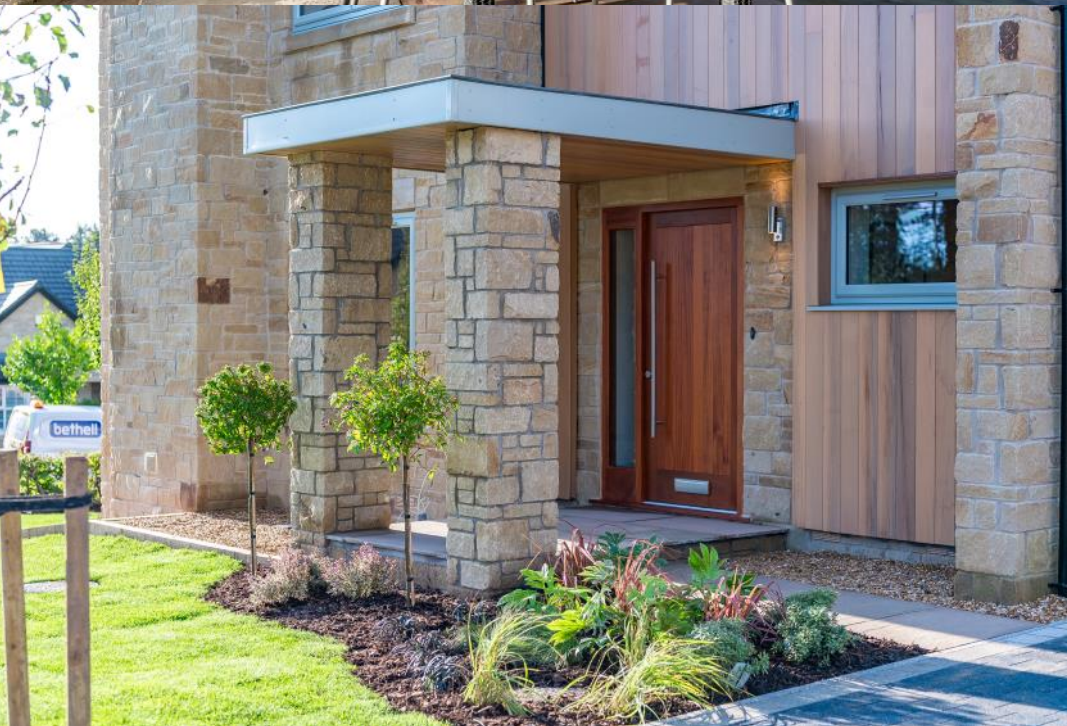


From £725,000



Pinewood Lane, Bowgreave, Garstang





Pinewood Lane, Bowgreave, Garstang

Prices starting from £725,000

- 9 fabulous statement homes
- Uniquely designed, setting them apart from the masses
- Built exclusively by Brindle Homes
- Beautiful site with pre existing maturity
- High quality contemporary design with a substantial and classic feel
- Open plan kitchens, spacious living areas and double garages.
- Prime Bowgreave location, just minutes away from Garstang and its amenities.
- Good access to the main road and motorway network.



4



2/3



We have pleasure in presenting Pinewood Lane – a development of 9 statement homes in a beautiful setting positioned in the sought after area of Bowgreave, near Garstang. Pinewood Lane is uniquely designed, setting it apart from the masses, and built exclusively by Brindle Homes. Each of the 9 properties are built to the exacting standards and style we would expect from this exceptional developer.

Each of the four distinctive house types feature contemporary design along with classic touches. The use of natural materials on the exterior to include timber cladding/stone are complemented with a colour-through render to ensure that the modern/traditional twist continues throughout.

Substantial timber front doors set each house off beautifully. Spacious, open plan kitchens along with fantastic reception spaces are included. Each house has the option to have a woodburning stove to create a wonderfully cosy but bright feel throughout.

Kitchens are professionally designed in a custom painted timber shaker style and feature quartz worksurfaces and a range of appliances, including some from NEFF. Each house has a double garage with electric doors and also include a car charging point. Each of the plots are spacious and there is a lovely maturity on site with a range of pre-existing trees.

Homes at Pinewood Lane come complete with a 10 year warranty provided by ABC+, giving you peace of mind that the houses have been built to a good standard and inspected at all stages.



Plots

Plot 1, Windermere - **SOLD**

Plot 2, Cartmel - **SOLD**

Plot 3, Cartmel

Plot 4, Grasmere Show Home **SSTC**

Plot 5, Grasmere **SOLD**

Plot 6, Grasmere

Plot 7, Windermere

Plot 8, Windermere **SSTC**

Plot 9, Langdale **SSTC**

Location -

Pinewood Lane is ideally located in Bowgreave which sits close to the market town of Garstang. The development is just a short drive or bus journey to the amenities of the market town of Garstang. Garstang has an array of shops, supermarkets, places of worship, school, and healthcare providers. There are plenty of leisure opportunities with Acresfield Leisure Centre, AZ Fitness close by and Garstang Golf Club located just across the road. Garstang is positioned close to the Bowland Fells, locally renowned Nicky Nook and the Lancaster Canal all providing plenty of walking opportunities. The seaside is not too far away either being just short drive to the Fylde coast. There is also a nearby entertainment centre, The Flower Bowl which features a cinema, bowling alley, and mini golf, located next to the fabulous Barton Grange garden centre. Access to the main road and motorway network is good with junctions 32 and 33 providing access to the M6 south and north. There is a mainline train station in Preston, making this ideal for commuters.

