

# Clayton View

Bell Dean Road, Thorton, BD15 7WB

(What three words location: will.older.image)



An exclusive opportunity to purchase one of four newly built, high-quality four and five-bedroom semi-detached homes, constructed by a well-respected local builder and finished to an exceptional standard throughout.

While each property offers a unique internal layout, a consistent theme of space, light and modern family living runs through all four homes. At the heart of each is a generous open-plan dining kitchen, complete with integrated appliances, high ceilings and bi-folding doors opening directly onto the rear garden – ideal for both everyday living and entertaining.

Complementing the open-plan space is a separate formal lounge, providing a quieter retreat. All homes feature well-proportioned double bedrooms, with the principal bedroom benefitting from a stylish en-suite. The house bathroom and en-suite facilities are fully tiled, reflecting the quality and attention to detail throughout.

Externally, the properties enjoy large private rear gardens and off-street parking for two vehicles. From the front, the homes benefit from open views across the valley, adding to the sense of space and position.

Built with modern living in mind, the properties are energy rated B, making them energy efficient, low maintenance, and suitable for Green Deal mortgage products. Each home is further supported by a 10-year structural warranty, along with warranties on all fitted appliances, offering peace of mind for years to come.

A superb collection of thoughtfully designed new homes, combining modern specification, energy efficiency and a desirable setting – early interest is highly recommended.

Plot No	House Type	Bedrooms	Style	Price	Expected Completion
1	Clayton (View Home)	3 Double & 2 Single	Separate Utility Room, Ensuite to master bedroom, house bathroom & second shower room	£380,000	April 2026
2	Willow	3 Double & 2 Single	Ensuite to master bedroom, house bathroom & second shower room	£370,000	June 2026
3	Thornton	4 Double Bedrooms	Ensuite to master Bedroom, house bathroom and Velux windows to kitchen/diner	£350,000	July 2026
4	Allerton	4 Double Bedrooms	Separate utility room, ensuite to master bedroom, house bathroom & second shower room & Velux to kitchen diner	£360,000	Sept 2026

- Part Exchange & Sales Assist Available
  - 10 Year Warranty
  - Choice Of Fixtures & Fittings

For more information, please contact the sales office Tel: 01274 693138

email: [Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)





# Clayton View Standard Specification

## Tenure

Freehold  
Gas to site

## EPC

On completion (Expected B)

## Roads and Council

Private Parking  
Bradford City Council

## Kitchen

Range of wall and base units (buyers' choice subject to build stage)  
Integral 50/50 fridge freezer  
Integral dishwasher  
Integral eye level single oven  
Gas 5 ring hob  
Extractor hood  
Glass splashback  
Laminate worktops  
Gold effect taps and handles  
\*\*Upgrade Options Available

## Heating & Insulation

High efficiency combi  
Loft insulation in line with building regulations  
Cavity wall insulation  
White radiators to all floors

## External Features

Anthracite Secure GRP front door  
Anthracite Aluminium Bifold doors  
Anthracite UPVC double glazed windows and French doors  
Tarmac Driveway

## Peace of Mind – Structural Defect Warranty

All properties, for peace of mind, come with a 10-year structural defect warranty from Build Warranty ([www.buildwarranty.co.uk](http://www.buildwarranty.co.uk)) 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.

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## Bathrooms

Part tiled en-suites and bathroom walls. (Buyer's choice subject to build stage)  
Tiled floor  
Anthracite vanity unit storage as standard to en-suites and bathroom  
Contemporary white sanitary ware  
Chrome taps & fittings  
Anthracite metal towel radiator  
Electric point for shaver/mirror  
\*\*Upgrades Option Available

## Electrical

White power points  
TV sockets to lounge wall mount position  
Heat alarm to kitchen  
Mains operated smoke detectors to hall and landing  
BT master socket to lounge with BT Fibre Point

## Decoration Finish

Contemporary Oak style panelled doors with chrome ironmongery  
Flat white paint to woodwork  
Flat white finish to ceilings  
White emulsion to walls

