

# Bartle Heath

COTTAM, PRESTON

Explore a range of two, three and four bedroom homes, thoughtfully designed for modern living in Cottam, Preston.

Taylor Wimpey

# Contents

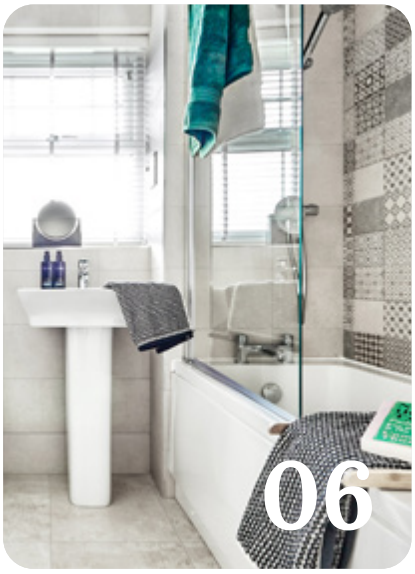

Welcome to Bartle Heath




Personalise your home




Included as standard




Our homes




Ways to buy




Take your next step



# Your new neighbourhood awaits

Set in the peaceful village of Cottam, just four miles from Preston, Bartle Heath is a brand new community of 2, 3, and 4-bedroom homes designed for first-time buyers and growing families alike.

Thoughtfully designed with modern living in mind, each home combines energy-efficient features, spacious interiors and contemporary layouts, all crafted to the highest standards.

Set amongst attractive green open spaces, both within the development and beyond, Bartle Heath combines a relaxed, semi-rural feel with excellent connectivity. Cottam's local amenities are easily accessible on foot, while the nearby M55 provides convenient links to Preston, Lancaster and beyond.

With its charming rural location and excellent connectivity, Bartle Heath encourages you to live life at your own pace.



View the site plan

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Connected countryside living in Cottam

Located a 15-minute drive from the city of Preston and a 30-minute drive from Lancaster, Cottam's serene location means residents can enjoy immediate access to countryside walks and village amenities, whilst still being within easy reach of city connections.

Cottam itself is home to cosy pubs, independent cafés, and a community that'll make you feel welcome from day one. For families with children, there are several well-regarded schools within walking distance of Bartle Heath, and you'll be spoilt for choice when it comes to weekend activities.

At Bartle Heath, you've got the freedom to choose between the tranquility of the countryside and the attractions and connections of the city.



Lancaster Canal, Cottam



Winckley Square, Preston



Avenham Park, Preston

View this development



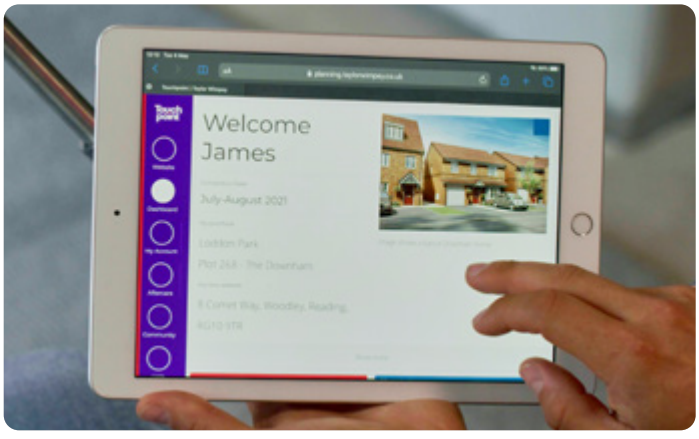
# PERSONALISE YOUR HOME

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high-quality options across all of the rooms in your new home to suit your taste – and all from the comfort of your own sofa using our innovative Options Online tool. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

**Find out more**






Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

Taylor Wimpey

# STANDARD SPECIFICATION

**BARTLE HEATH**
TABLEY LANE, COTTAM, PRESTON, LANCASHIRE, PR4 0LH

**TELEPHONE**
01772 340 788

**OPENING TIMES**
Saturday - Monday 10am - 5pm
Tuesday and Wednesday - closed
Thursday and Friday - 11am - 5pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

