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.

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 **5% deposit Paid – SAVE £19,000!**	£380,000	**Ready NOW**
2	Willow	3 Double & 2 Single	Ensuite to master bedroom, house bathroom & second shower room **CHOOSE YOUR OWN KITCHEN COLOURS AND TILES – Stamp Duty Paid – SAVE £8500**	£370,000	Ready Now
3	Thornton	4 Double Bedrooms	Ensuite to master Bedroom, house bathroom and Velux windows to kitchen/diner **CHOOSE YOUR OWN KITCHEN, FLOORIING & TILES Stamp Duty Paid - SAVE £6250**	£325,000	2026
4	Allerton	4 Double Bedrooms	Separate utility room, ensuite to master bedroom, house bathroom & second shower room & Velux to kitchen diner	RESERVED	

- Part Exchange & Sales Assist Available
- 10 Year Warranty
- Choice Of Fixtures & Fittings
- 5% Gifted Deposit Incentive on selected plots
- Stamp Duty Paid on selected plots

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

email: Wibsey@williamhbrown.co.uk

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Site Plan

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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

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

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) 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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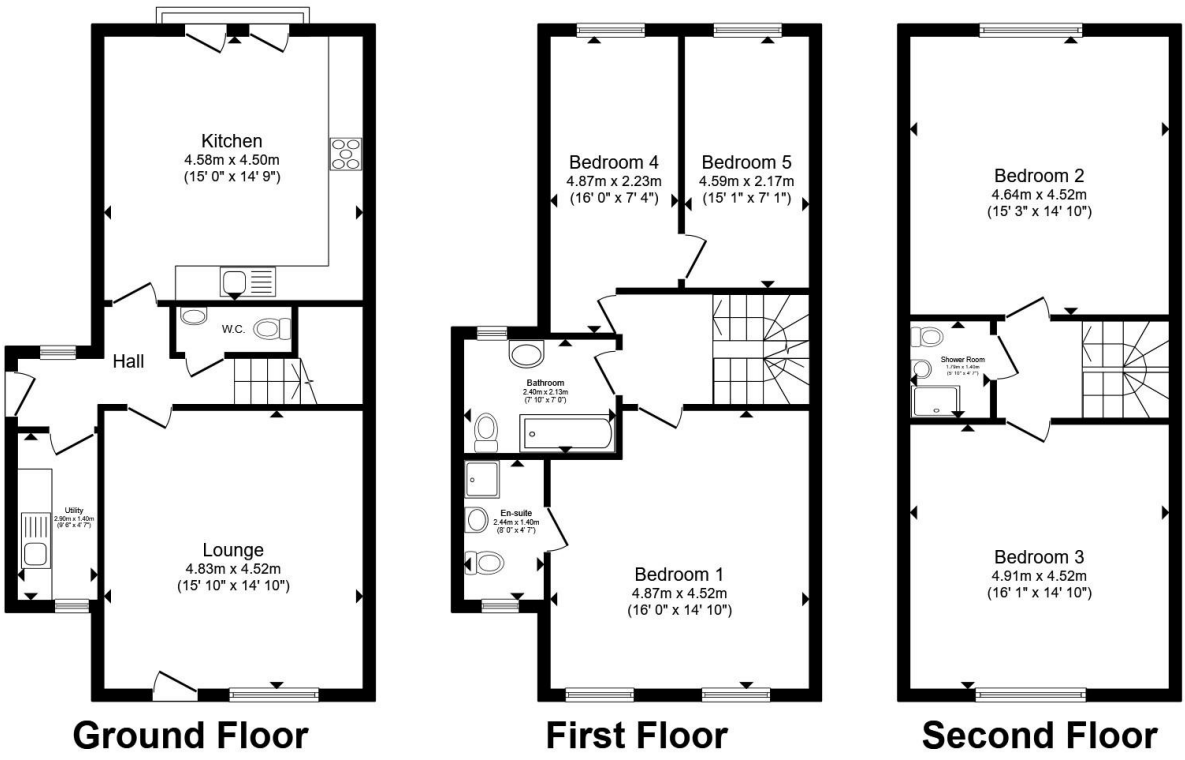
Plot 1 – The Clayton (Show Home)