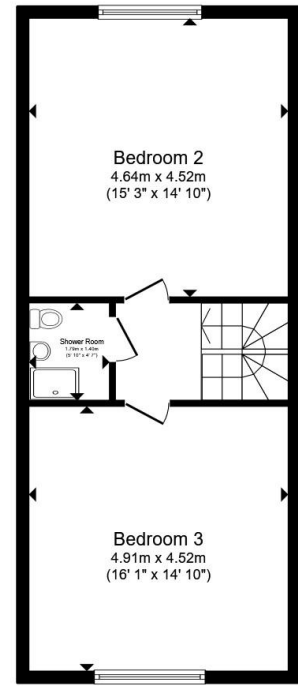
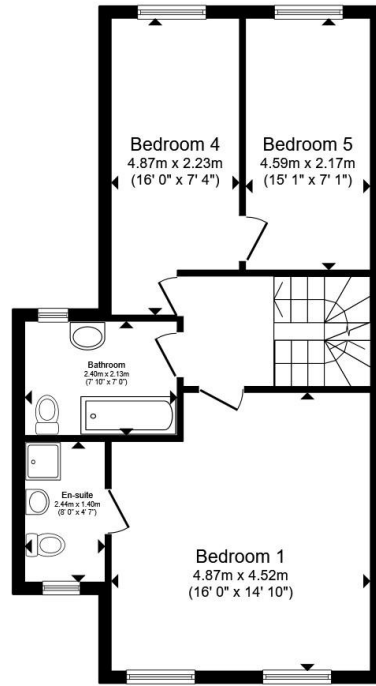
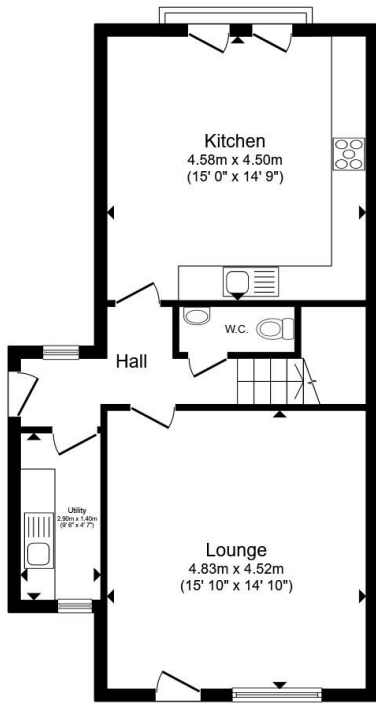
## Floor Finish\* Not included as standard

LVT to kitchen and bathrooms  
Carpets to remaining areas  
\*\* Upgrade Option Available

## Garden

Rear garden fence and timber side gate  
Paving including patio from bi fold doors, paths to front, side and rear.  
Turf to gardens  
Front & rear external light

## Plot 1 – The Clayton (Show Home)



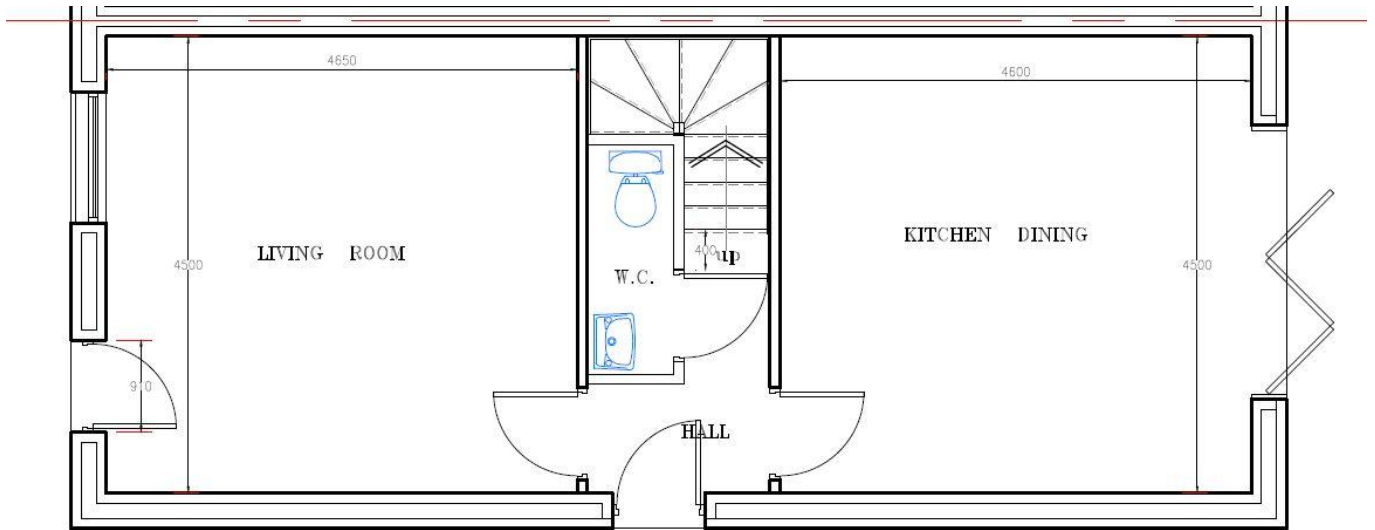
Total floor area 165.6 m<sup>2</sup> (1,783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

