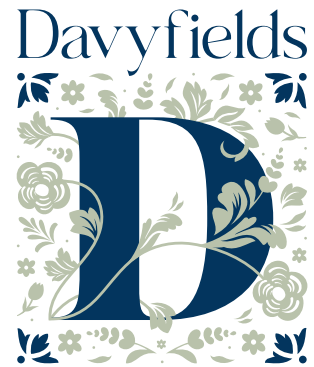
Our Sales Advisors can talk through our standard specification in more detail. Call us now on 01772 229 590.



[†] 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

At Davyfields, you can escape urban life for a more fulfilling family lifestyle. Offering the twin advantages of country tranquillity and close to-it-all connections, this exclusive development of nineteen detached homes is set back from Roman Road and fronted by its own beautifully landscaped green space.

The eighteen 4 bedroom homes and one 3 bedroom option offer an array of floorplan preferences, each combining our customary character and build quality with a smart home environment finely tuned to the needs of modern family living.

Taking its inspiration from the carefully preserved 17th Century farmstead buildings, Davyfields features a characterful natural stone courtyard, with the surrounding homes sensitively integrated into the charming semi-rural backdrop.

Families will find the area well served with easily accessible schools for every stage of their children's early life journey, right up to the renowned Blackburn College of further education.

But the first thing you'll learn about Davyfields is, it gives families the space to really live.

 **The Barbon**
3 BEDROOM DETACHED HOME WITH GARAGE

 **The Coniston**
4 BEDROOM DETACHED HOME WITH GARAGE

 **The Casterton**
4 BEDROOM DETACHED HOME WITH GARAGE

 **The Windermere**
4 BEDROOM DETACHED HOME WITH GARAGE





The Barbon

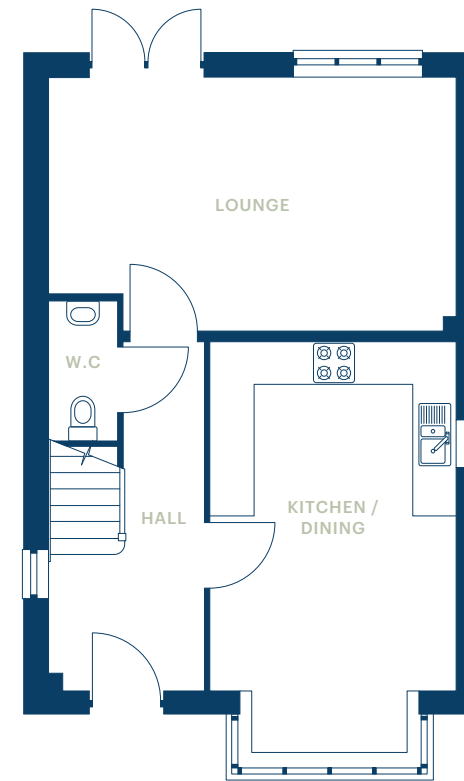
3 BEDROOM DETACHED HOME WITH GARAGE



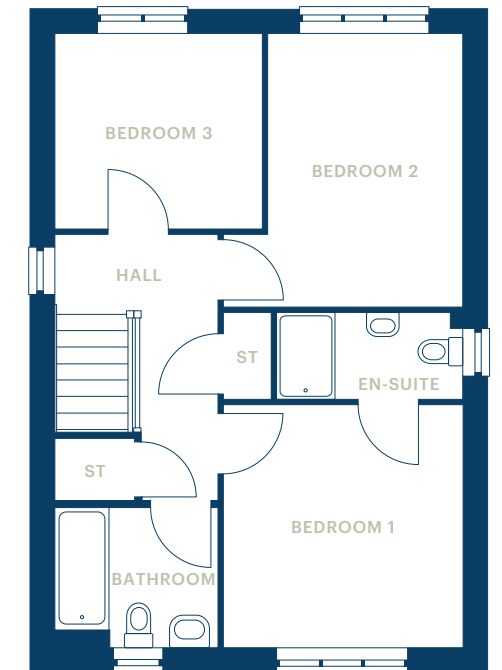
PLOT: 18



Ground Floor



First Floor



KITCHEN / DINING
3404 x 5701 11'2" x 18'8"

LOUNGE
5640 x 3526 9'7" x 4'10"

W.C
950 x 1924 3'1" x 6'4"

BEDROOM 1
2029 x 2847 10'11" x 10'11"

EN-SUITE
2585 x 1200 8'6" x 3'11"

BEDROOM 2
2721 x 3755 8'11" x 12'4"

BEDROOM 3
2830 x 2632 9'3" x 8'8"

BATHROOM
2228 x 1925 7'4" x 6'4"