Pinewood Lane has taken its name from the pine tree lined development and private woodland which creates the beautiful setting for these beautiful homes. There are only a limited number available. The houses are carefully considered and similar houses were built at Withnell Hall Gardens a stunning development done by Brindle Homes at Withnell near Chorley.



Plot 5 SOLD

SSTC

Plot 6

Plot 3

Plot 2 SOLD

Plot 7

Plot 1 SOLD

SSTC

SSTC

CGI Site Plan

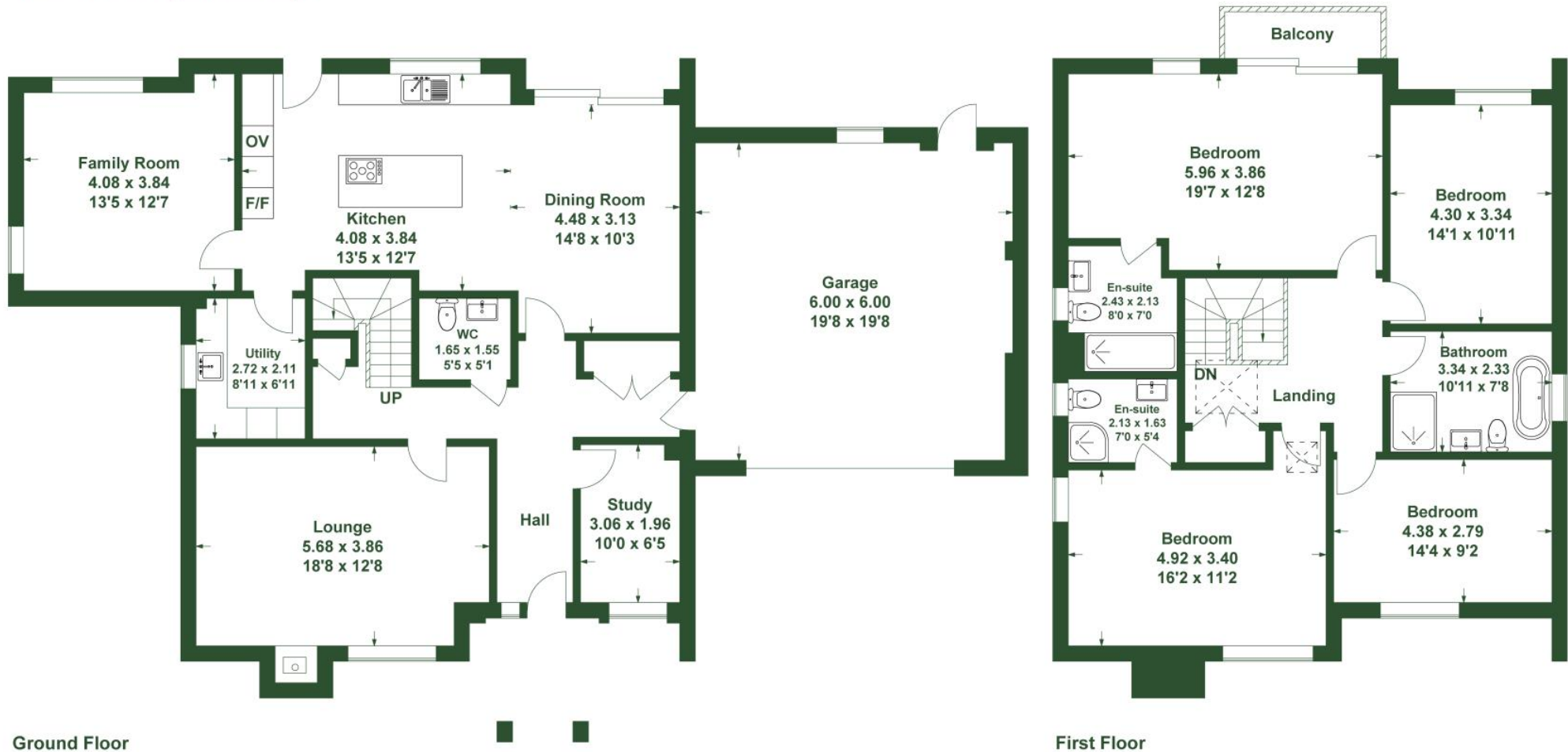


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Approximate Gross Internal Area : 209.24 sq m / 2252 sq ft
Garage : 37.51 sq m / 404 sq ft
Total : 246.75 sq m / 2656 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
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Produced by Lens-Media



Plot 1 - The Windermere

Specification

Building Fabric

New double-glazed windows and external doors
 Natural stone heads, jambs and cills (where applicable)
 A-rated UPVC windows
 Fascia and soffits colour-matched with windows
 Timber front doors
 A-rated aluminium bifold doors
 Natural slate roof
 Natural sandstone exterior with elements of vertical timber cladding
 Colour-through render
 Garages with Hormann electrical sectional garage door

External

Turfed rear gardens
 Natural stone paved patios
 Landscaped front gardens
 External lighting
 External tap
 Boundary finishes include close boarded timber fencing, post and rail fencing and hedging

Kitchens

Professionally individually designed custom painted timber kitchens with shaker doors and shaker end panels
 Soft-close doors
 20mm Quartz worktop and upstands to kitchen and utility

NEFF induction Hob, NEFF built-in single oven
 NEFF built-in microwave to some plots (varies per plot, please confirm with sales team)
 Cooker hood extractor fan
 Integrated dishwasher and fridge/freezer (Fridge and freezer inclusions differ per plot, please check with sales team)
 Integrated bin
 Space for washing machine and tumble dryer ready for homeowner's appliance
 Stainless steel sink and chrome tap to kitchen and utility

Bathrooms

White Sanitaryware and low profile shower trays
 Oak effect vanity basins to first floor bathrooms
 Chrome brassware
 Glass shower screens
 Concealed cisterns to WCs
 Tiled floors
 Walk-in shower
 Full tile to shower enclosures
 Part-tile to bath areas
 Thermostatic showers with dual shower heads to master ensembles and family bathrooms
 Dual fuel chrome towel rails to bathrooms and ensembles with electric timer function for towel drying when your heating is off.