| | The Beaford | The Brambleford | The Tetford | The Owlton | The Aynesdale | The Aylesford | The Bittesford | The Rightford | The Wansdale |
|---|---|---|---|---|---|---|---|---|---|
| **Kitchen** | 2 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 |
| Standard range by Wren | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Worktops from set range including upstand | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White painted walls | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel sink 1 or 1.5 bowl sink and Zeno tap† | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel electric oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel splashback above hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Electric hob - selected plots only†<br>Gas hob - selected plots only† | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated hood | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Utility Room** | | | | | | | | | |
| Standard range by Wren | | | ✓ | | | ✓ | ✓ | ✓ | |
| Worktops from set range including upstand | | | ✓ | | | ✓ | ✓ | ✓ | |
| White painted walls | | | ✓ | | | ✓ | ✓ | ✓ | |
| **Combined Utility & WC** | | | | | | | | | |
| Standard range by Wren | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |
| Worktops from set range including upstand | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |
| White sanitary ware | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |
| White painted walls | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |
| White basin with mixer tap | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |
| Plumbing & space for washing machine - refer to drawing | ✓ | ✓ | | ✓ | ✓ | | | | ✓ |

†Please speak to the Sales Executive for plot specific detail

| | The Beaford | The Brambleford | The Tetford | The Owlton | The Aynesdale | The Ayleford | The Bittesford | The Rightford | The Wansdale |
|---|---|---|---|---|---|---|---|---|---|
| **Bathroom** | 2 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 |
| Geberit white bath 1700 x 700mm with plastic bath panel | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Bristan bath filler chrome tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White sanitary ware | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Geberit white WC pan & cistern with white plastic seat | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Tiled basin splashback (as per layout) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Tiled walls to bath area only (as per layout) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Batton holder light fitting | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Extractor fan | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **En suite/s** | | | | | | | | | |
| White sanitary ware | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mira Shower enclosure including tray and toughened safety clear glass | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Tiled basin splashback (as per layout) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shower cubicle only – fully tiled | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Extractor fan - refer to drawing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Cloakroom (WC)** | | | | | | | | | |
| Geberit white sanitary ware | | | ✓ | | | ✓ | ✓ | ✓ | |
| Tiled basin splashback (as per layout) | | | ✓ | | | ✓ | ✓ | ✓ | |
| Extractor fan - refer to drawing | | | ✓ | | | ✓ | ✓ | ✓ | |
| **Heating and electrical services** | | | | | | | | | |
| Central heating & thermostatic radiator valves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Lighting – see electrical layout (energy-efficient fittings) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White socket locations single & double (as layout) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White USB sockets to kitchen - see electrical drawing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TV points to lounge & bedroom 1 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smoke detectors – mains operated | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

| External features | The Beaford 2 | The Brambleford 3 | The Tetford 3 | The Owlton 3 | The Aynesdale 3 | The Ayleford 4 | The Bittesford 4 | The Rightford 4 | The Wansdale 4 |
|---|---|---|---|---|---|---|---|---|---|
| PVCu, soffits (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Slabs to pathways and patios | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Rear garden – top soiled | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Front garden – turfed & planted as landscaping layout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External tap to rear elevation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Door numerals | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External lighting to front of property | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Closed board rear fencing 1.6m | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Turf | | | | Optional upgrade – available at an additional cost | | | | | |

| Internal Features | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Front door – 3 point locking system with chrome ironmongery & letter plate | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Rear door – 3 point locking system with chrome ironmongery (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PVCu doubled glazed double doors (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White Newark wood effect doors (fire doors where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ironmongery – polished chrome furniture | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome door stops (where required) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Architrave – MDF architrave painted white acrylic finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Skirting – MDF skirting painted white acrylic finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Windows, uPVC triple glazed | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Staircase, softwood handrails & square plain spindles painted white | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Flat white painted ceilings | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White painted walls | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Consumer unit – where shown on working drawing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Loft hatch – where shown on working drawing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| MDF window boards to all locations – 25mm | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Flooring | | | | Optional upgrade – available at an additional cost | | | | | |

| Energy efficient features | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Waste Water Heat Recovery | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Triple glazed windows | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Solar panels | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Electric car charging port | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smart heating control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Find out more**

