



SPRING
MEADOWS

COLNE



INTRODUCING BECK HOMES

We are a local family owned award-winning house builder that has been building luxury homes throughout the North West since 1996.

We have established an enviable reputation over the years for delivering exceptional homes in idyllic surroundings. Using intelligent design, uncompromising specifications and the finest craftsmanship we create homes that are aesthetically stunning with a high degree of individuality in both the way they look and feel. A high quality specification and finish comes as standard.





SETTING THE STANDARD IN LUXURY HOMES

Our attention to detail and build quality have been recognised by Local Authority Building Control. We are multiple award winners at the LABC, North West Building Excellence Awards - 'Best Small New Housing Development' in 2015, 2016 & 2018.

We believe in delivering a product that is far superior to the vast majority of new build houses that are available on the market. Furthermore we pride ourselves on a personal service from the moment you walk into our showhome to beyond the day of legal completion. We want you to really love your new home.

WELCOME TO SPRING MEADOWS

Spring Meadows is set to become one of the most prestigious addresses in Pendle.

Nestled in a beautiful location abutting the countryside on Red Lane in Colne, this exclusive development offers 2, 3, 4 & 5 bedroom luxury homes.

Many of these highly specified homes include stunning open plan kitchen/dining/family rooms complete with French doors leading to the garden. The beautifully designed German kitchens with stunning worktops and high quality appliances are all standard in these stunning homes. The thoughtfully designed bathrooms and en-suite bathrooms are complemented by Villeroy and Bosch sanitary ware. We pride ourselves on delivering a high specification including elegant oak finish doors, feature architrave and skirting boards and chrome light switches and plug sockets - standard in all our homes.

Spring Meadows is surrounded by stunning countryside with lots of beautiful areas to visit including Wycoller Country Park and the famous Pendle Hill. Leisure time can be spent walking, cycling, shopping or just relaxing in one of the many country pubs in the local area. There are many facilities on the doorstep of the development including a supermarket, petrol station, local primary and secondary schools, plus the many varied shops and restaurants that Colne and the surrounding area has to offer.

- Idyllic location
- German kitchens
- High quality appliances
- Villeroy and Boch bathrooms and en-suites
- Fabulous kitchen/dining/family room with french doors leading to the garden
- High specification
- Freehold



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SET TO BECOME ONE OF THE
MOST PRESTIGIOUS
ADDRESSES IN PENDLE

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THE DEVELOPMENT





SPRING
MEADOWS

LOUNGE



WELCOMING SPACES,
DESIGNED FOR FAMILY
AND FRIENDS





CONTEMPORARY STYLING
FOR MODERN LIVING





A BEAUTIFUL BALANCE OF ELEGANCE
AND FUNCTIONALITY, ACHIEVED WITH
THE FINEST OF MATERIALS



FAMILY/DINING ROOM



EACH HOME TELLS
A DIFFERENT STORY





LIGHT AND LUXURY COMBINE TO
FORM INVITING, RELAXING SPACES



THOUGHTFULLY DESIGNED BATHROOMS

All bathrooms and en-suite bathrooms are complemented by Villeroy and Boch sanitary ware.