Warranty

10 Year structural warranty provided by ABC+ warranty

Specification

Safety and security

- Wired security alarm
- Aluminium bifold doors fit with Briston handles and Ultion locks, tested by the manufacturer to exceed standards.
- UPVC windows with high-security internal glazing system

Electrical

- Electric vehicle charging point to exterior of garage
- Chrome sockets and switches to kitchen
- LED energy efficient down lighting to kitchens, utilities, master bedrooms and bathrooms.
- CAT6 data points to living room, family room and master bedroom, wired to understairs cupboard for direct connection to hub
- Wiring provided to allow for installation of TV aerials and satellite dishes
- Fibre broadband to property for fast connectivity

General

- UPVC casement windows and rear/side door
- Aluminium bifold door
- Custom built hardwood timber front door
- Energy efficient A-rated windows
- Balcony to plots 1,7 and 8 master bedroom
- Houses sold as freehold

Heating

- Underfloor heating with individually zoned thermostatic controls to the ground floor and radiators to upper floor.
- Alcove and hearth in principal lounge to allow for installation of wood burning stove (optional extra)

Finishes

- Tiled floors in bathrooms, kitchens, utilities, and WC.
- Upgrade to add floor coverings in other areas in tile, carpet or wooden floor (where applicable) for an additional cost. Please ask for more information.
- Black UPVC rainwater goods
- Painted solid core internal doors with chrome hardware
- Timber staircase with oak handrail and spindles
- Vaulted ceilings to landings and master bedrooms
- Roof light to landing area in Windermere, Cartmel and Langdale
- Double height window and entrance hall in Grasmere
- Internal door from hallway through to garage for direct access. Plus external door from garage to garden.

Development

- Communal areas of preserved woodland
- Tarmac road
- Communal areas of woodland, roads, footpaths, landscaping, drainage and lighting are managed and maintained by a resident management company which is funded by an annual management fee paid by each homeowner. More information is available on request.

