

Hillside



A charming collection of
3, 4 & 5 bedroom detached
and semi-detached homes.



Applethwaite



GRANE ROAD ROSSENDALE

Welcome to Hillside



Perfect family space,
in a beautiful place.

Contents



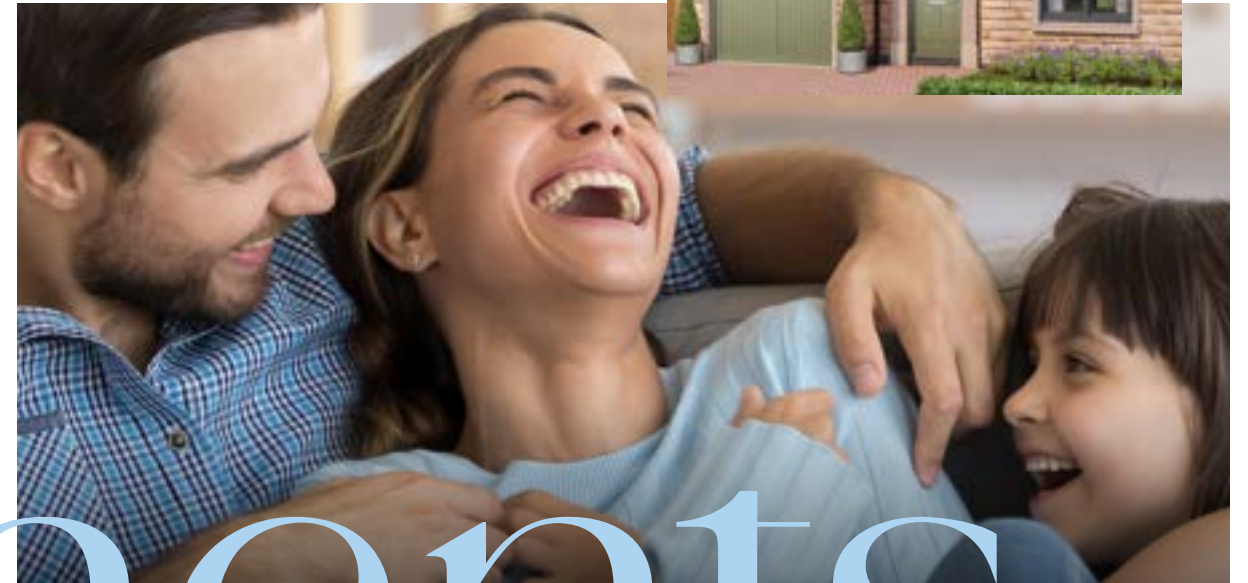
The moment when you
look at each other and just
know, this is the place.



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Homes full of happy moments



At Applethwaite, we're
passionate about the homes
we create and the service
we build around them.

We build beautiful homes for people who are looking for peace of mind and a more idealistic lifestyle.

Choosing the best locations, close to bigger towns, in greener village locations that offer more space to breathe.

When planning our new homes, we always consider the sensitivity of the local community. That's why our designs and the materials we use are sympathetic to the landscape of the local area. That same level of thought goes into each property. We invest in the build quality by focusing on the finer details that will make your home extra special.

As a part of the Eric Wright Group, we look beyond the homes we build to support good causes in our local communities. Any additional funds we generate above our operating costs are converted into regular contributions to our chosen charities. So when you choose an Applethwaite home, you can relax knowing 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.



Life in an Applethwaite home

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

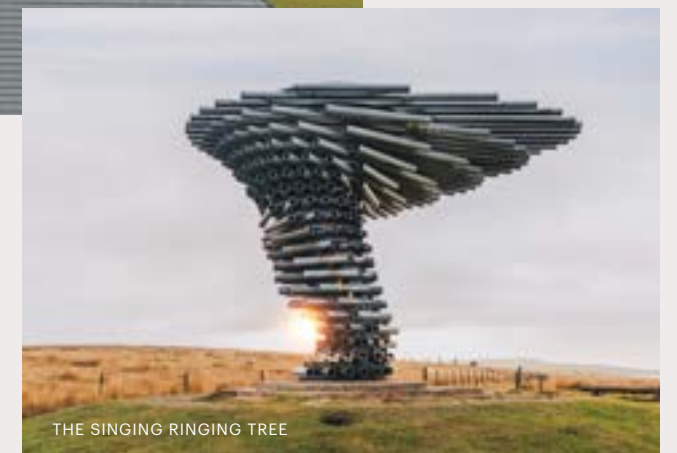


We've all dreamt of having the space and spend quality time with those closest to us. To take a moment, take a fresh look at life and move to that special somewhere you've been dreaming of for you and your family. This is one of those moments.

You'll love our 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. It's time to make lifelong memories. Welcome to Hillside.



The moment when you find the perfect location



THE SINGING RINGING TREE

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 Hillside, we've found the perfect spot.

Designed for families of all sizes, this exclusive development of 80 homes in the peaceful Lancashire hamlet of Loveclough has everything you need to make life everything you want it to be.

On the edge of the picturesque Rossendale Valley, nestling between Rawtenstall and Burnley, Hillside offers the best of all worlds, with rural tranquillity, outstanding historic attractions, and highly regarded educational institutes all close by.

For nature lovers, the breathtaking countryside trails are ideal for hiking. You can take in stunning views or stop to watch the wildlife in woodlands, or by reservoirs, rivers and waterfalls. For the more adventurous family members, Rossendale Valley Sailing club and The Hill dry ski and snowboard centre are both on your doorstep.

There is an abundance of culture, with several museums and galleries nearby, including The Whitaker Museum and Art Gallery, with its regularly changing contemporary art exhibitions and permanent historic collections, making it perfect for family days out.

In Rawtenstall, industrial heritage and historic architecture surround you, while the sound of steam trains pulling in and out the East Lancashire Railway Station fills your ears. Walking the cobbled streets, you will find yourself spoilt for choice, from independent shops and an artisan markets to a range of vibrant pubs and restaurants.

How ever you like to spend your time, this family friendly area has it all.



You can choose between thirteen outstanding house designs: 3 bedroom semi-detached, 3 bedroom detached with garage, 4 bedroom detached with garage, or 5 bedroom detached with garage. Hillside has an inspirational home to suit your family in this delightful rural setting.

For families with school-aged children, there are excellent options for every stage of education in the nearby towns and villages, with bus services which pick up and drop off right outside.

Those same bus stops form part of Hillside's excellent transport links, with regular buses to Rawtenstall, Burnley and Manchester. For drivers, the M65 is easily accessible along the A682 and Rose Grove station is just 5 miles away, with trains taking you to both Blackburn and Preston.

The local villages and towns offer a welcoming sense of community with everything you could need for comfortable modern living from supermarkets to high-street shop, doctors surgeries and libraries.

Everything is in place for you to enjoy every moment in your new Applethwaite home.

You can see exactly where Hillside is located by using What3words: **annual.stays.talents** or the postcode: **BB4 8QZ**.