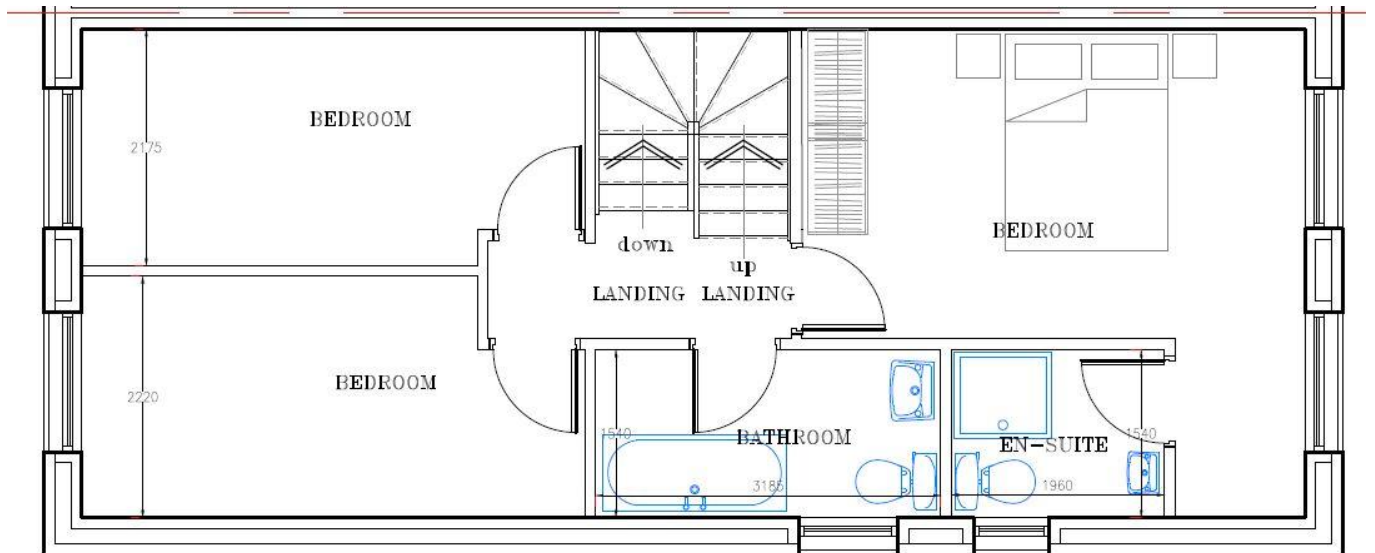


\*\*\*Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look when furnished. Please contact the sales team for more information on plot specific fixtures and fittings.\*\*\*