Total floor area 165.6 m² (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

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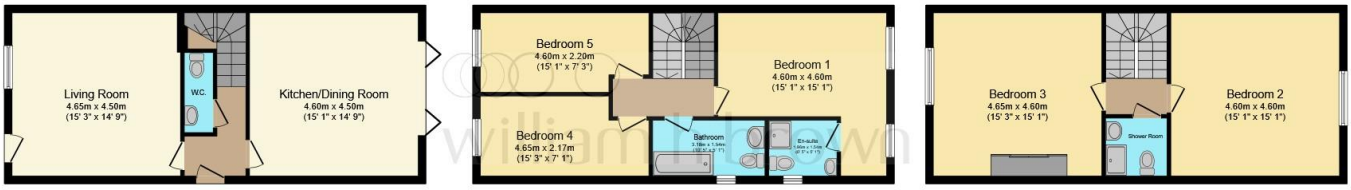
Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look when furnished. Please contact the sales team for more information on plot specific fixtures and fittings.

The Willow – Plot 2



Ground Floor **First Floor** **Second Floor**

Total floor area 151.1 m² (1,627 sq.ft.) approx

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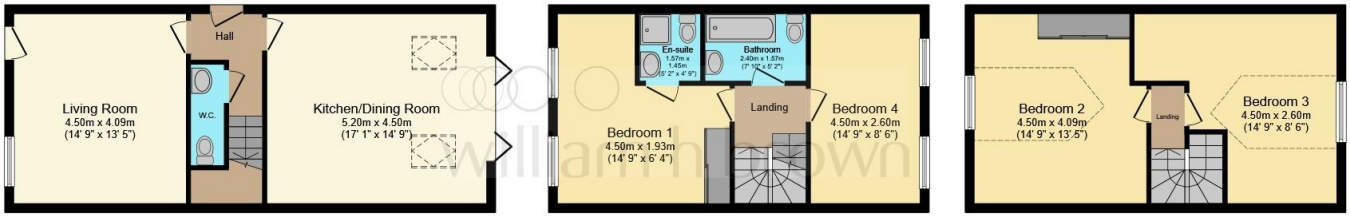
Plot 3 – Thornton



Ground Floor **First Floor** **Second Floor**

Total floor area 127.8 m² (1,375 sq.ft.) approx

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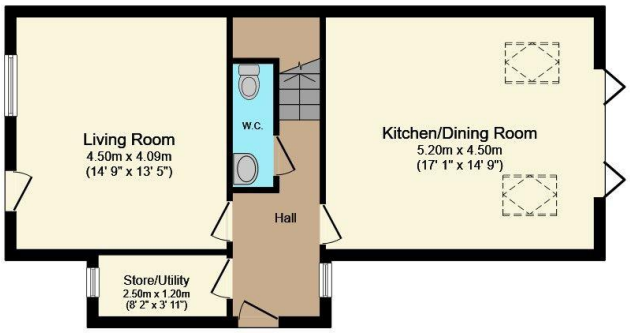
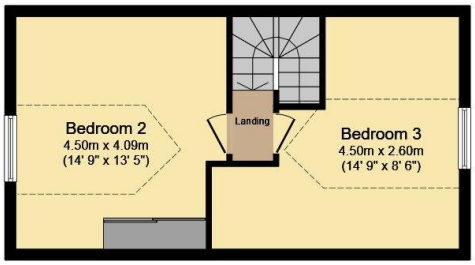
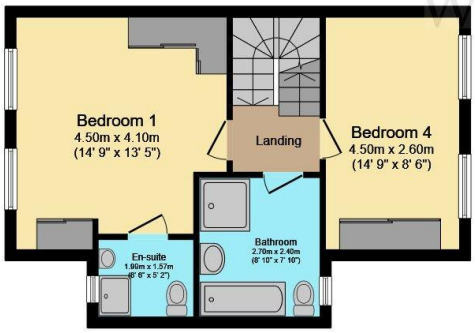
Plot 4 – The Allerton



Ground Floor



Second Floor



First Floor

Total floor area 138.8 m² (1,494 sq.ft.) approx

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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).

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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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