Plot 1 - The Windermere



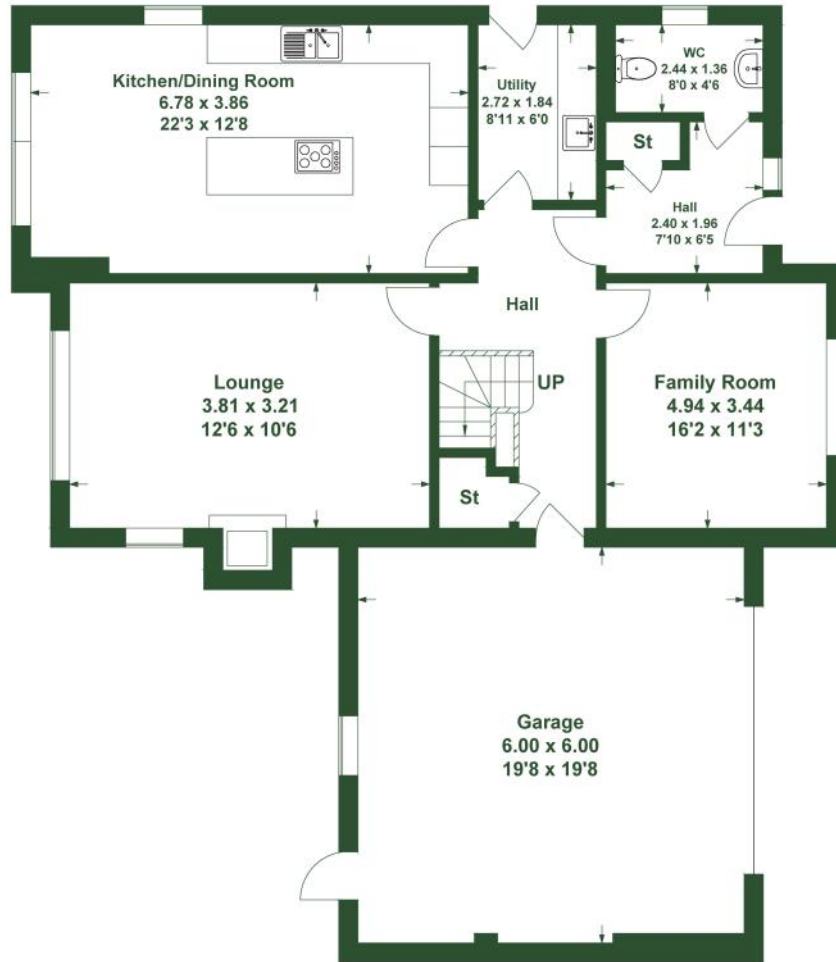
Plot 2 - The Cartmel



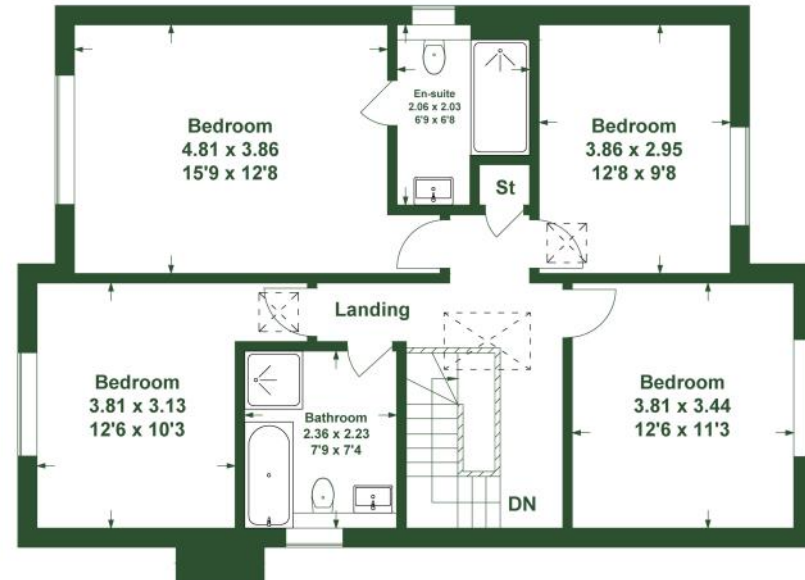
Approximate Gross Internal Area : 176.52 sq m / 1900 sq ft
 Garage : 36.90 sq m / 397 sq ft
 Total : 213.42 sq m / 2297 sq ft



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Ground Floor



First Floor

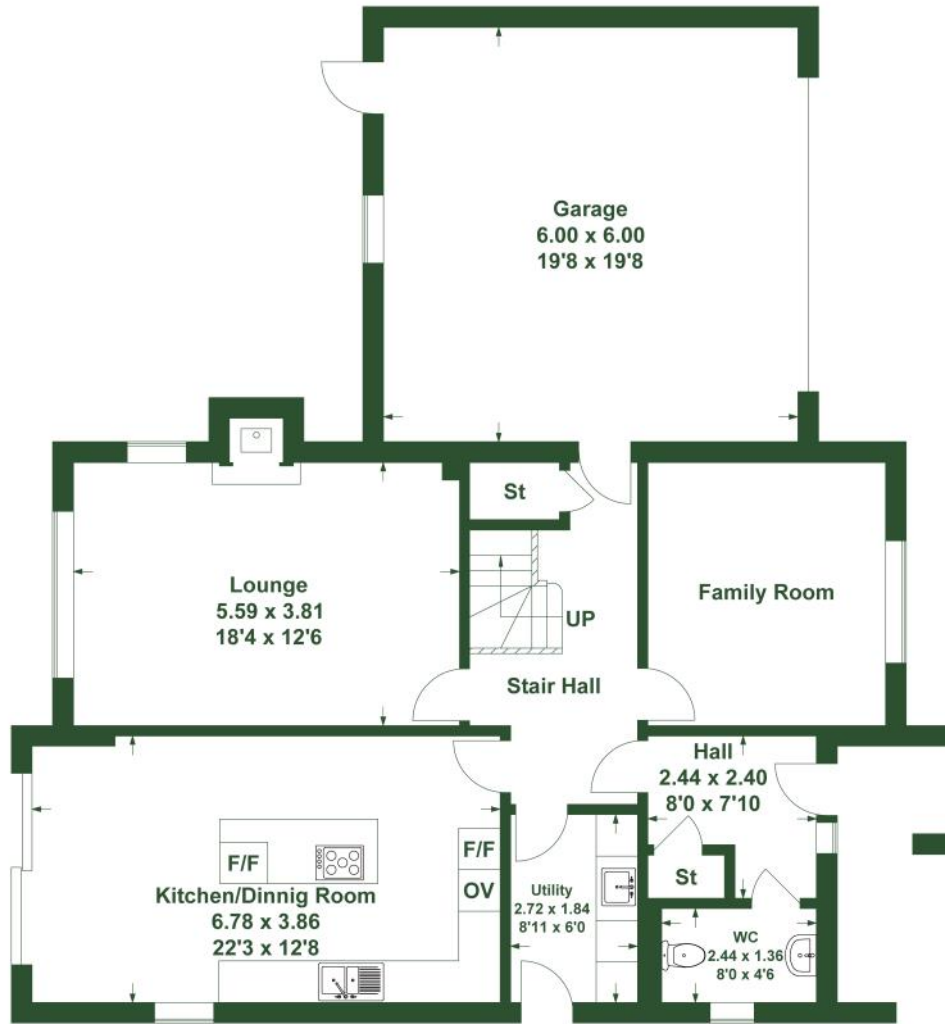
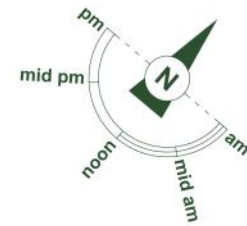
Plot 2 - The Carmel



