Toller Lane

Site Address: Toller Lane, Bradford, BD9 5NN

What three words Rarely.colleague.result



An Exclusive Collection of Four Executive Detached Homes

A rare opportunity to secure one of just four individually designed, executive detached family homes within this bespoke and thoughtfully planned development.

Built with a clear focus on quality, space and modern family living, these homes offer an exceptional combination of contemporary design and practical layout — perfect for growing families who don't want to compromise.

From the generous room proportions to the high specification finishes throughout, every detail has been carefully considered. Each property benefits from ample off-road parking, a private enclosed garden and an electric vehicle charging point — delivering both convenience and future-ready living.

Arranged over three floors, the layout has been designed with flexibility in mind. The ground floor features a spacious formal lounge alongside an impressive open-plan dining kitchen — the true heart of the home — ideal for entertaining or everyday family life. A separate utility room and downstairs WC add further practicality. Contemporary kitchens are individually designed for the development and come complete with integrated appliances as standard.

To the first floor are three well-proportioned bedrooms, two of which enjoy ensuite shower rooms, together with a beautifully finished family bathroom. The second floor is dedicated to a stunning principal suite — offering a private retreat with stylish ensuite and excellent storage space.

Set back from the road within a quiet enclave, the development offers a real sense of privacy while remaining ideally positioned for well-regarded schools, excellent transport links and a range of local amenities.

New build homes of this calibre, in such a limited release, are rarely available. Early viewing is strongly recommended — contact the team at William H Brown today to arrange your appointment.

Plot No	Bedrooms	Style	Size	Price
1	Four Double Bedrooms (Show Home)	Detached – Three Ensuites	1604	£425,000
2	Four Double Bedrooms	Detached – Three Ensuites	1604	£450,000
3	Four Double Bedrooms	Detached – Three Ensuites	1604	£450,000
4	Four Double Bedrooms	Detached – Three Ensuites	1604	£425,000

The houses will be ready for occupation in Summer 2026

For more information, please contact the sales office Tel: 01274 531233

email: Shipley@williamhbrown.co.uk

william h brown

Site Plan





For more information, please contact the sales office Tel: 01274 531233

email: Shipley@williamhbrown.co.uk

william h brown

Toller Lane Standard Specification

Tenure
Freehold
Gas to site

EPC
On completion (Expected B)

Roads and Council
Private Road
Bradford Council

Kitchen
Range of high quality wall and base units
Integral Bosch 70/30 fridge freezer
Integral Bosch dishwasher
Integral Bosch single oven
Integral Bosch Microwave
Bosch 5 ring gas hob
Extractor hood
Quartz countertops in kitchen & splashbacks
Undermounted sink
Laminate worktops in utility room
Bosch freestanding washing machine
Bosch freestanding dryer

Heating & Insulation
High efficiency boiler
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

External Features

Black Secure GRP front door
Black Aluminium Bifold doors
Black UPVC double glazed windows

Bathrooms
Part- tiled en-suites and bathroom walls.
Vanity unit storage as standard to en-suites and bathroom
Contemporary sanitary ware
Chrome/anthracite taps & fittings
Chrome metal towel radiator

Electrical
Brushed steel light switches & sockets
TV sockets to lounge
Heat alarm to kitchen
Mains operated smoke detectors to hall and landing
BT master socket to lounge
BT Fibre Point
Car charging point
Down spotlights to all rooms

Decoration Finish
Contemporary white panelled doors with chrome fittings
Egg shell paint to woodwork
Flat white finish to ceilings
White emulsion to walls

Floor Finish* Not included as standard
LVT to kitchen and bathrooms
Carpets to remaining areas

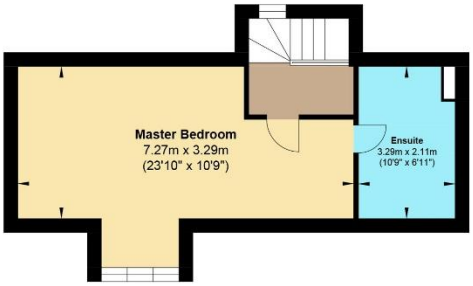
Garden
Rear garden fence and timber side gate
Paving including paths to front, side and rear.
Turf to gardens
Front & rear external light

Peace of Mind – Structural Defect Warranty

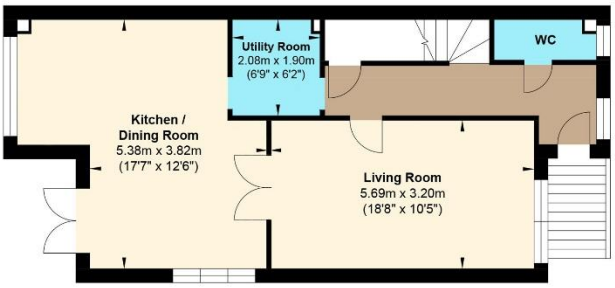
All properties, for peace of mind, come with an A-rated 10-year structural defect warranty from Advantage (https://ahci.co.uk/what-does-a-new-build-warranty-cover) as well as the standard manufacturer's warranties for the boiler and all appliances.

William H Brown adhere to the Consumer Code for Builder regulations, and you can see their terms and conditions https://consumercode.co.uk. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

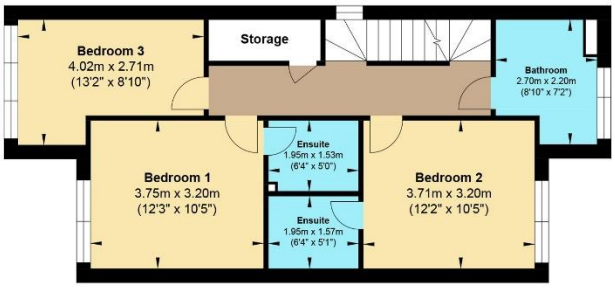
Floorplan



Top Floor



Ground Floor



First Floor

Gross Internal Floor Area : 149.01 m2 ... 1604 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Please note – Layout changes to the ground floor to remove the door between the lounge and the kitchen can be accommodated subject to early reservation and specific plots. Please ask the sales team for more information.

Style Ideas







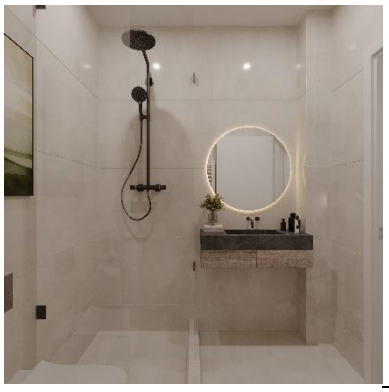



Kitchen & Bathroom Options

These homes can be designed around your lifestyle.
In the kitchen there is the option to upgrade to a central island.
Ensuites and bathrooms can be enhanced with additional tiling and features subject to the build stage.
Please speak to the sales teams for more information.










Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look when furnished. Please contact the sales team for more information on plot specific fixtures and fittings.

Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £500 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Choices & Options

We can run through the options and choices in advance and there are some upgrades available. Please note any extra's/upgrade payments are non-refundable for any reason and must be paid for in advance. Please check with the sales advisor regarding plot specific adjustments.

Digital Dressing

CGI and digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.

Viewings

We understand that it is an extremely exciting time purchasing a new home and having regular updates on the build progress, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our new homes' sales team. To avoid disappointment please do not attend any of our development sites without an appointment.

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what is included in the sale at the site office and ask you to pay the £1000 reservation fee.

The first plot will be ready for occupation in Summer 2026

For more information, please contact the sales office Tel: 01274 531233

email: Shipley@williamhbrown.co.uk

william h brown