

Welcome to your new home in Barnoldswick



3 & 4
bedroom homes



Mews, semi detached
& detached



Freehold

Introducing...

Bancroft View

We are thrilled to bring you the development of over 100 beautiful new homes in the charming market town of Barnoldswick. Nestled on land south of Long Ing Lane, this exciting new community will feature a mix of 3 & 4 bedroom mews, semi detached and detached homes. Perfectly positioned alongside the historic Leeds and Liverpool Canal, residents have the opportunity to enjoy miles of scenic towpaths right on their doorstep. Whether it's a morning run, an evening stroll, or a peaceful spot to watch the barges go by, the canal provides a welcome natural backdrop to everyday life. Designed with thoughtful layouts and contemporary fixtures, these modern homes boast lasting quality and exceptional living space. This picturesque waterside location, combined with easy access to local amenities, schools, and transport links, makes Bancroft View the ideal place to call home.

Seddon Homes.co.uk

The Homes

3 & 4 bedrooms

The Astbury



3 bedroom mews/
semi detached house
with driveway

Plots 17, 18, 39, 45, 46,
61, 62, 67, 71, 77 & 91

The Bowland



3 bedroom semi
detached house with
driveway

Plots 3, 4, 11, 12, 14, 15,
20, 21, 42, 43, 47, 48,
88, 89, 94, 95, 96, 97,
108, 109, 113 & 114

The Wynbury



3 bedroom mews/
semi detached house
with driveway

Plots 40, 60, 66, 72, 78
& 90

The Harwood



3 bedroom semi
detached house with
driveway

Plots 7, 8, 30, 31, 34,
69, 70, 104, 105, 122,
& 123

The Denholme A



3 bedroom detached
house with integral
single garage

Plots 16, 23, 26, 68,
84, 87, 92, 93, 99, 106,
112, 119 & 121

The Mearley



4 bedroom detached
house with driveway

Plots 9, 50, 63 & 83

The Rishton



3 bedroom semi
detached house with
driveway

Plots 1, 2, 5, 6, 27, 28,
33, 64, 65, 75 & 76

The Denholme B



3 bedroom detached
house with integral
single garage

Plots 13, 19, 32, 80, 86,
100, 103 & 111

The Reedley



4 bedroom detached
house with integral
single garage

Plots 41, 73, 74 & 127

The Helsby



4 bedroom detached
house with driveway

Plots 24, 25, 79 & 82

The Carron



4 bedroom detached
house with integral
single garage

Plots 49 & 128

The Capenhurst



4 bedroom detached
house with integral
single garage

Plots 22, 38, 44, 52, 81,
98, 102, 118 & 120

The Tatton



4 bedroom detached
house with integral
single garage

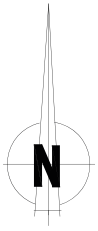
Plots 10, 36, 85, 110,
115, 117, 124 & 126

The Hartford



4 bedroom detached
house with integral
single garage

Plots 29, 35, 37, 51,
101, 107, 116 & 125



Bancroft View,
Long Ing Lane,
Barnoldswick,
Lancashire,
BB18 6BJ



*Subject to re-planning. These do not show the final gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.

N.B. Plots 53-59 are Affordable Properties.



The Astbury

3 bedroom mews/semi detached house with driveway



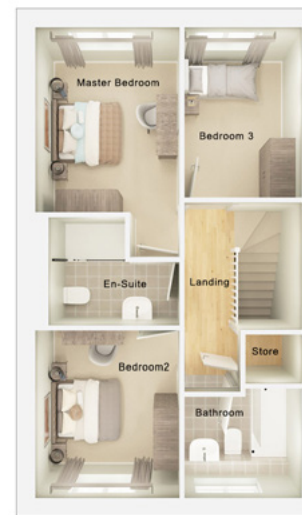
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Ground floor



<u>Kitchen/Dining/Lounge</u>	<u>15'8" x 17'8"</u>
<u>Sitting Room</u>	<u>8'1" x 9'11"</u>
<u>WC</u>	<u>3'2" x 6'4"</u>

First floor



<u>Master Bedroom</u>	<u>8'6" x 10'11"</u>
<u>En Suite</u>	<u>7'9" x 6'5"</u>
<u>Bedroom 2</u>	<u>8'6" x 9'11"</u>
<u>Bedroom 3</u>	<u>6'11" x 10'1"</u>
<u>Bathroom</u>	<u>6'11" x 6'6"</u>

The dimensions shown are approximate. Each home is built individually and so the precise measurements may vary from that shown, although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. All layouts, including kitchens, are for illustrative purposes only. Please speak to your Sales Advisor for more information.