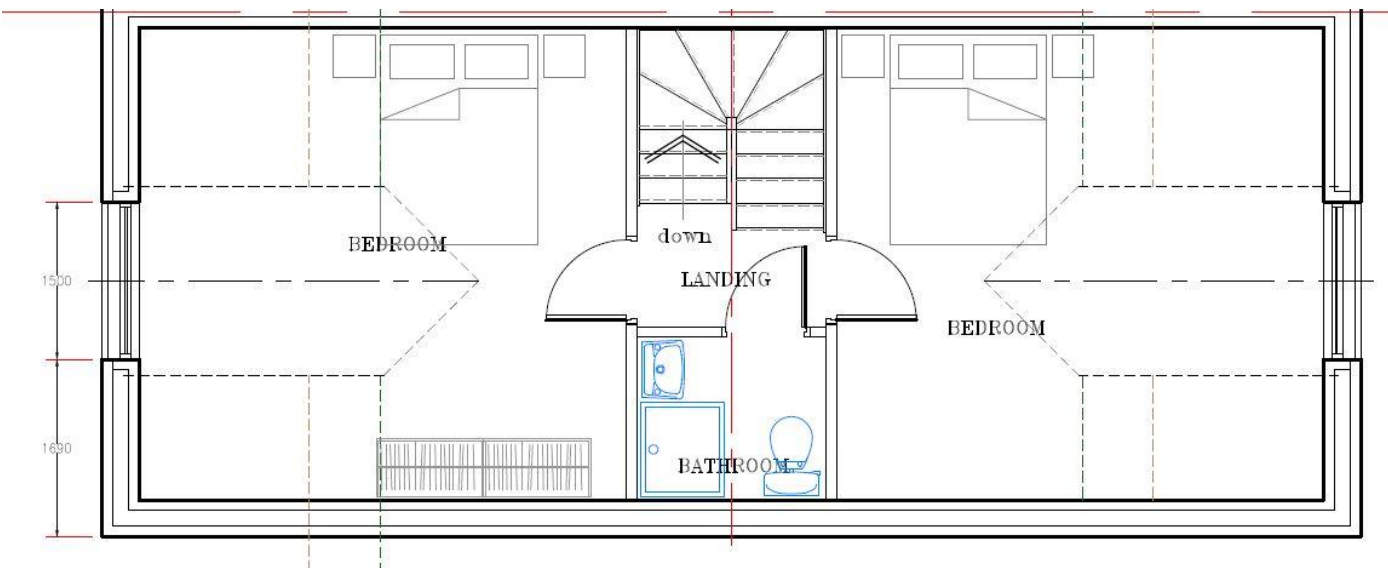
**The Willow – Plot 2 (Under Construction)**  
**Ground Floor**