†Please speak to the Sales Executive for plot specific detail

# Our homes

2 bedroom homes




3 bedroom homes




4 bedroom homes




View the site plan



# The Beaford

**2 BEDROOM HOME, TOTAL INTERNAL AREA 778 sq. ft. / 72 sq. m.**





## GROUND FLOOR

**Lounge/Dining area**

| | |
|---|---|
| 4.47m × 3.61m | 14'8" × 11'10" |

**Kitchen**

| | |
|---|---|
| 4.24m × 1.85m | 14'3" × 6'1" |

## FIRST FLOOR

**Bedroom 1**

| | |
|---|---|
| 3.17m × 3.61m | 10'5" × 11'10" |

**Bedroom 2**

| | |
|---|---|
| 2.24m × 3.61m | 7'4" × 11'10" |

**Discover more about this home**

**View our current availability**

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# The Brambleford

**3 BEDROOM HOME, TOTAL INTERNAL AREA 907 sq. ft. / 84.3 sq. m.**





## GROUND FLOOR

**Lounge** min.
3.83m × 3.95m 12'7" × 12'11"

**Kitchen/Dining area** max.
4.74m × 2.96m 15'6" × 9'9"

## FIRST FLOOR

**Bedroom 1** min.
3.15m × 3.07m 10'4" × 10'1"

**Bedroom 2**
2.51m × 3.42m 8'3" × 11'3"

**Bedroom 3** max.
2.13m × 2.35m 7'0" × 7'9"

**Discover more about this home**

**View our current availability**

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# The Tetford

**3 BEDROOM HOME, TOTAL INTERNAL AREA 1,021 sq. ft. / 94.8 sq. m.**





## GROUND FLOOR

**Lounge**

| | |
|---|---|
| 3.30m × 3.85m | 10'10" × 12'8" |

**Kitchen/Dining area**

| | |
|---|---|
| 4.93m × 2.75m | 16'2" × 9'0" |

## FIRST FLOOR

**Bedroom 1**

| | |
|---|---|
| 4.82m × 2.79m | 15'10" × 9'2" |

**Bedroom 2**

| | |
|---|---|
| 3.12m × 3.99m | 10'3" × 13'1" |

**Bedroom 3**

| | |
|---|---|
| 2.52m × 2.96m | 8'3" × 9'9" |

**Discover more about this home**

**View our current availability**

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# The Owlton

**3 BEDROOM HOME, TOTAL INTERNAL AREA 1,225 sq. ft. / 114 sq. m.**







## GROUND FLOOR

**Lounge/Dining area**

4.10m × 4.73m 13'5" × 15'6"

**Kitchen**

4.79m × 2.50m 15'9" × 8'2"

## FIRST FLOOR

**Bedroom 2**

3.16m × 4.73m 10'5" × 13'5"

**Bedroom 3**

3.31m × 2.57m 10'11" × 8'5"

## SECOND FLOOR

**Bedroom 1**

3.65m × 3.41m 12'0" × 11'2"