Burnley	4.7 Miles
Blackburn	15 Miles
Preston	29 Miles
Rawtenstall	3.5 Miles
Ramsbottom	7.3 Miles
Manchester	21.5 Miles

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.

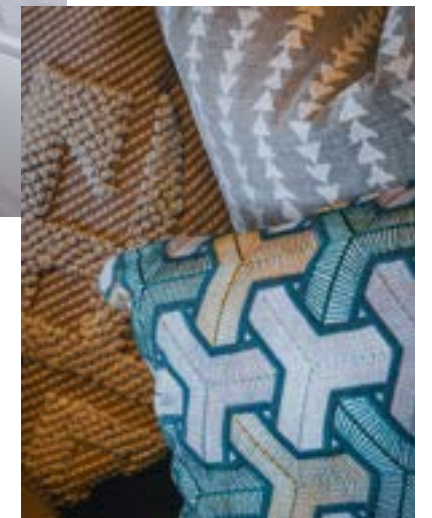
And as you start to enjoy life in your new home, that feeling stays with you, with moments that make your day and moments that make all the difference to your life.



EXAMPLE BEDROOM



EXAMPLE BATHROOM



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.

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 impressively stylish bathrooms.

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
- Photovoltaic Panels (applicable plots)
- 10 year structural warranty
- Fencing
- Turf
- Blockpaved drives
- Feature paving
- Natural stone elevations
- Black window frames
- Branded appliances
- EPC minimum rating and energy efficient lighting
- Outside tap

Standard extras are available, dependant on the build stage. Our Sales Advisors can talk through our standard specification in more detail.

[†] 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.



EXAMPLE KITCHEN AND DINING ROOM



Site plan



The Wellington
5 BEDROOM DETACHED HOME WITH GARAGE

The Churchill
5 BEDROOM DETACHED HOME WITH GARAGE

The Wordsworth
4 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

The Shakespeare
4 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

The Nightingale
4 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

The Bronte
4 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

The Dickens
4 BEDROOM DETACHED HOME WITH GARAGE

The Cromwell
4 BEDROOM DETACHED HOME WITH GARAGE

The Nelson
3 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

The Brunel
3 BEDROOM DETACHED HOME WITH GARAGE

The Austen
3 BEDROOM DETACHED HOME WITH GARAGE

The Elgar
3 BEDROOM DETACHED HOME WITH GARAGE

The Livingstone
3 BEDROOM SEMI-DETACHED HOME

Affordable Homes

Sold
UNDER PREVIOUS DEVELOPMENT



The Wellington

5 BEDROOM DETACHED
HOME WITH GARAGE

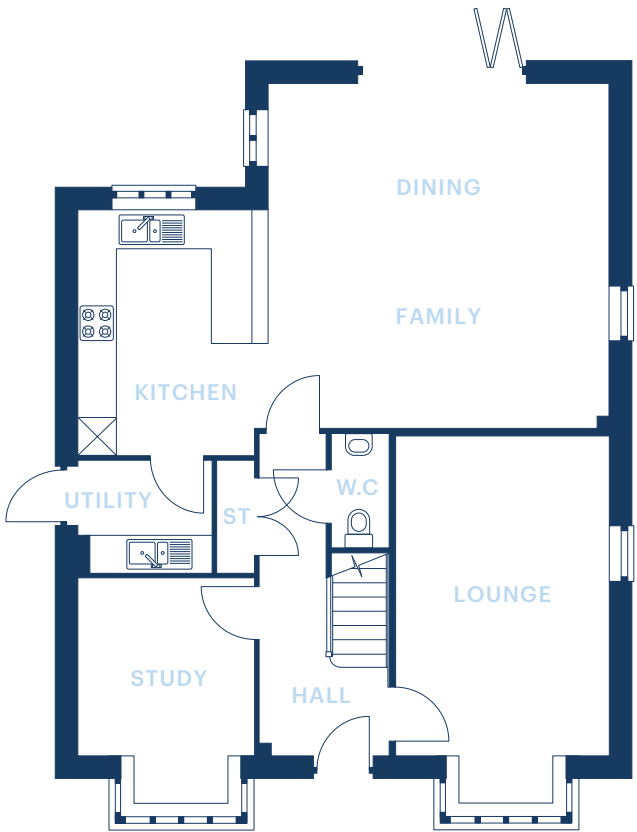


ARTIST'S IMPRESSION

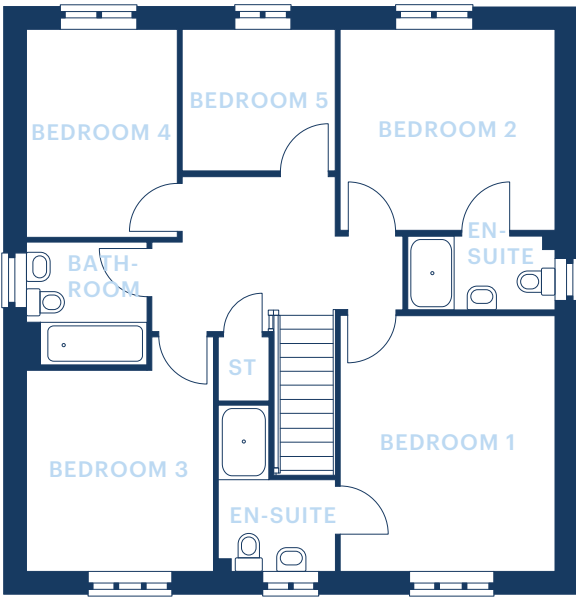
PLOTS: 62 / 69



Ground Floor



First Floor



KITCHEN / FAMILY / DINING*
8460 x 5495 27'9" x 18'0"

UTILITY
2125 x 1791 7'0" x 5'11"

LOUNGE†*
3372 x 5867 11'1" x 19'3"

STUDY†*
2801 x 3620 9'2" x 11'11"

W.C
900 x 1822 2'11" x 6'0"

BEDROOM 1
3434 x 4097 11'3" x 13'5"

EN-SUITE*
1876 x 2651 6'2" x 8'8"

BEDROOM 2
3434 x 3211 11'3" x 10'6"

EN-SUITE*
2346 x 1200 7'8" x 3'11"

BEDROOM 3
2973 x 3219 9'9" x 10'7"

BEDROOM 4
2400 x 3323 7'11" x 10'11"

BATHROOM
1910 x 1966 6'3" x 6'5"

BEDROOM 5
2449 x 2263 8'0" x 7'5"