The Bowland

3 bedroom semi detached house with driveway



Seddon Homes.co.uk

Ground floor



Lounge	14'6" x 13'9"
Kitchen/Dining	13'5" x 10'11"
Utility	4'1" x 5'7"
WC	4'1" x 5'0"

First floor



Master Bedroom	10'9" x 9'9"
En Suite	7'8" x 4'6"
Bedroom 2	10'9" x 10'1"
Bedroom 3	6'11" x 7'4"
Bathroom	6'11" x 6'6"

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The Wynbury

3 bedroom mews/semi detached house with driveway



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Ground floor



Lounge	9'10" x 15'9"
Kitchen/Dining	9'10" x 15'9"
WC	3'7" x 5'5"

First floor



Master Bedroom	10'0" x 10'10"
En Suite	10'0" x 4'7"
Bedroom 2	10'0" x 8'6"
Bedroom 3	10'0" x 6'11"
Bathroom	7'4" x 6'6"

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The Harwood

3 bedroom semi detached house with driveway

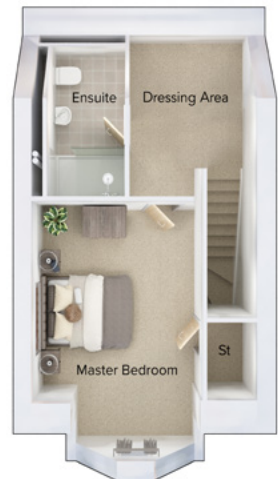
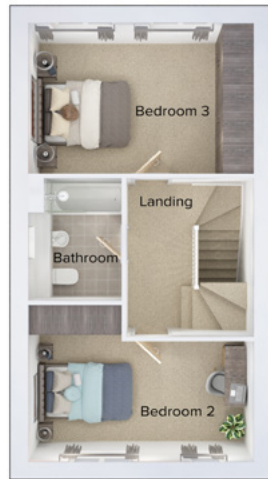


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Ground floor

First floor

Second floor



Lounge	14'3" x 11'1"
Kitchen	10'10" x 12'1"
Dining	9'1" x 7'10" (into bay)
WC	3'2" x 5'6"

Bedroom 2	14'3" x 10'6"
Bedroom 3	14'3" x 10'1"
Bathroom	6'5" x 8'3"

Master Bedroom	10'10" x 11'10"
En Suite	4'11" x 9'7"

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The Denholme A

3 bedroom detached house with integral single garage



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Ground floor



Lounge	7'10" x 14'7"
Kitchen/Dining/Family Area	20'6" x 12'1"
WC	3'10" x 5'0"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'4"
En Suite	8'7" x 4'6"
Bedroom 2	12'2" x 10'9"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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The Mearley

4 bedroom detached house with driveway



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Ground floor

First floor



Lounge	10'8" x 19'1"
Kitchen/Dining Area	10'8" x 19'1"
Utility	7'5" x 5'5"
WC	3'9" x 6'9"

Master Bedroom	11'7" x 11'6"
En Suite	4'7" x 7'3"
Bedroom 2	10'10" x 9'5"
Bedroom 3	10'10" x 9'5"
Study/Bedroom 4	8'4" x 6'11"
Bathroom	5'7" x 7'3"

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The Rishton

3 bedroom semi detached house with driveway



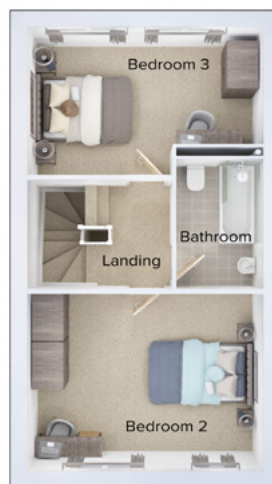
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Ground floor



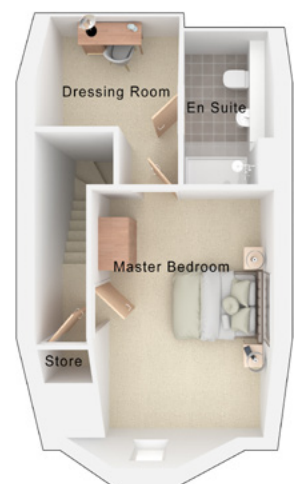
Lounge	14'3" x 9'8"
Kitchen/Dining	10'0" x 13'3" (into bay)
WC	6'4" x 3'9"

First floor



Bedroom 2	14'3" x 11'7"
Bedroom 3	14'3" x 7'8"
Bathroom	5'2" x 8'6"

Second floor



Master Bedroom	10'11" x 12'5"
En Suite	4'6" x 9'10"
Dressing Room	8'7" x 6'6"