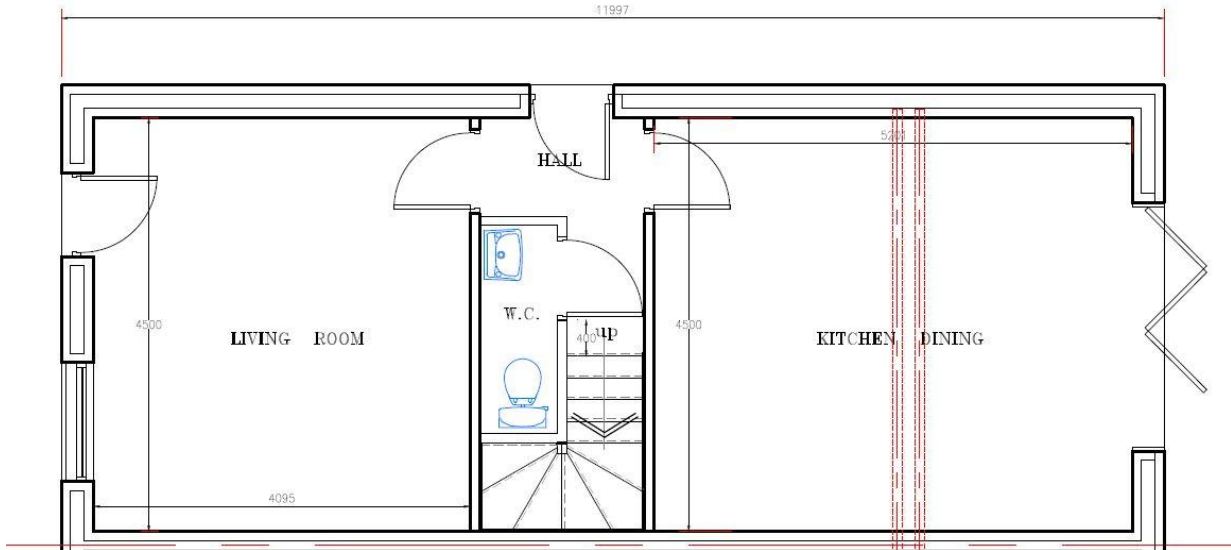
**Second Floor**



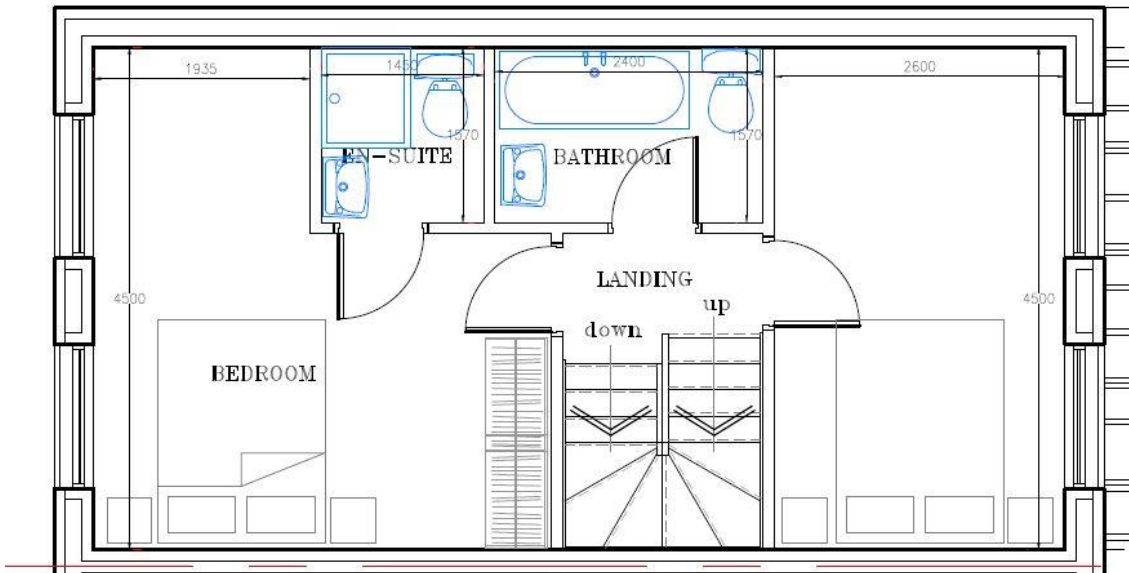
**Second Floor**



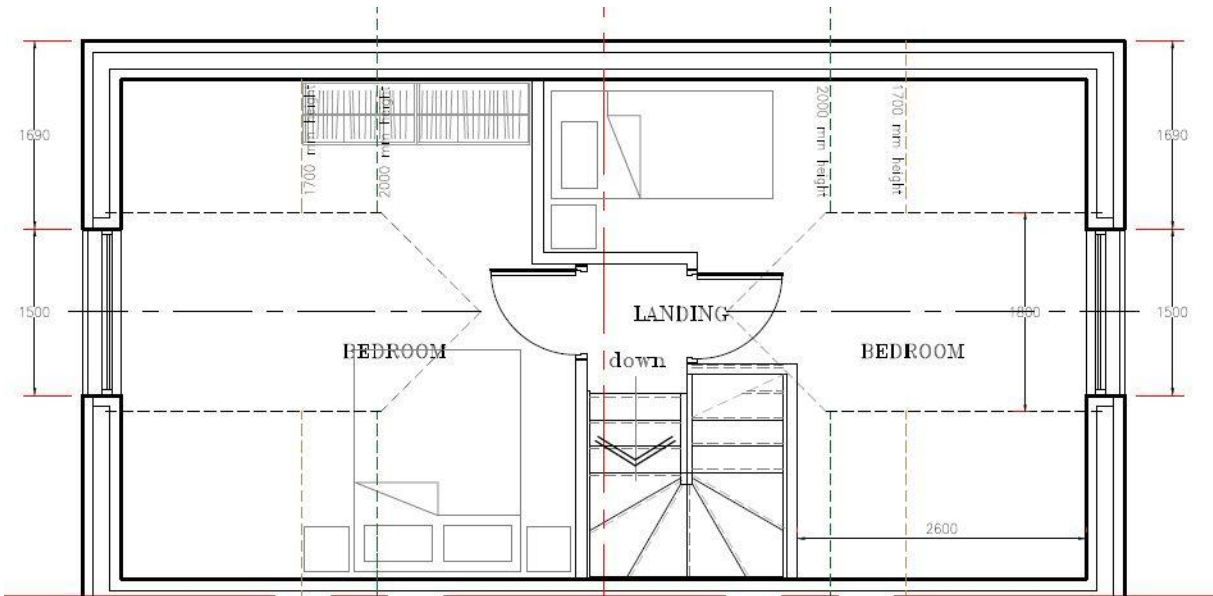
**Plot 3 – Thornton (Under Construction)**  
**Ground Floor**