†Measurement taken is into bay window
*Measurement shown is the maximum



The Churchill

5 BEDROOM DETACHED
HOME WITH GARAGE

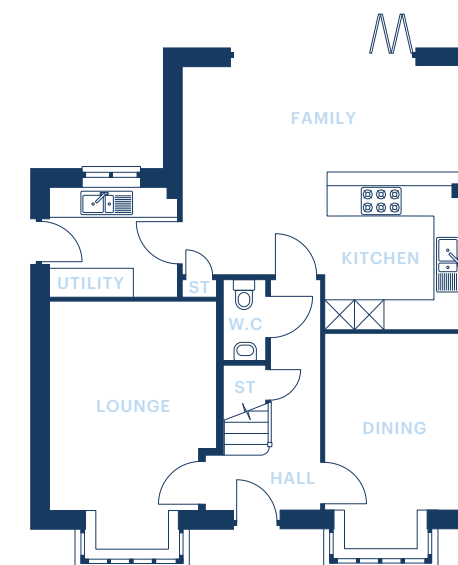


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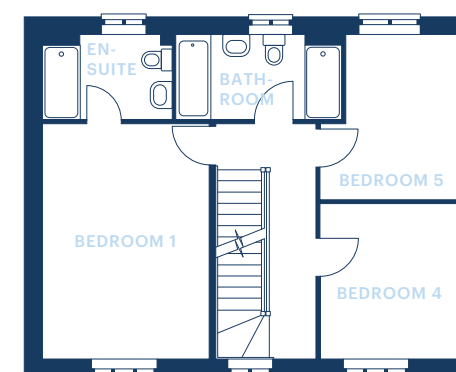
PLOTS: 1 / 58



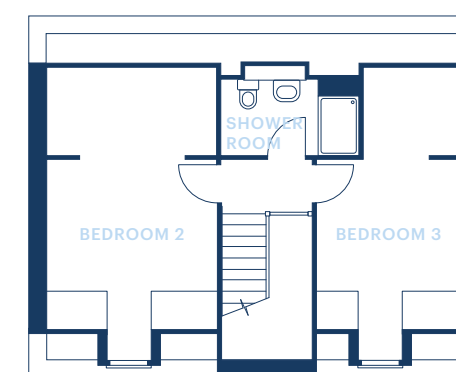
Ground Floor



First Floor



Second Floor



KITCHEN / FAMILY*
5713 x 5343 18'9" x 17'6"

DINING†*
2812 x 4406 9'3" x 14'6"

UTILITY
2612 x 2226 8'7" x 7'4"

LOUNGE†*
3375 x 5046 11'1" x 16'7"

W.C
875 x 1649 2'10" x 5'5"

BEDROOM 1
3375 x 4769 11'1" x 15'8"

EN-SUITE
2623 x 1699 8'7" x 5'7"

BEDROOM 4
2775 x 3139 9'1" x 10'4"

BEDROOM 5 / STUDY
2775 x 3330 9'1" x 10'11"

BATHROOM
3358 x 1700 11'0" x 5'7"

BEDROOM 2*
3437 x 5964 11'3" x 19'7"

BEDROOM 3*
2950 x 5964 9'8" x 19'7"

SHOWER ROOM*
2799 x 1809 9'2" x 5'11"

†Measurement taken is into bay window

*Measurement shown is the maximum





The Wordsworth

4 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE

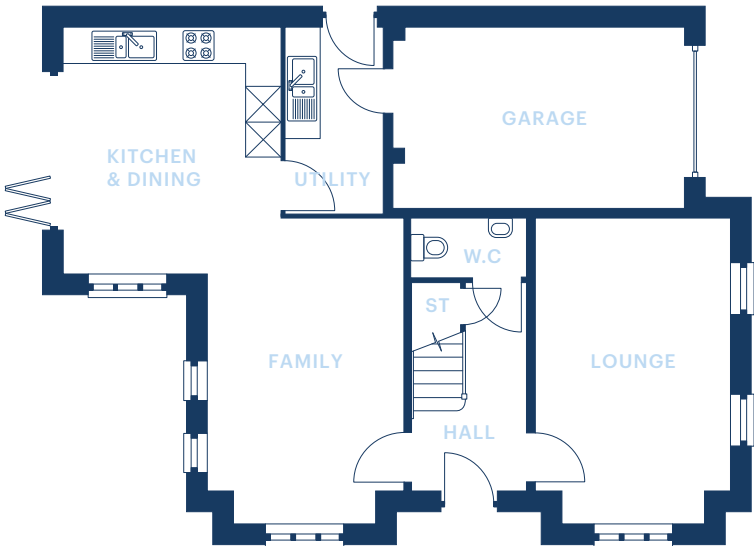


ARTIST'S IMPRESSION

PLOTS: 39 / 64 / 68



Ground Floor



First Floor



- KITCHEN / DINING**

4185 x 3701 13'9" x 12'2"
- FAMILY***

5197 x 3322 17'1" x 10'11"
- UTILITY**

3175 x 1645 10'5" x 5'5"
- LOUNGE***

5197 x 3322 17'1" x 10'11"
- W.C**

1000 x 1966 3'3" x 6'5"

- BEDROOM 1***

4562 x 3384 15'0" x 11'1"
- EN-SUITE**

1730 x 2296 5'8" x 7'6"
- BEDROOM 2***

5197 x 3384 17'1" x 11'1"
- BEDROOM 3***

3863 x 2596 12'8" x 8'6"
- BEDROOM 4***

2997 x 3384 9'10" x 11'1"
- BATHROOM**

1910 x 1966 6'3" x 6'5"

*Measurement shown is the maximum





The Shakespeare

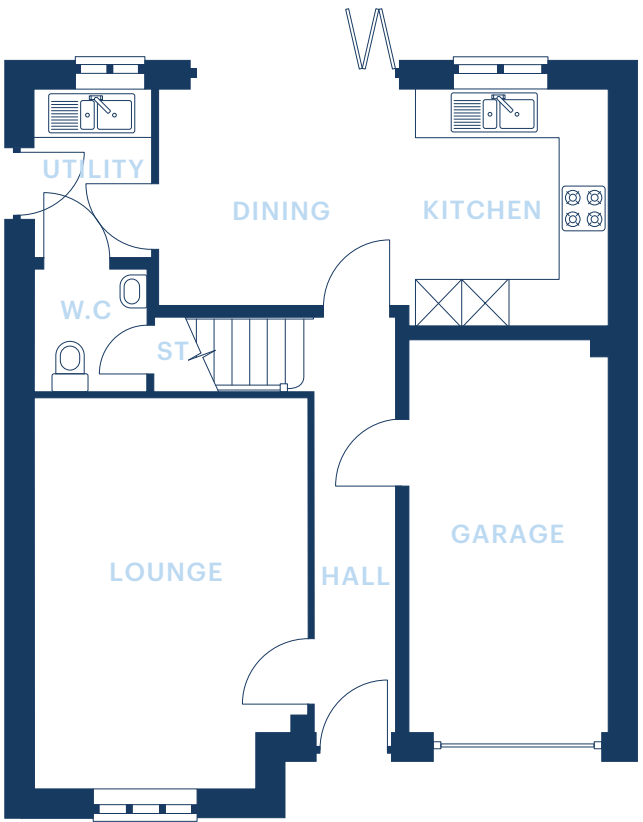
4 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE