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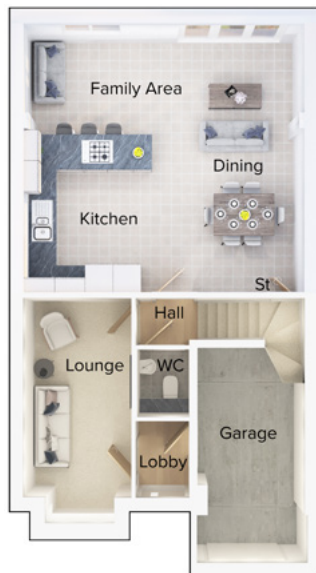
The Denholme B

3 bedroom detached house with integral single garage



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Ground floor



Lounge	7'10" x 14'7"
Kitchen/Dining/Family Area	20'6" x 19'10"
WC	3'10" x 5'0"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'4"
En Suite	8'7" x 4'6"
Bedroom 2	12'2" x 8'6"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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The Reedley

4 bedroom detached house with integral single garage



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Ground floor

First floor



Lounge	9'11" x 16'11" (into bay)
Kitchen/Dining/Family Area	27'7" x 9'2"
WC	3'4" x 5'6"
Garage	9'0" x 17'0"

Master Bedroom	9'6" x 13'5"
En Suite	4'6" x 8'2"
Bedroom 2	9'3" x 13'5"
Bedroom 3	10'9" x 9'1"
Bedroom 4	9'3" x 9'1"
Bathroom	6'11" x 5'7"

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The Helsby

4 bedroom semi detached house with driveway



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Ground floor



Lounge	10'11" x 15'1"
Kitchen/Dining	11'8" x 22'0"
Utility	4'5" x 6'8"
WC	3'0" x 6'8"

First floor



Master Bedroom	8'3" x 11'9"
En Suite	5'3" x 8'2"
Bedroom 2	9'0" x 8'2"
Bedroom 3	7'11" x 9'11"
Bedroom 4	6'10" x 7'2"
Bathroom	6'10" x 6'0"

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The Carron

4 bedroom detached house with integral single garage



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Ground floor



Lounge	11'4" x 14'10"
Kitchen/Family Area	29'9" x 9'11"
WC	3'6" x 6'8"
Garage	8'7" x 18'0"

First floor



Master Bedroom	10'4" x 11'3"
En Suite	8'3" x 4'6"
Bedroom 2	9'10" x 10'0"
Bedroom 3	11'4" x 8'11"
Bedroom 4	8'11" x 10'3"
Bathroom	6'11" x 6'6"

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The Capenhurst

4 bedroom detached house with integral single garage



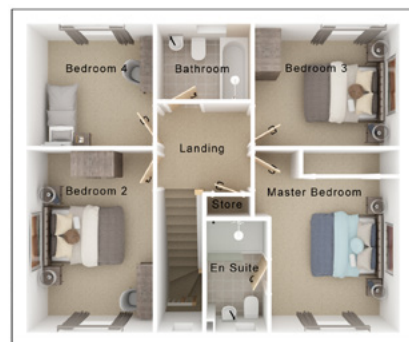
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Ground floor



Lounge	9'11" x 14'11"
Kitchen	12'11" x 9'2"
Dining/Family Area	14'7" x 16'11"
WC	3'4" x 5'6"
Garage	9'1" x 17'1"

First floor



Master Bedroom	9'6" x 11'3"
En Suite	4'6" x 8'2"
Bedroom 2	9'3" x 13'5"
Bedroom 3	10'9" x 9'1"
Bedroom 4	9'3" x 9'1"
Bathroom	6'11" x 5'7"

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The Tatton

4 bedroom detached house with integral single garage



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Ground floor



Lounge	11'4" x 14'10"
Kitchen	12'2" x 10'1"
Dining/Family Area	17'7" x 17'8"
WC	3'6" x 6'6"
Garage	8'7" x 18'0"

First floor



Master Bedroom	10'4" x 11'3"
En Suite	8'3" x 4'6"
Bedroom 2	9'10" x 10'0"
Bedroom 3	8'11" x 10'3"
Bedroom 4	8'11" x 10'3"
Bathroom	6'11" x 6'6"

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The Hartford

4 bedroom detached house with integral single garage



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Ground floor

First floor



Lounge	10'11" x 18'4"
Kitchen/Dining/Family Area	21'7" x 18'11"
Utility	4'7" x 5'10"
WC	4'7" x 5'1"
Garage	7'10" x 17'3"

Master Bedroom	11'1" x 18'2" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 10'11"
En Suite 2	8'0" x 4'10"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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Finishing Touches

All house types will enjoy the following as standard :-

CONSTRUCTION All the homes will be traditionally built using Darlstone with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture resistant boarding.