The Casterton

4 BEDROOM DETACHED HOME WITH GARAGE



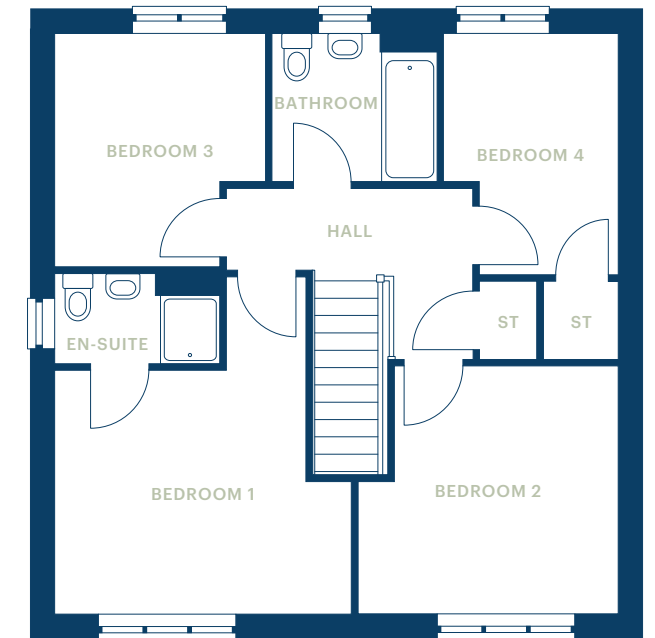
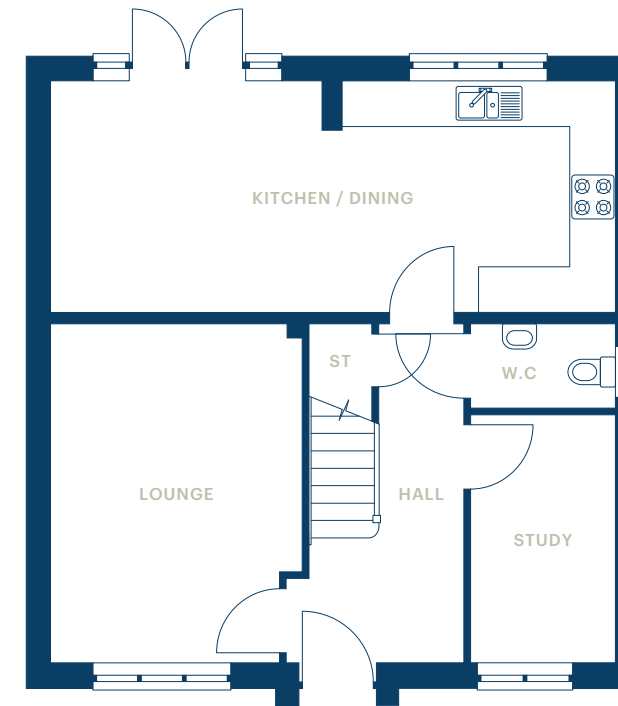
ARTIST'S IMPRESSION

PLOTS: 2 / 6 / 8 / 9 / 11 / 12 / 13 / 16 / 17



Ground Floor

First Floor



KITCHEN / DINING
7440 x 3050 24'5" x 10'0"

LOUNGE
3314 x 4465 10'11" x 14'8"

STUDY
1908 x 3267 6'3" x 10'9"

W.C
1908 x 1110 6'3" x 3'8"

BEDROOM 1
3314 x 3218 10'11" x 10'7"

EN-SUITE
2175 x 1190 7'2" x 3'11"

BEDROOM 2
2958 x 3271 9'9" x 10'9"

BEDROOM 3
2776 x 3080 9'1" x 10'1"

BEDROOM 4
2309 x 3182 7'7" x 10'5"

BATHROOM
2178 x 1957 7'2" x 6'5"