EN-SUITE BATHROOM



HANSGROHE POLISHED
CHROME BRASSWARE



BATHROOM







BLANCO KITCHEN SINKS

MAKE IT YOURS,
DESIGNED BY
YOU, FOR YOU

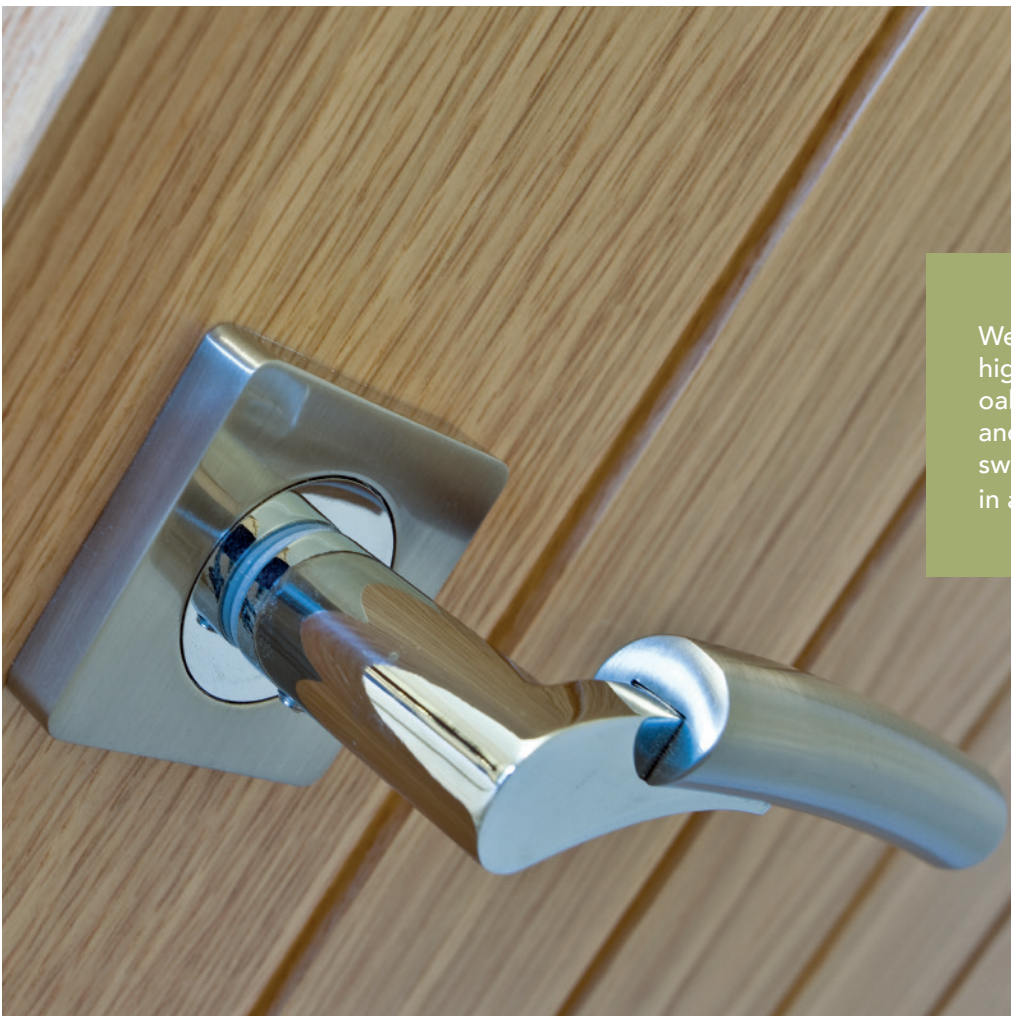


HIGH QUALITY APPLIANCES





FEATURE ARCHITRAVE & SKIRTING BOARDS



We pride ourselves on delivering a high specification including elegant oak finish doors, feature architrave and skirting boards and chrome light switches and plug sockets - standard in all our homes.

OAK FINISH DOORS

SPECIFICATION

Kitchen and utility room

German kitchen units
German worktops
Splashback to complement worktop
Upstands to complement worktop
Integrated LED wall unit lighting
Soft close drawer / cupboards
Blanco one and a half bowl sink
High quality chrome tap
Siemens single oven*
Siemens integrated combination microwave*
Siemens 4 ring induction hob*
(2 & 3 bedroom homes)
Siemens 5 ring induction hob*
(4 & 5 bedroom homes)
Siemens integrated dishwasher*
Siemens integrated fridge / freezer*
Extractor Hood
Plumbed space for washing machine
LED chrome recess down lights

Bathroom, en-suite and WC

Villeroy and Boch white sanitary ware
Shower enclosure in en-suites
Shower over bath in bathroom
Hansgrohe polished chrome brassware
Part wall tiling
Chrome heated ladder towel rail
LED chrome recess down lights

* or equivalent

** on specific plots

Internal features

Emulsion paint finish
White satin paint finish to woodwork
Ceilings flat skin finish with white emulsion paint
Oak finish internal doors
Oak finish staircase handrail**
Chrome door furniture
Feature architrave and skirting boards throughout
Chrome light switches and power sockets
TV point to lounge, dining kitchen and master bedroom
LED chrome recess downlights to hallway, stairs and landing
Satellite point to the lounge
Telephone point
Mains operated smoke detectors
Loft access hatch
Intruder alarm
Gas central heating

External features

Timber frame construction
Natural stone**
Buff walling stone**
Grey roof slates**
Grey roof tiles**
Indian stone flagging
Black plastic fascias and soffits
Black plastic rainwater gutters
Black double glazed UPVC windows
Patio doors off kitchen / dining room
External lighting to front entrance
External lighting to patio area
Paved patio area in Indian stone
Garage with lighting and power (If applicable)
Electric vehicle charging point
Landscaped area to front of house (If applicable)
External cold water tap
External electrical socket
Tarmac driveway
Vertical timber fencing

General Information

- 10 year structural warranty
- Freehold
- Nominal estate charge



SETTING THE STANDARD IN LUXURY HOMES



THE DEVELOPMENT





SPRING
MEADOWS

DIRECTIONS

SAT NAV
BB8 7JR

From the M65

Take the M65 to Colne. At the end of the motorway take the first exit onto Vivary Way (A6068). At the next roundabout take the second exit onto North Valley Road (A6068). After approximately half a mile turn left onto Langroyd Road. At the roundabout take the first exit onto Red Lane and continue for approximately quarter of a mile. Spring Meadows is situated on the left hand side.

From Skipton or the A59

Take the A56 to Colne. When leaving Foulridge turn right onto Langroyd Road. At the roundabout take the third exit onto Red Lane and continue for approximately quarter of a mile. Spring Meadows is situated on the left hand side.



SALES ENQUIRIES:

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Registered address: Challenge House, Challenge Way, Greenbank Business Park, Blackburn, Lancs BB1 5QB.

IMPORTANT NOTICE: These particulars are for illustration only. Plot sizes and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred. Dimensions should not be used for carpet sizes, appliance spaces, or items of furniture. Kitchen, bathroom and dressing area layouts are shown for indicative purposes only - please refer to specification for full details. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Floorplans and room layouts are for indicative purposes only and head heights will vary depending on ridge/eaves heights.