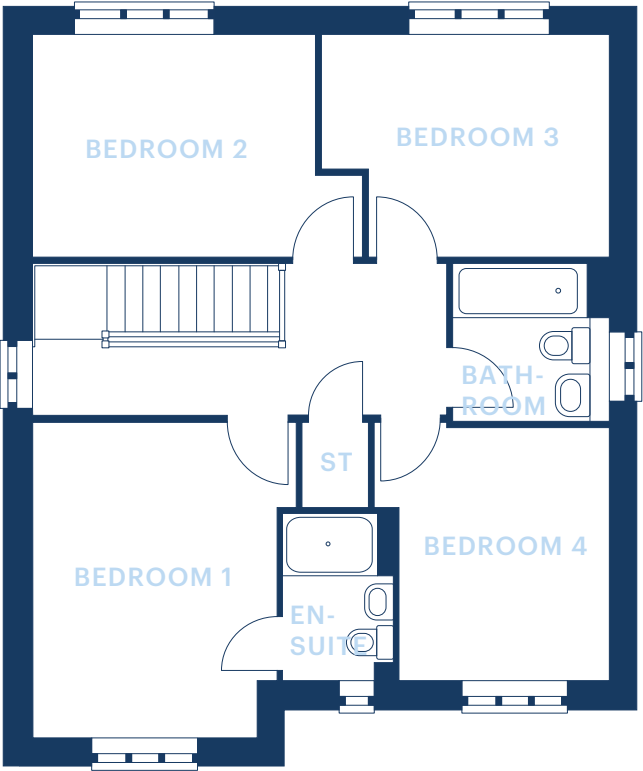
PLOTS: 33 / 67 / 78



Ground Floor



First Floor



KITCHEN / DINING*
5757 x 3031 18'11" x 9'11"

UTILITY
1499 x 2148 4'11" x 7'1"

LOUNGE*
3503 x 5004 11'6" x 16'5"

W.C
1437 x 1556 4'9" x 5'1"

BEDROOM 1*
3347 x 4006 11'0" x 13'2"

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

BEDROOM 2*
4195 x 2828 13'9" x 9'3"

BEDROOM 3*
3661 x 2828 12'0" x 9'3"

BEDROOM 4*
2984 x 3207 9'10" x 10'6"

BATHROOM
1976 x 2023 6'6" x 6'8"

*Measurement shown is the maximum





The Nightingale

4 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE

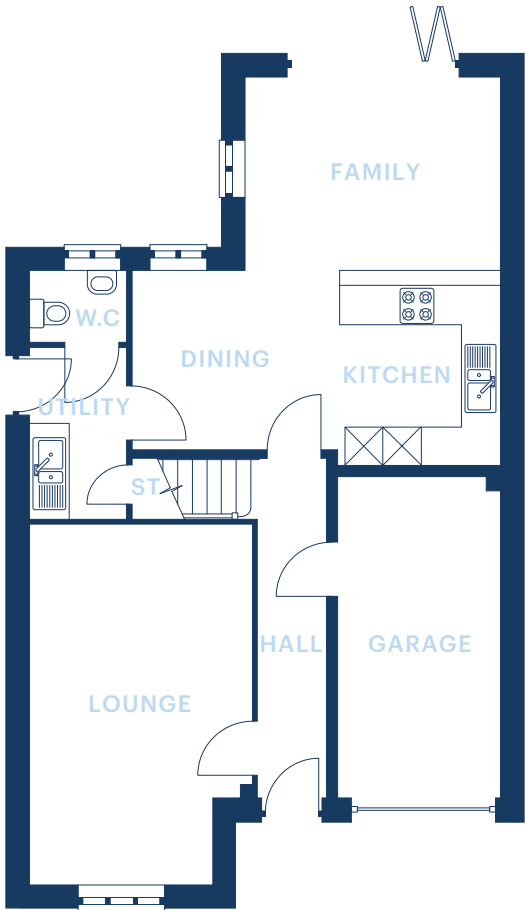




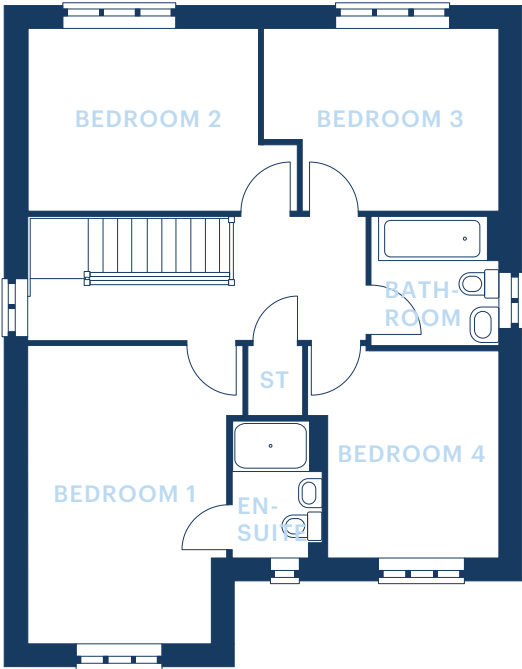
PLOTS: 36 / 59 / 60



Ground Floor



First Floor



KITCHEN / FAMILY / DINING
5757 x 6068 18'11" x 19'11"

UTILITY
1499 x 2685 4'1" x 8'10"

LOUNGE*
3075 x 5623 11'5" x 18'5"

W.C
1499 x 1100 4'11" x 3'7"

BEDROOM 1*
3347 x 4642 11'0" x 15'3"

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

BEDROOM 2*
4195 x 2828 13'9" x 9'3"

BEDROOM 3*
3661 x 2828 12'0" x 9'3"

BEDROOM 4*
2984 x 3207 9'10" x 10'6"

BATHROOM
1976 x 2023 6'6" x 6'8"