**Discover more about this home**

**View our current availability**

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# The Aynesdale

**3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.**





## GROUND FLOOR

**Kitchen/Dining area**

| | |
|---|---|
| 3.21m × 5.52m | 10'6" × 18'1" |

**Lounge**

| | |
|---|---|
| 3.19m × 5.52m | 10'6" × 18'1" |

## FIRST FLOOR

**Bedroom 1**

| | |
|---|---|
| 3.39m × 2.76m | 11'2" × 9'1" |

**Bedroom 2**

| | |
|---|---|
| 3.27m × 3.23m | 10'9" × 10'7" |

**Bedroom 3**

| | |
|---|---|
| 2.80m × 2.66m | 9'2" × 8'9" |

Discover more about this home

View our current availability

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# The Ayleford

**4 BEDROOM HOME, TOTAL INTERNAL AREA 1,101 sq. ft. / 102.3 sq. m.**





## GROUND FLOOR

**Lounge**

| | |
|---|---|
| 4.85m × 3.43m | 15'11" × 11'3" |

**Kitchen/Dining area**

| | |
|---|---|
| 5.75m × 3.78m | 18'10" × 12'5" |

## FIRST FLOOR

**Bedroom 1**

| | |
|---|---|
| 3.30m × 3.26m | 10'10" × 10'8" |

**Bedroom 2**

| | |
|---|---|
| 3.31m × 3.19m | 10'10" × 10'5" |

**Bedroom 3**

| | |
|---|---|
| 2.40m × 2.15m | 7'11" × 7'1" |

**Bedroom 4**

| | |
|---|---|
| 2.35m × 2.12m | 7'9" × 7'0" |

**Discover more about this home**

**View our current availability**

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# The Bittesford

**4 BEDROOM HOME, TOTAL INTERNAL AREA 1,236 sq. ft. / 114.9 sq. m.**





## GROUND FLOOR

**Lounge**

| | |
|---|---|
| 4.40m × 3.49m | 14'5" × 11'5" |

**Kitchen/Dining area**

| | |
|---|---|
| 4.40m × 5.30m | 14'5" × 17'5" |

## FIRST FLOOR

**Bedroom 1**

| | |
|---|---|
| 3.41m × 3.51m | 11'2" × 11'6" |

**Bedroom 2**

| | |
|---|---|
| 2.94m × 3.16m | 9'8" × 10'4" |

**Bedroom 3**

| | |
|---|---|
| 3.04m × 2.45m | 10'0" × 8'0" |

**Bedroom 4**

| | |
|---|---|
| 3.51m × 2.13m | 11'6" × 7'0" |

Discover more about this home

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# The Rightford

**4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 sq. ft. / 127.7 sq. m.**





## GROUND FLOOR

| | | |
|---|---|---|
| **Lounge** | | |
| 4.19m × 3.19m | 13'9" × 10'6" | |
| **Kitchen/Dining** | | |
| 3.31m × 8.33m | 10'10" × 27'4" | |
| **Study** | | |
| 2.15m × 2.81m | 7'0" × 9'3" | |

## FIRST FLOOR

| | | |
|---|---|---|
| **Bedroom 1** | | |
| 3.26m × 3.06m | 10'9" × 10'1" | |
| **Bedroom 2** | | |
| 3.40m × 3.19m | 11'2" × 10'6" | |
| **Bedroom 3** | | |
| 3.52m × 2.94m | 11'6" × 9'8" | |
| **Bedroom 4** | | |
| 2.20m × 3.06m | 7'3" × 10'1" | |

**Discover more about this home**

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# The Wansdale

**4 BEDROOM HOME, TOTAL INTERNAL AREA 1,450 sq. ft. / 134.8 sq. m.**





## GROUND FLOOR

| | | |
|---|---|---|
| **Kitchen** | | |
| 5.48m × 3.38m | 18'0" × 11'1" | |
| **Dining** | | |
| 2.54m × 3.38m | 8'4" × 11'1" | |
| **Lounge** | | |
| 4.45m × 3.27m | 14'7" × 10'9" | |
| **Study** | | |
| 2.56m × 3.27m | 8'5" × 10'9" | |

## FIRST FLOOR

| | | |
|---|---|---|
| **Bedroom 1** | | |
| 3.65m × 3.38m | 12'0" × 11'1" | |
| **Bedroom 2** | | |
| 3.86m × 3.33m | 10'11" × 12'8" | |
| **Bedroom 3** | | |
| 3.14m × 3.24m | 10'4" × 10'8" | |
| **Bedroom 4** | | |
| 2.56m × 3.38m | 8'5" × 11'0" | |

**View our current availability**

*These are Masonry Construction only and Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification (including timber frame variations), details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 84662 - SEPTEMBER 2026

# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

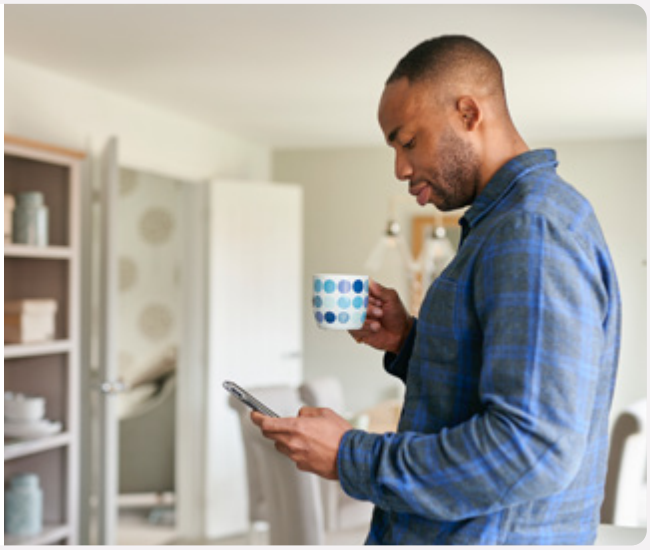


## First time buyer?

**Here's how we can help**

## Existing home owner?

**Here's how we can help**



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

# Take your next step



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Have your questions answered by calling our sales executives on **01772 340 788.**



Find out how we can get you moving with our buying schemes.

**Book an appointment**

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