**First Floor**

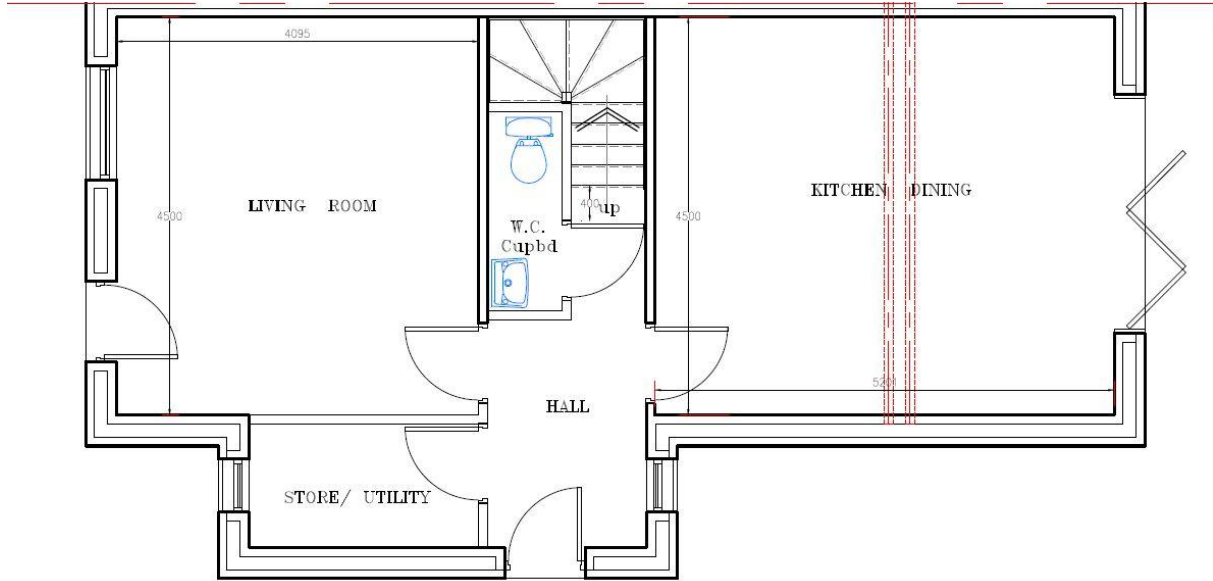


**Second Floor**

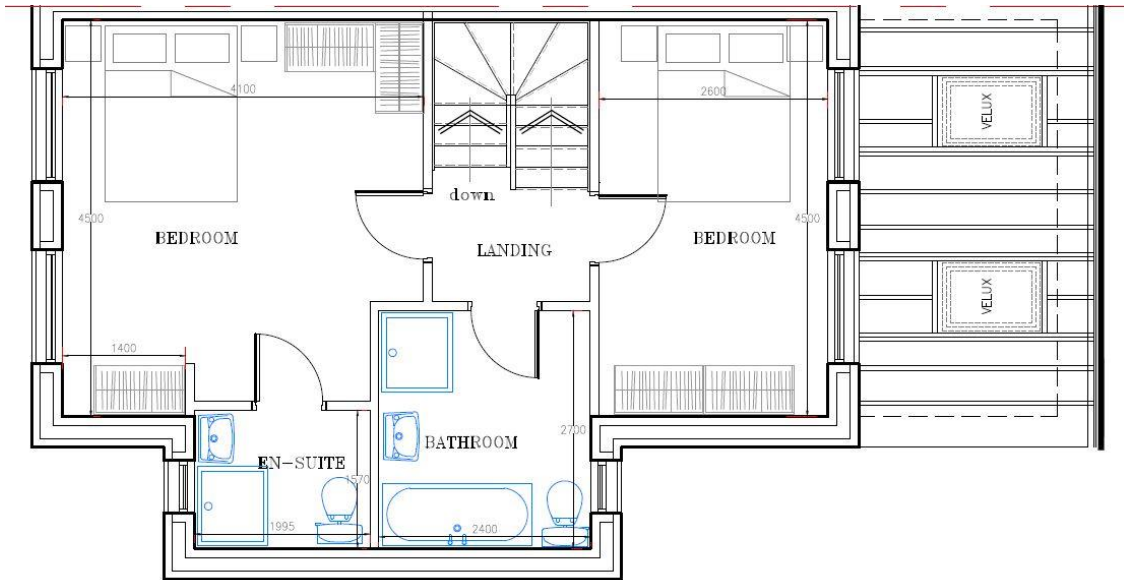


**Plot 4 – The Allerton (Under Construction)**

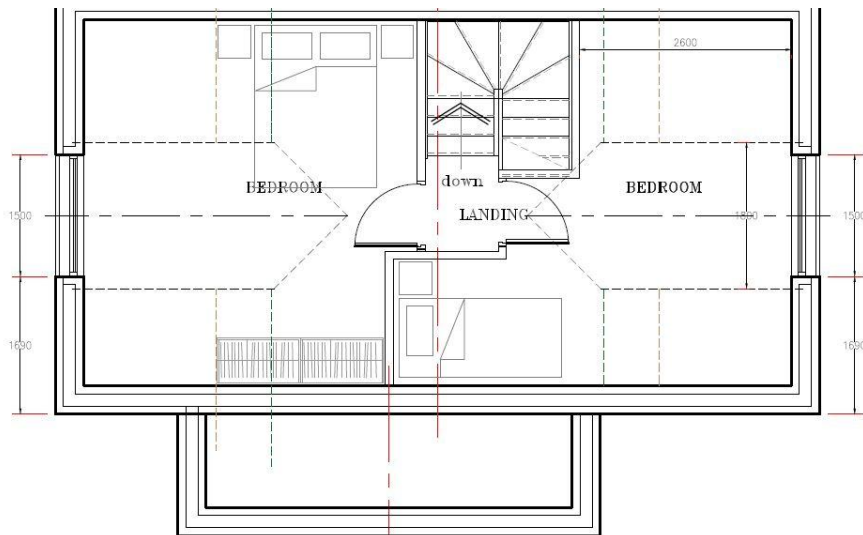
**Ground Floor**



**First Floor**



**Second Floor**



## Travel & Connectivity – Distances from BD15 7WB

Situated in the BD15 7WB area, the development is ideally placed for day-to-day convenience. A range of local shops, amenities and well-regarded schools are all within close proximity, making this a practical choice for families. The area also benefits from nearby green spaces, ideal for walking and outdoor leisure, along with local places of worship serving the surrounding community.

### Rail Travel

- Frizinghall Railway Station: approximately 2½ miles (4 km) – local rail services into Bradford and connections across West Yorkshire.
- Other nearby rail options with wider regional connections include stations at Shipley, Bingley or Bradford Interchange (short journeys by car/taxi).

### Airports

- Leeds Bradford Airport (LBA): around 7 miles – the closest regional airport with UK and European flights.
- Manchester Airport: approximately 36–37 miles – a major international hub with extensive global flight options.

### Road Links

- Excellent access to the A647 and onward links to the M62, giving straightforward travel across Yorkshire and beyond.

Major cities within easy driving distance:

Bradford city centre - 6 miles,  
Leeds - 8 miles  
Huddersfield - 9–10 miles

all accessible in around 20–30 minutes by road (typical off-peak).

### Nearby Destinations

- Leeds: vibrant regional centre for shopping, dining, entertainment and rail to London and other UK cities.
- Bradford: close local city with cultural attractions, cinemas, restaurants, and regular transport links.

**For more information, please contact the sales office Tel: 01484 687818**

email: [Holmfirth@williamhbrown.co.uk](mailto:Holmfirth@williamhbrown.co.uk)



## Reservation Process

If you wish to reserve a plot, we require a £500 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:

### Finances

We will need to confirm your financial position. If you have already sourced a mortgage, we will just need to confirm the details and will also require your mortgages advisors' name and contact number.

If you have not yet sourced a mortgage deal, our mortgage consultant will be happy to speak to you about the best options for your circumstances. There are no obligations off the back of your initial conversation with them, and they have access to specialist lenders who deal with new builds properties. Please note, there are specific terms and conditions when purchasing a new build property, and not all lenders/products will be suitable.

These properties are also eligible for **GREEN DEAL MORTGAGES** which may save you money on the rates associated with new build energy efficient homes. Please ask the sales advisor for more information.

**Any fees payable will be explained in your initial no-obligation appointment before you choose whether to use our Mortgage Services.**

### Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If exchange does not happen within this timeframe, you will be at risk of losing the property. You are under no obligation to use our recommended solicitor.

### 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.

### 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 £500 reservation fee.

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