*Measurement shown is the maximum



The Bronte

4 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE

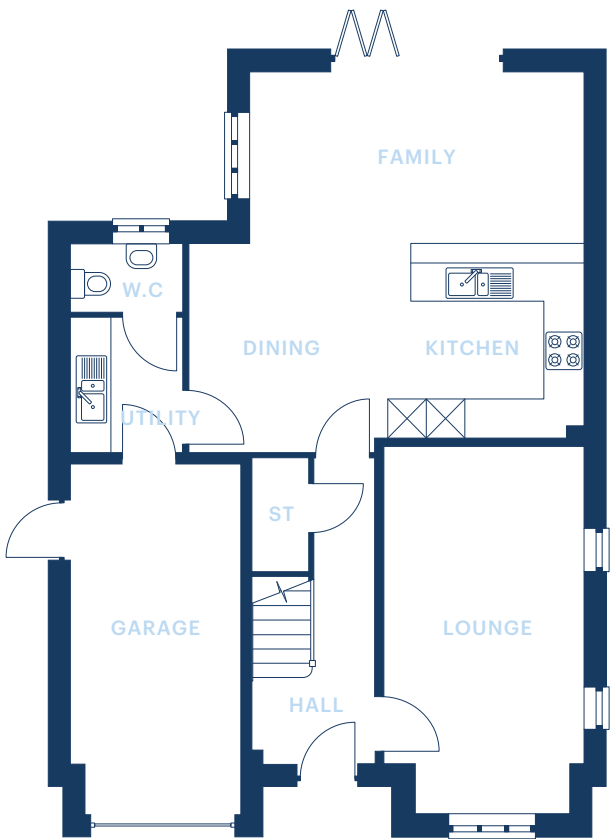


ARTIST'S IMPRESSION

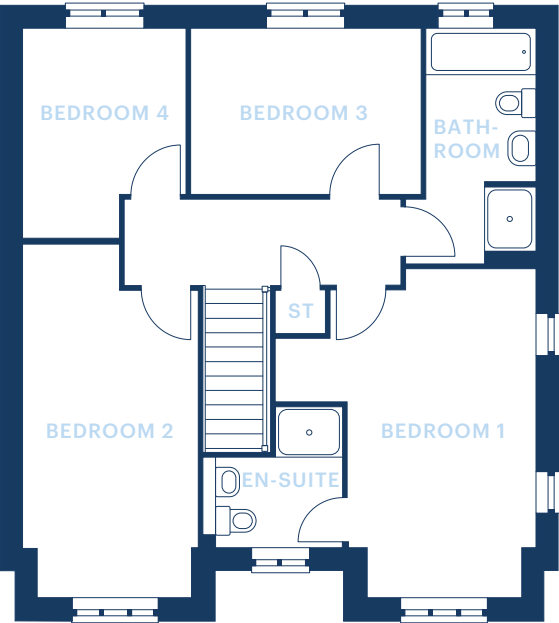
PLOTS: 34 / 54 / 70



Ground Floor



First Floor



KITCHEN / FAMILY / DINING*
6184 x 5963 20'4" x 19'7"

UTILITY
1737 x 2124 5'8" x 7'0"

LOUNGE*
3119 x 5737 10'3" x 18'10"

W.C
1737 x 1050 5'8" x 3'5"

BEDROOM 1*
4071 x 5159 13'4" x 16'11"

EN-SUITE*
2181 x 2201 7'2" x 7'3"

BEDROOM 2*
2719 x 5543 8'11" x 18'2"

BEDROOM 3
3601 x 2575 11'10" x 8'5"

BEDROOM 4*
2528 x 3279 8'4" x 10'9"

BATHROOM*
2023 x 3663 6'8" x 12'0"

*Measurement shown is the maximum





The Dickens

4 BEDROOM DETACHED
HOME WITH GARAGE





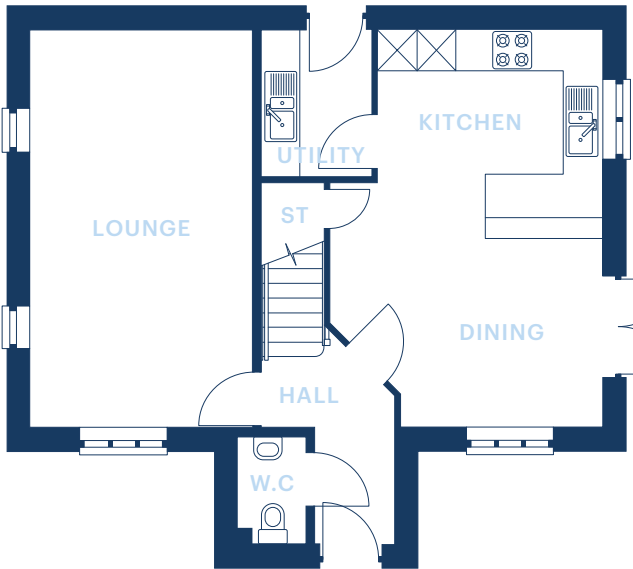


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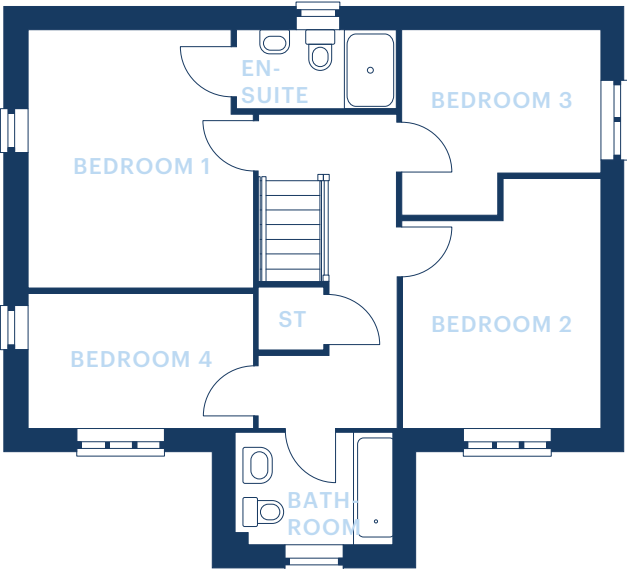
PLOT: 55



Ground Floor



First Floor



- KITCHEN / DINING***

4191 x 6098 13'9" x 20'0"
- UTILITY**

1711 x 2258 5'7" x 7'5"
- LOUNGE**

3397 x 6097 11'2" x 20'0"
- W.C**

1028 x 1650 3'4" x 5'5"

- BEDROOM 1***

3459 x 3959 11'4" x 13'0"
- EN-SUITE**

2462 x 1200 8'1" x 3'11"
- BEDROOM 2***

3038 x 3826 10'0" x 12'7"
- BEDROOM 3***

3038 x 2832 10'0" x 9'4"
- BEDROOM 4**

3459 x 2049 11'4" x 6'9"
- BATHROOM**

2385 x 1712 7'10" x 5'7"