COMFORT AND SECURITY Gas fired, thermostatically controlled central heating with energy efficient combi-boilers, which will have a gas fired thermostatically controlled central heating boiler. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors.

FINISHING TOUCHES Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom on 4 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

PAINTWORK Front, rear, personnel and garage doors finished in accordance with architect's specification. White satin to all internal timbers including stair spindles. Plastered walls and ceilings will receive white matt emulsion.

BATHROOMS, EN SUITES AND CLOAKROOMS Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with waterfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/Cloakrooms).

ELECTRICAL TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USBc charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Black door bell and chimes.

EXTERNAL Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac driveway. Timber close boarded fencing & gate. Light and power point to garage. External tap. Estate landscaping in accordance with architect's approved layout.

SUSTAINABILITY Some plots to benefit from PV panels (please speak to your Sales Advisor for confirmation of this) Waste Water Heat Recovery system, EV chargers.

WARRANTY All homes carry the NHBC 10-year warranty (from date of CML sign off). The initial 2 years being a Builders Warranty with the remaining 8 years an NHBC Structural Warranty.

TENURE Freehold. Maintenance fee is estimated £186 per annum.

GENERAL Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode.

DRAFT

Kitchen Finishing Touches	Astbury	Bowland	Wynbury	Harwood	Denholme A	Denholme B	Mearley	Rishton	Reedley	Helsby	Carron	Capenhurst	Tatton	Hartford
4 ring gas hob	✓	✓		✓				✓		✓				
5 ring gas hob			✓		✓	✓	✓		✓		✓	✓	✓	✓
Single electric oven	✓	✓		✓				✓		✓				
Double electric oven			✓		✓	✓	✓		✓		✓	✓	✓	✓
60cm stainless steel chimney cooker hood		✓						✓		✓				
90cm stainless steel chimney cooker hood					✓		✓		✓			✓		
90cm island cooker hood	✓		✓	✓		✓					✓		✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
Space for washer		✓					✓			✓				✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage. This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please note that plots may be subject to amended specifications under new regulations. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number. Please speak to your Sales Advisor for more information.

Why buy your forever home in Barnoldswick?

Barnoldswick, affectionately known as “Barlick” by locals, is a picturesque market town that perfectly balances charm, community, and convenience. Situated within the boundaries of the historic West Riding of Yorkshire, it’s a hidden gem with a unique, quiet charm. It comes as little surprise that there’s a growing demand for homes in this area.

The town boasts a variety of independent shops, cafés, and eateries, along with a bustling weekly market. For nature lovers, Barnoldswick is surrounded by stunning landscapes, including the Forest of Bowland and Yorkshire Dales, offering countless opportunities for hiking, cycling, and exploring the great outdoors. Families will also appreciate the well-regarded local schools and plentiful green spaces.

With excellent transport links to Skipton, Leeds, and Manchester, Barnoldswick combines the peace of rural living with easy access to urban hubs. Whether upsizing or settling down, Barnoldswick offers the space, tranquillity, and community to make it your forever home.

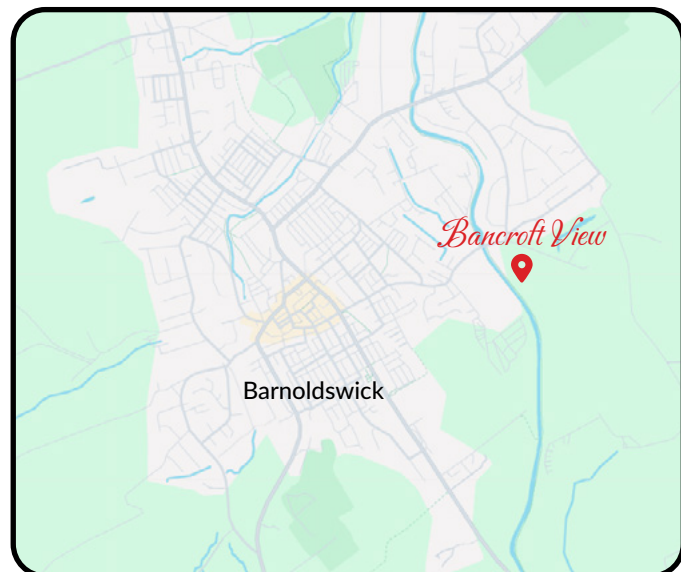
Contact us
Thursday-Monday,
10am-5pm

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Find us

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CONSUMER
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