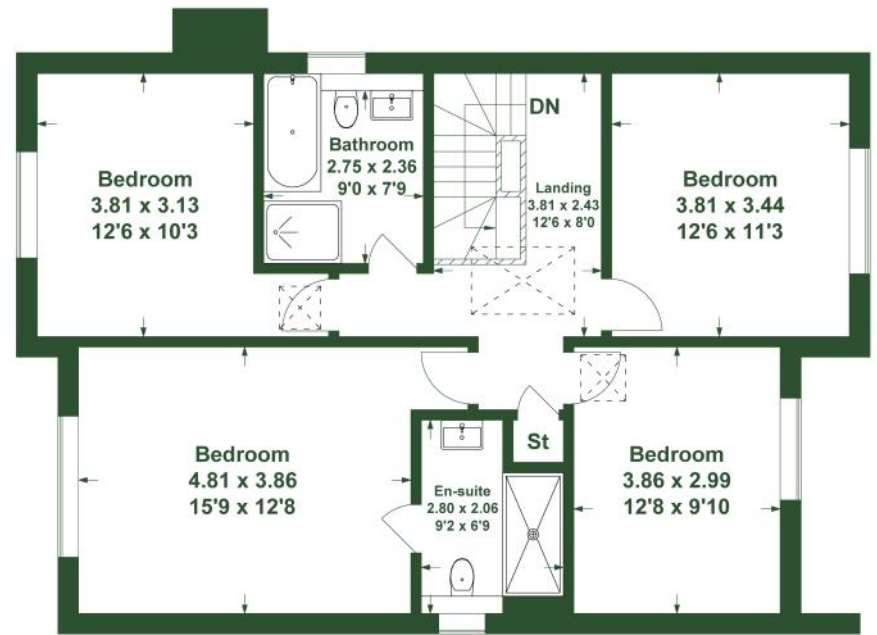
Approximate Gross Internal Area : 176.25 sq m / 1897 sq ft
 Garage : 36.00 sq m / 388 sq ft
 Total : 212.25 sq m / 2285 sq ft