*Measurement shown is the maximum





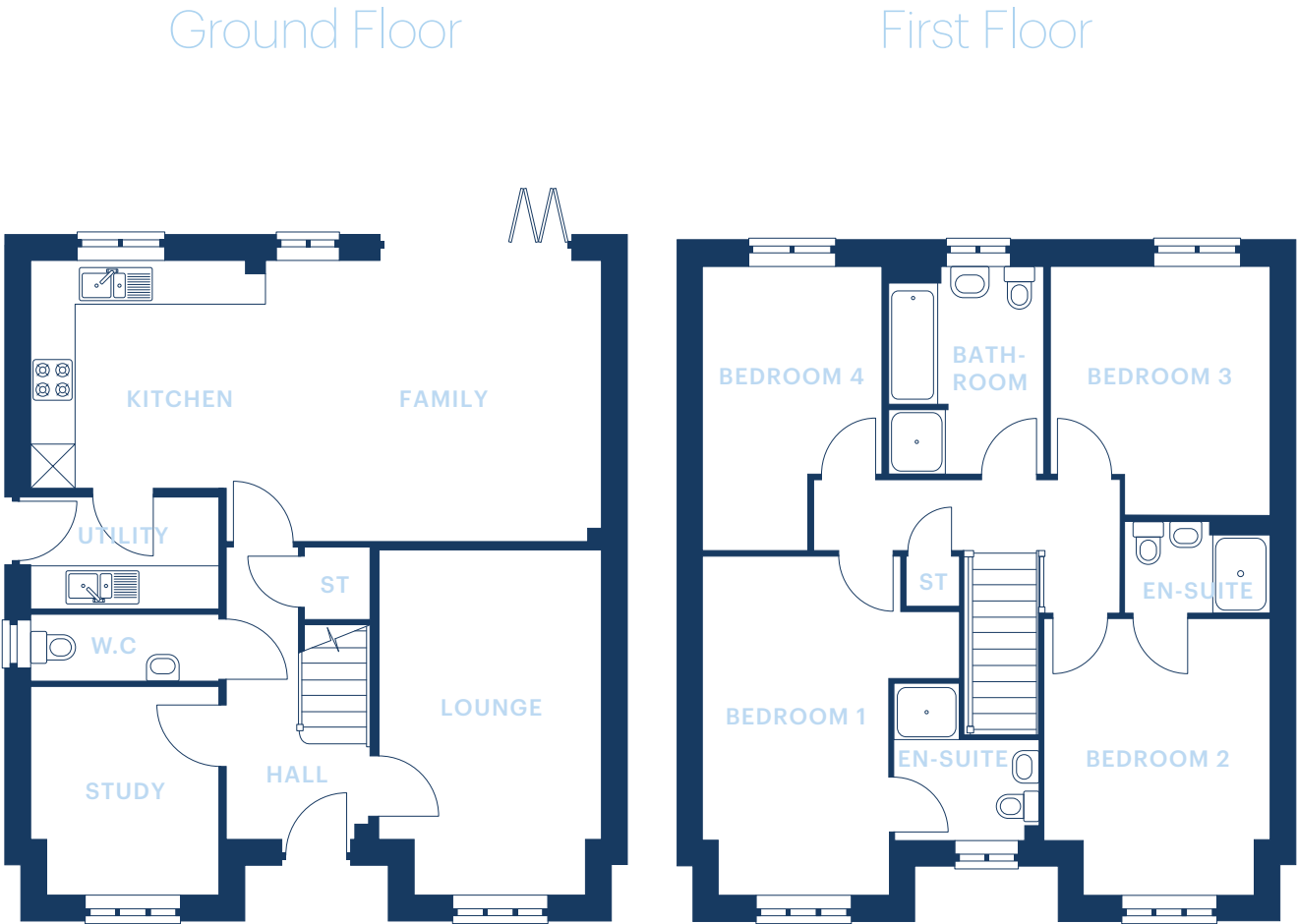
The Cromwell

4 BEDROOM DETACHED
HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 2 / 3 / 38 / 63 / 71



KITCHEN / FAMILY*
8010 x 3937 26'3" x 12'11"

UTILITY
2610 x 1559 8'7" x 5'1"

LOUNGE*
3119 x 4822 10'3" x 15'10"

STUDY
2610 x 2914 8'7" x 9'7"

W.C
2610 x 935 8'7" x 3'1"

*Measurement shown is the maximum

BEDROOM 1*
3609 x 4795 11'10" x 15'9"

EN-SUITE*
2042 x 2201 6'8" x 7'3"

BEDROOM 2*
3181 x 3903 10'5" x 12'10"

EN-SUITE*
2033 x 1292 6'8" x 4'3"

BEDROOM 3*
3106 x 3538 10'2" x 11'7"

BEDROOM 4*
2528 x 4027 8'4" x 13'3"

BATHROOM*
2200 x 2939 7'3" x 9'8"





The Nelson

3 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE



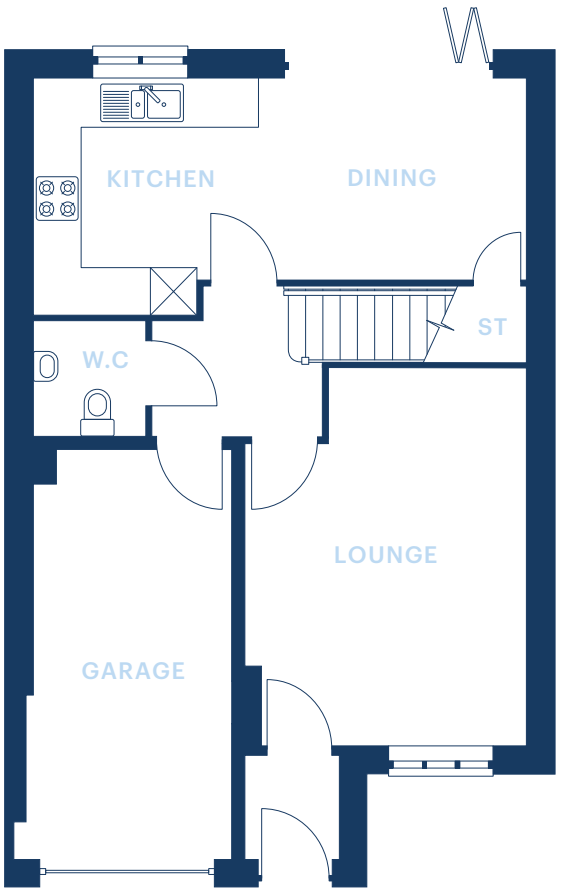


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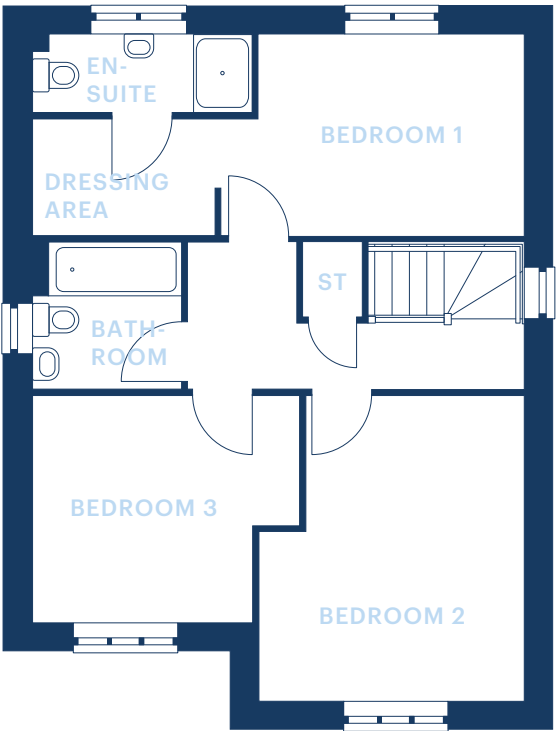
PLOTS: 10 / 35 / 53 / 61