The Coniston

4 BEDROOM DETACHED HOME WITH GARAGE

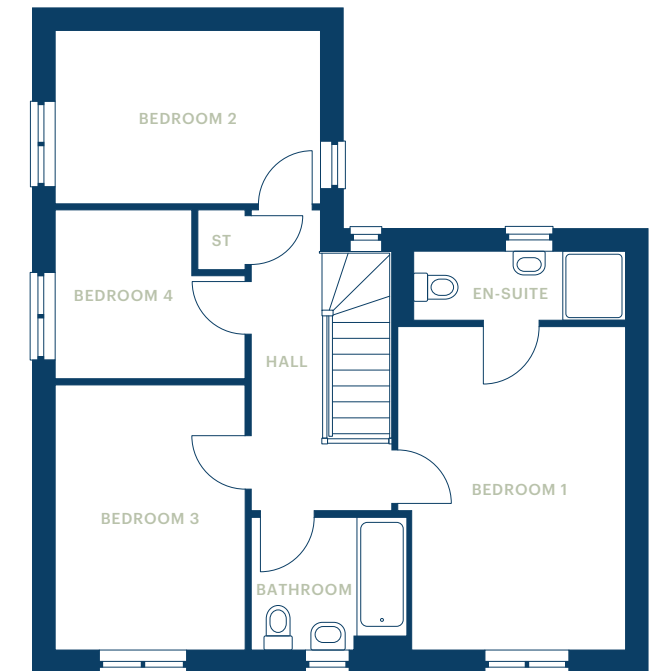
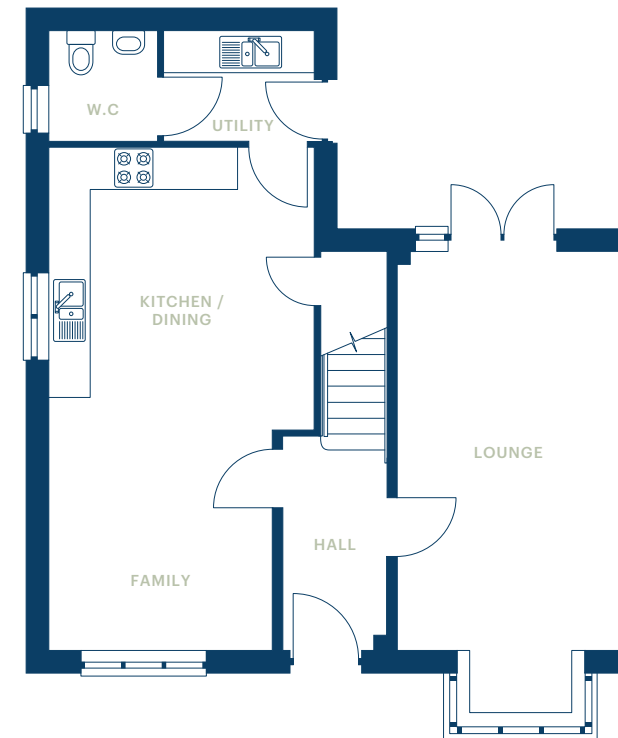


PLOTS: 1 / 3 / 4 / 7 / 10 / 14 / 15 / 19



Ground Floor

First Floor



KITCHEN / DINING
3830 x 4071 12'7" x 13'4"

FAMILY
3267 x 3178 10'9" x 10'5"

UTILITY
2173 x 1594 7'2" x 5'3"

LOUNGE
3202 x 6643 10'6" x 21'10"

W.C
1568 x 1594 5'2" x 5'3"

BEDROOM 1
3264 x 4664 10'9" x 15'4"

EN-SUITE
3017 x 1000 9'11" x 3'3"

BEDROOM 2
3830 x 2498 12'7" x 8'2"

BEDROOM 3
2757 x 3825 9'1" x 12'7"

BEDROOM 4
2757 x 2432 9'1" x 8'0"

BATHROOM
2228 x 1925 7'4" x 6'4"



The Windermere

4 BEDROOM DETACHED HOME WITH GARAGE



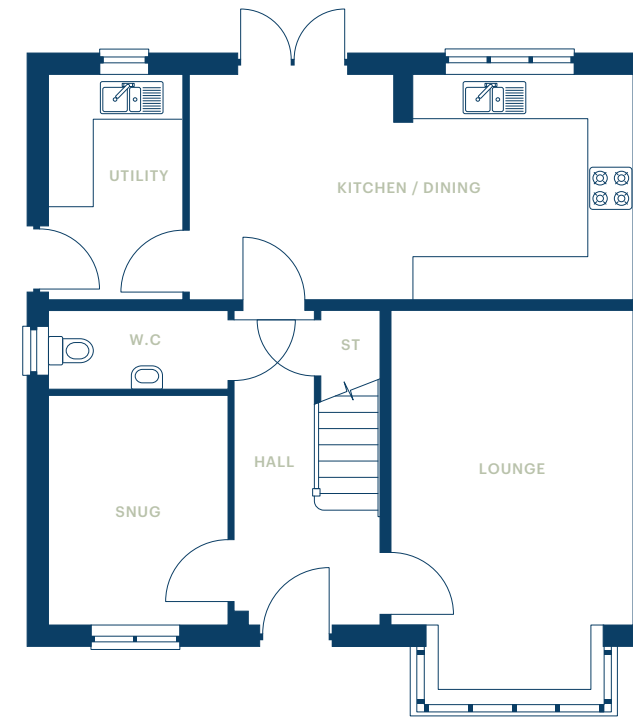
PLOT: 5

ARTIST'S IMPRESSION



Ground Floor

First Floor



KITCHEN / DINING
6174 x 3127 20'3" x 10'3"

UTILITY
1852 x 3127 6'1" x 10'3"

LOUNGE
3365 x 5287 11'1" x 17'4"

SNUG
2470 x 3199 8'1" x 10'6"

W.C
2470 x 1100 8'1" x 3'7"

BEDROOM 1
3427 x 3523 11'3" x 11'7"

EN-SUITE
1909 x 1691 6'3" x 5'7"

BEDROOM 2
3520 x 3812 11'7" x 12'6"

BEDROOM 3
2871 x 3725 9'5" x 12'3"

BEDROOM 4
2765 x 4053 9'1" x 13'4"

BATHROOM
2302 x 2032 7'7" x 6'8"



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 Davyfields 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.



ROMAN ROAD
ECCLESHILL · DARWEN



Applethwaite

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applethwaite-homes.co.uk

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