Plot 3 - The Carmel

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Ground Floor



First Floor

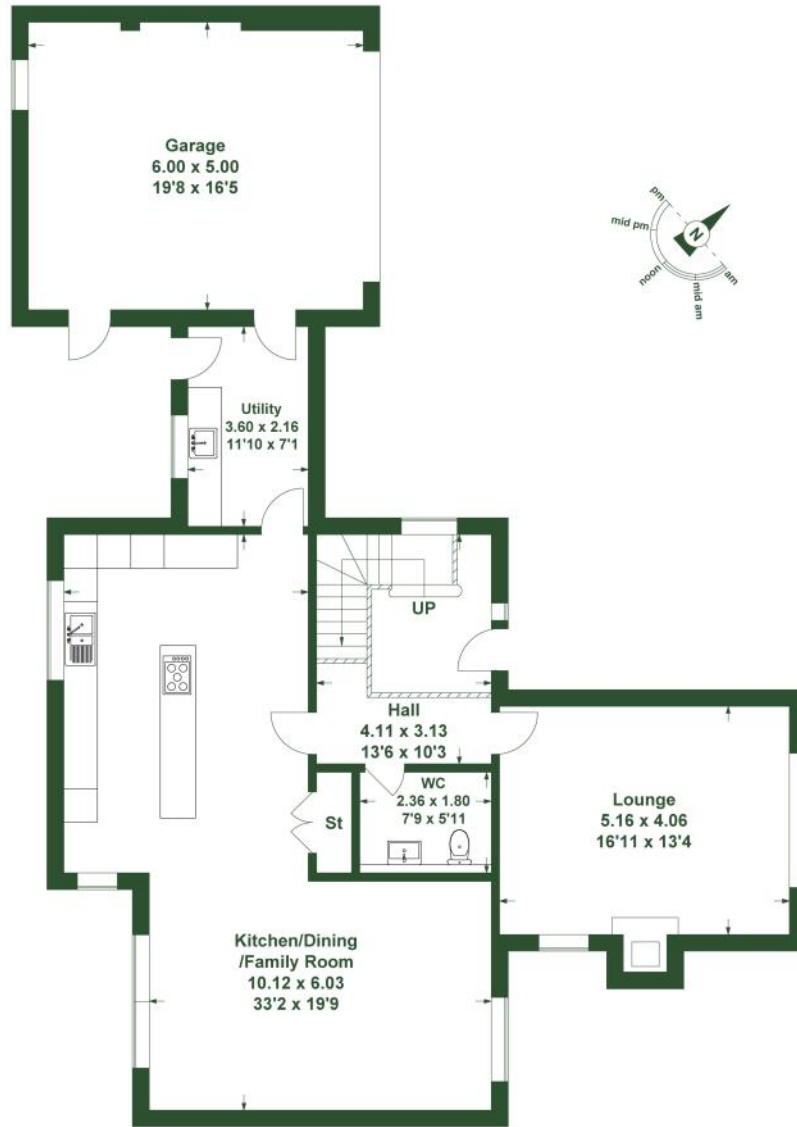


Plot 4 - The Grasmere

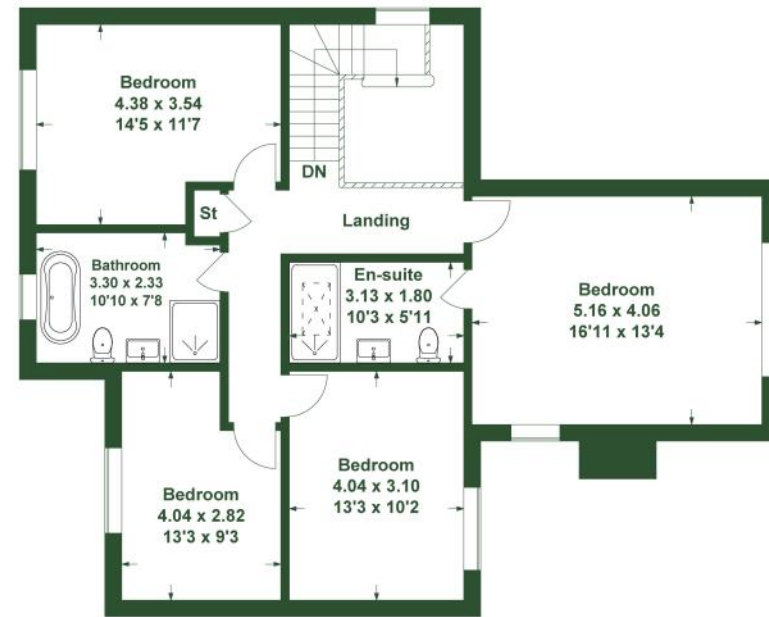


Approximate Gross Internal Area : 197.79 sq m / 2129 sq ft
 Garage : 30.90 sq m / 333 sq ft
 Total : 228.69 sq m / 2462 sq ft