Ground Floor



First Floor



KITCHEN / DINING*
6322 x 3031 20'9" x 9'11"

LOUNGE*
3611 x 4843 11'10" x 15'11"

W.C
1425 x 1484 4'8" x 4'10"

BEDROOM 1*
3886 x 2581 12'9" x 8'6"

DRESSING AREA
2347 x 1493 7'8" x 4'11"

EN-SUITE
2828 x 1000 9'3" x 3'3"

BEDROOM 2*
3397 x 3924 11'12" x 12'11"

BEDROOM 3*
3442 x 2912 11'4" x 9'7"

BATHROOM
1910 x 1890 6'3" x 6'2"

*Measurement shown is the maximum





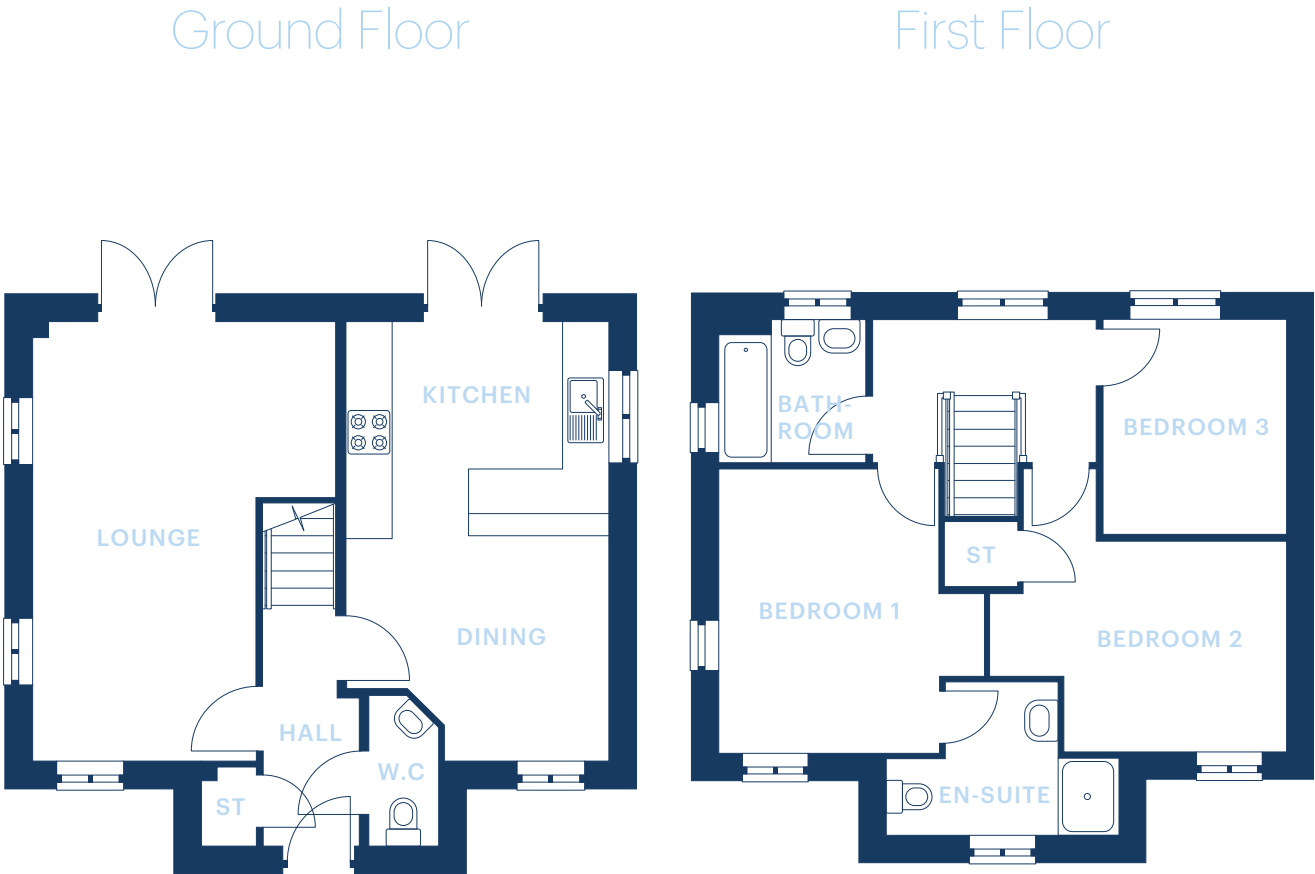
The Brunel

3 BEDROOM DETACHED
HOME WITH GARAGE





PLOTS: 40 / 41



KITCHEN / DINING*
3430 x 5758 11'3" x 18'11"

LOUNGE*
3927 x 5758 12'11" x 18'11"

W.C.*
900 x 1962 2'11" x 6'5"

BEDROOM 1*
3539 x 3777 11'7" x 12'5"

EN-SUITE*
3086 x 2025 10'2" x 6'8"

BEDROOM 2*
3930 x 2807 12'11" x 9'3"

BEDROOM 3
2439 x 2862 8'0" x 9'5"

BATHROOM
1962 x 1892 6'5" x 6'3"

*Measurement shown is the maximum



The Austen

3 BEDROOM DETACHED
HOME WITH GARAGE



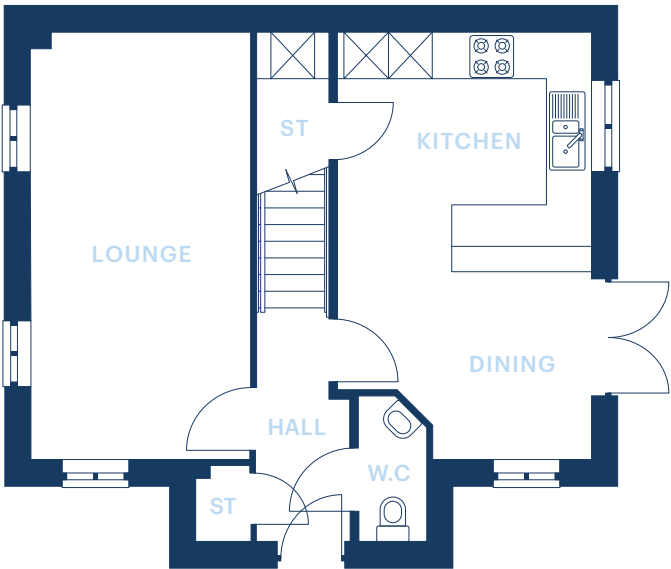
ARTIST'S IMPRESSION

PLOT: 32



Ground Floor

First Floor



KITCHEN / DINING*
3480 x 5758 11'5" x 18'11"

LOUNGE
2939 x 5758 9'8" x 18'11"

W.C.*
900 x 1962 2'11" x 6'5"

BEDROOM 1*
3539 x 3727 11'7" x 12'3"

EN-SUITE*
3086 x 2025 10'2" x 6'8"