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Plot 4 - The Grasmere



Ground Floor

First Floor

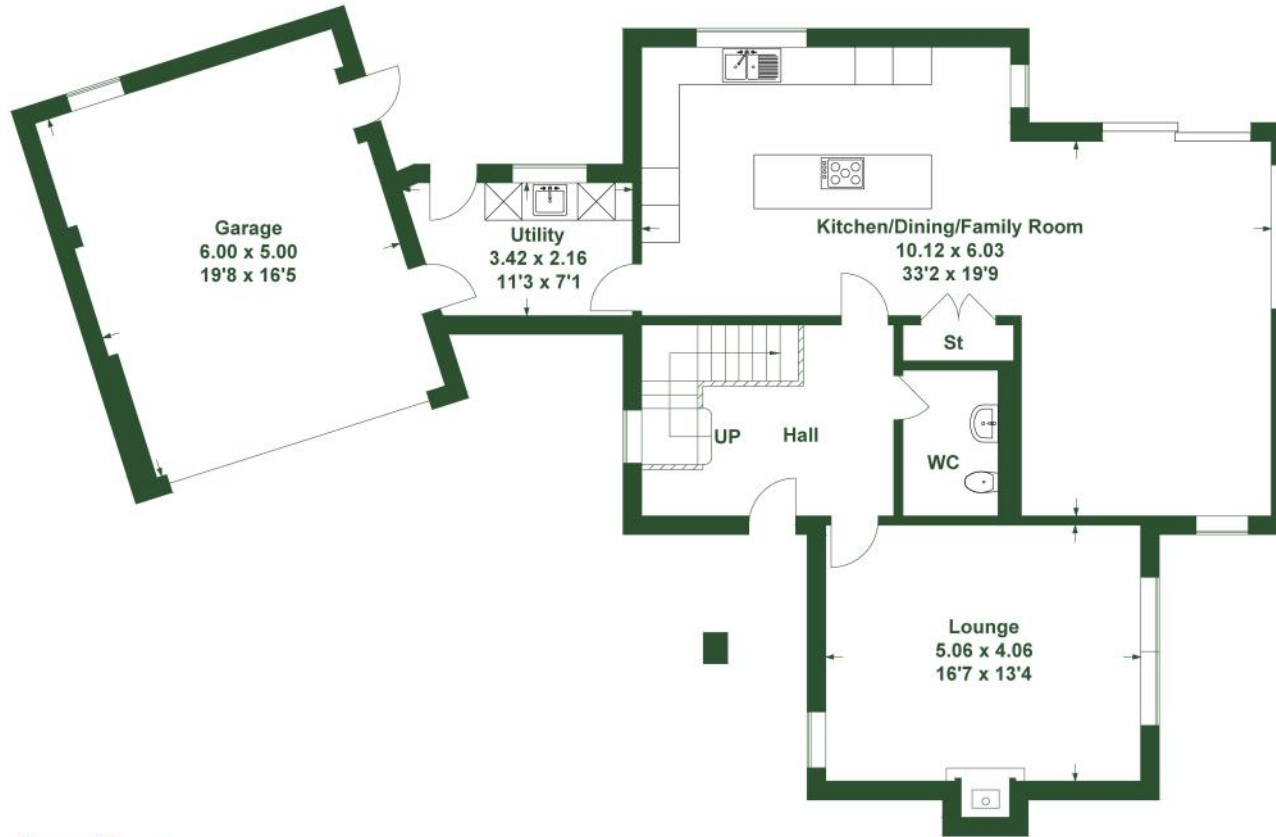
Plot 5 - The Grasmere



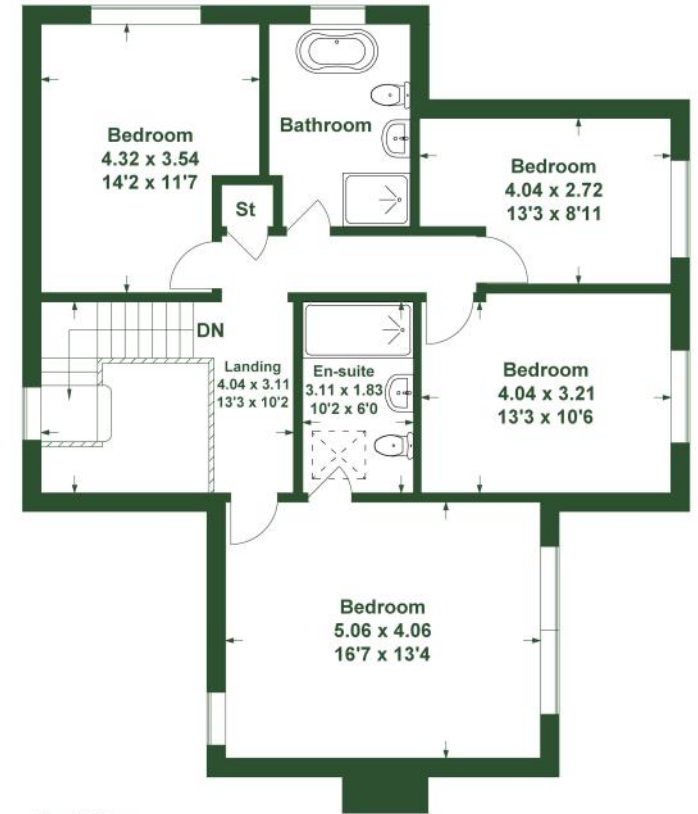
Approximate Gross Internal Area : 189.92 sq m / 2044 sq ft
 Garage : 29.99 sq m / 323 sq ft
 Total : 219.91 sq m / 2367 sq ft