BEDROOM 2*
3930 x 2807 12'11" x 9'3"

BEDROOM 3
2439 x 2862 8'0" x 9'5"

BATHROOM
1962 x 1942 6'5" x 6'4"

*Measurement shown is the maximum



The Elgar

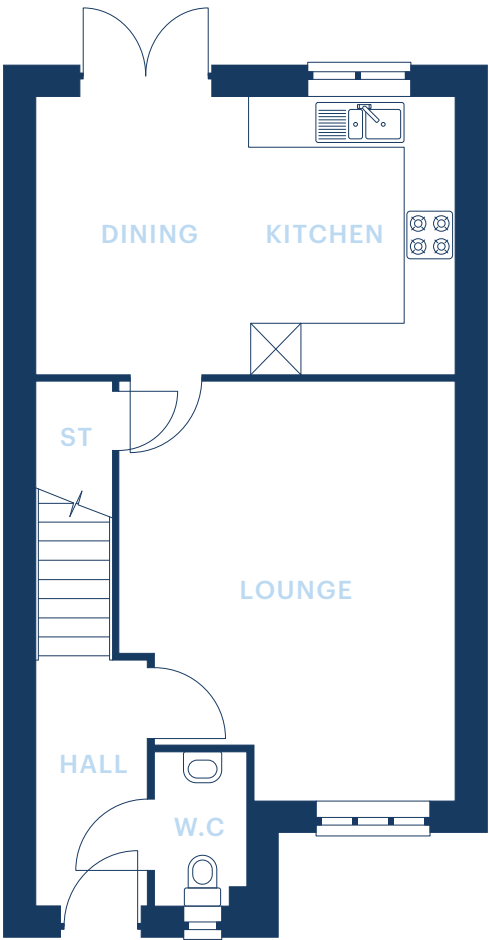
3 BEDROOM DETACHED
HOME WITH GARAGE



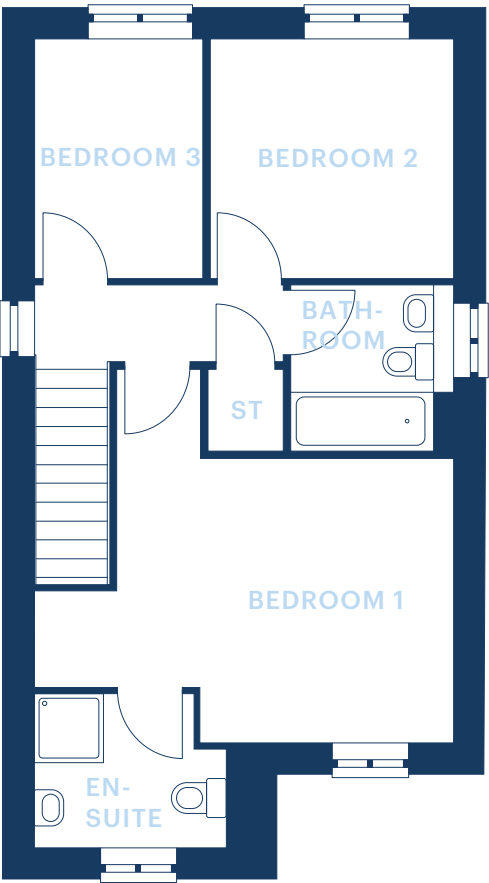
PLOTS: 37 / 52



Ground Floor



First Floor



KITCHEN / DINING
4972 x 3285 16'4" x 10'9"

LOUNGE*
3984 x 4969 13'1" x 16'4"

W.C
1090 x 1800 3'7" x 5'11"

BEDROOM 1*
4972 x 3372 16'4" x 11'1"

EN-SUITE
2285 x 1800 7'6" x 5'11"

BEDROOM 2
2872 x 2819 9'5" x 9'3"

BEDROOM 3
2012 x 2819 6'7" x 9'3"

BATHROOM
1912 x 1975 6'3" x 6'6"

*Measurement shown is the maximum



The Livingstone

3 BEDROOM
SEMI-DETACHED HOME

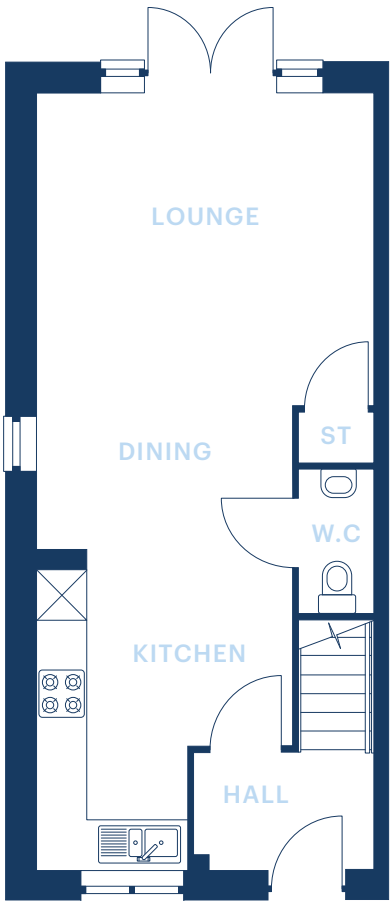


ARTIST'S IMPRESSION

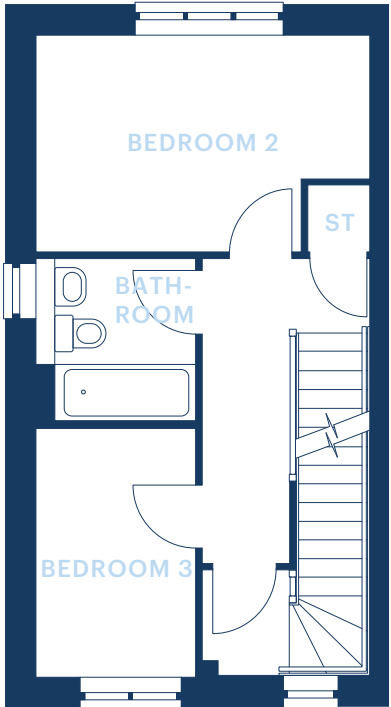
PLOTS: 56 / 57 / 65 / 66 / 79 / 80



Ground Floor



First Floor



Second Floor



KITCHEN / DINING*
3066 x 5598 10'1" x 18'4"

LOUNGE
4055 x 3761 13'4" x 12'4"

W.C
900 x 1721 2'11" x 5'8"

BEDROOM 2*
4055 x 2632 13'4" x 8'8"

BEDROOM 3
1925 x 3004 6'4" x 9'10"

BATHROOM
1925 x 1972 6'4" x 6'6"

BEDROOM 1
4054 x 4930 13'4" x 16'2"

EN-SUITE*
3066 x 2115 10'1" x 6'11"

*Measurement shown is the maximum

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 Hillside 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.



STUDY ROOM EXAMPLE



BURNLEY ROAD
LOVECLOUGH · ROSSENDALE



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