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Ground Floor



First Floor

Plot 5 - The Grasmere

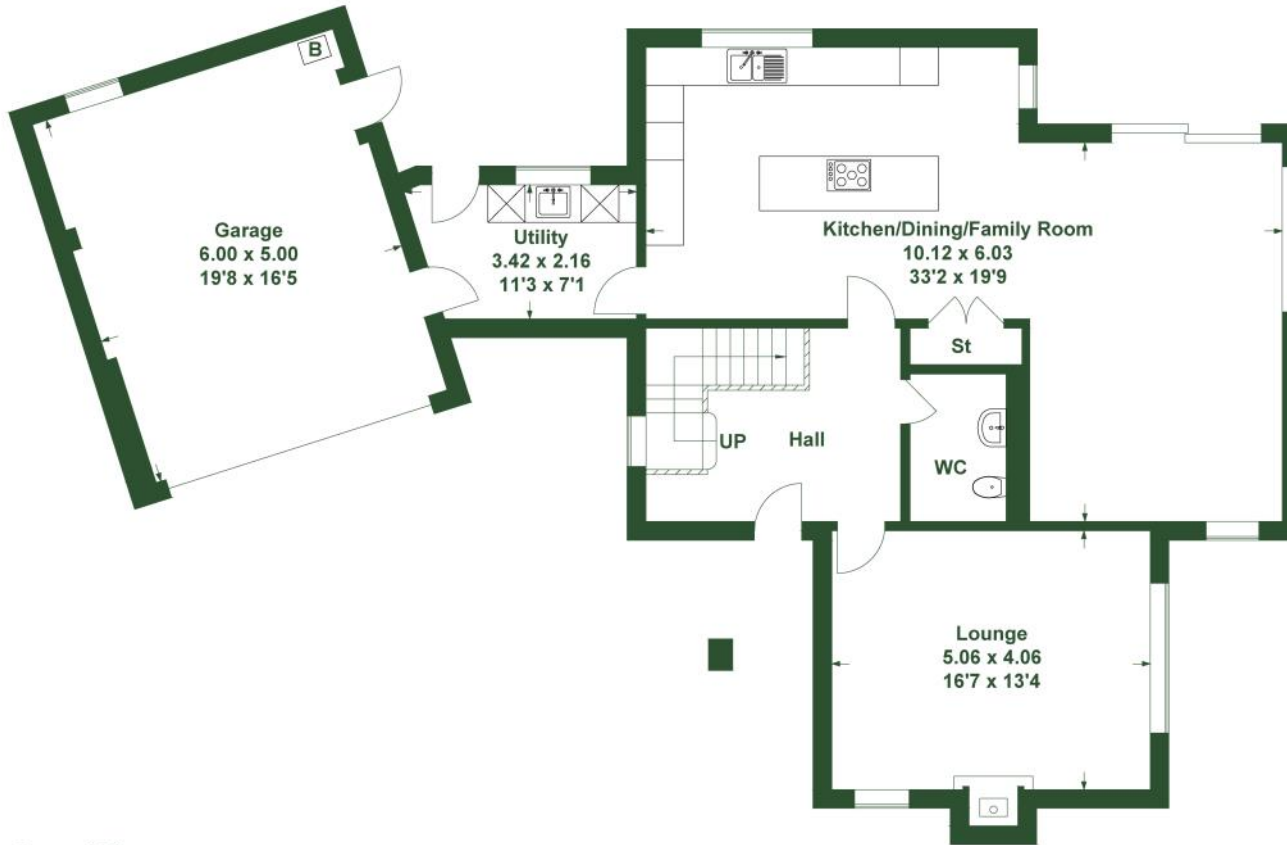




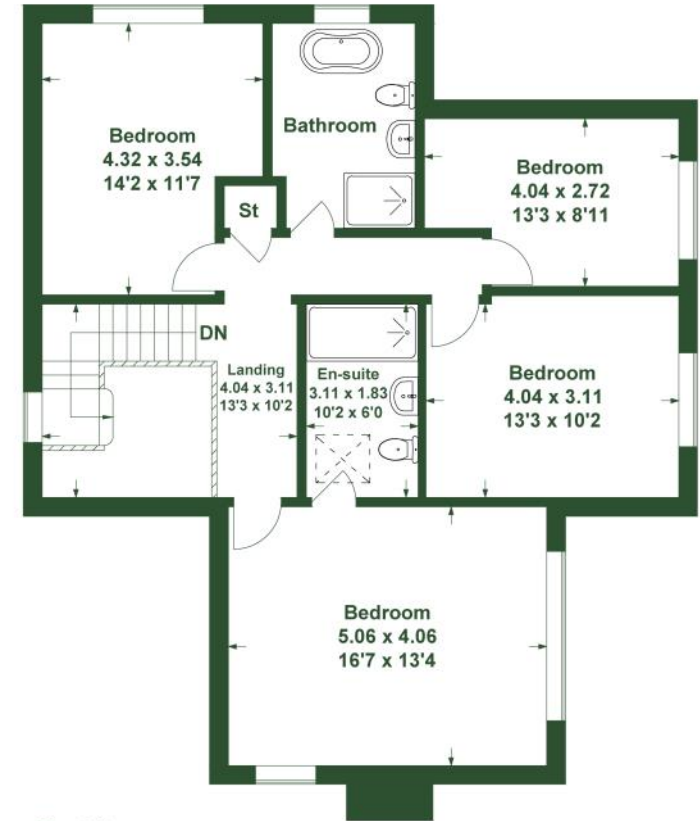
Approximate Gross Internal Area : 189.92 sq m / 2044 sq ft
 Garage : 29.99 sq m / 323 sq ft
 Total : 219.91 sq m / 2367 sq ft



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 Produced by Lens-Media



Ground Floor



First Floor

Plot 6 - The Grasmere



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Plot 7 - The Windermere

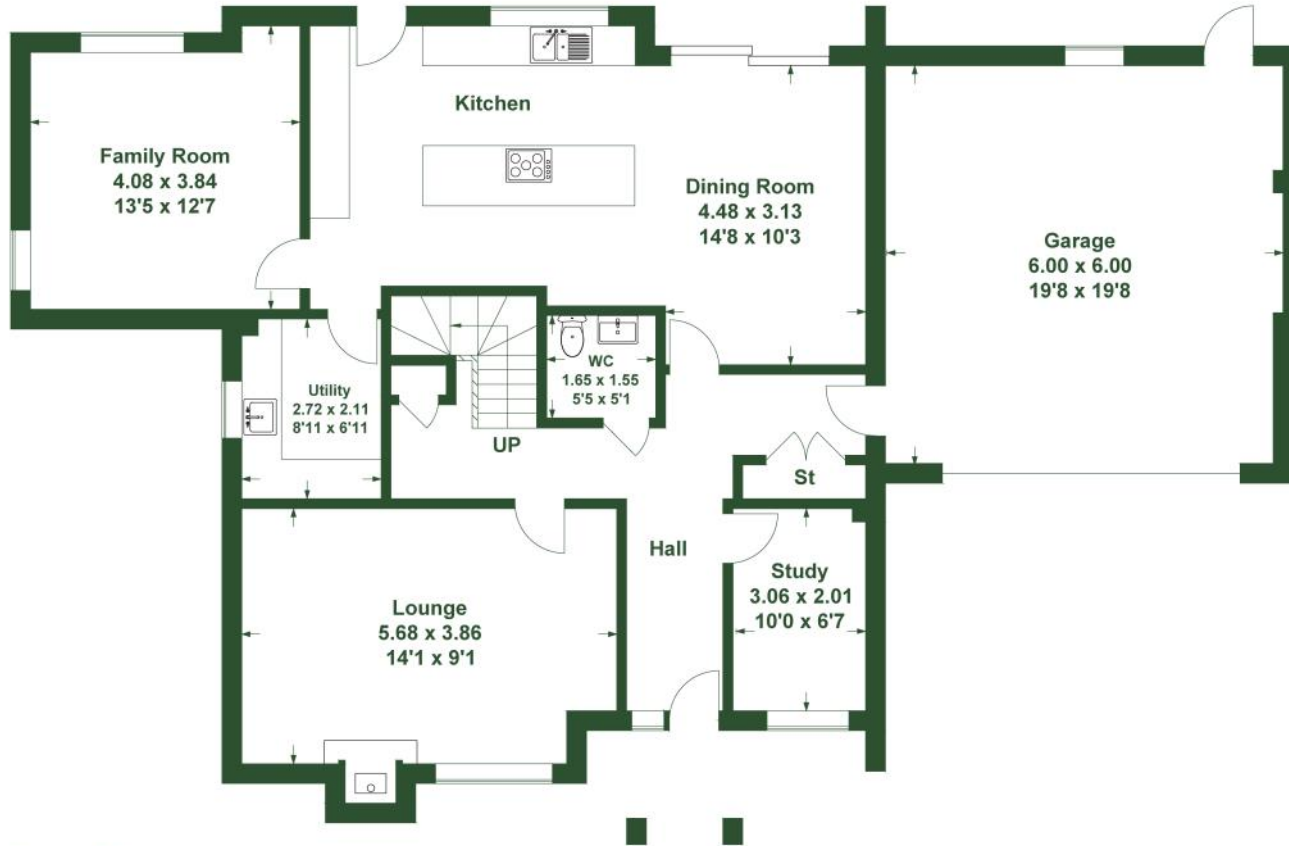
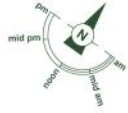


Approximate Gross Internal Area : 212.58 sq m / 2288 sq ft

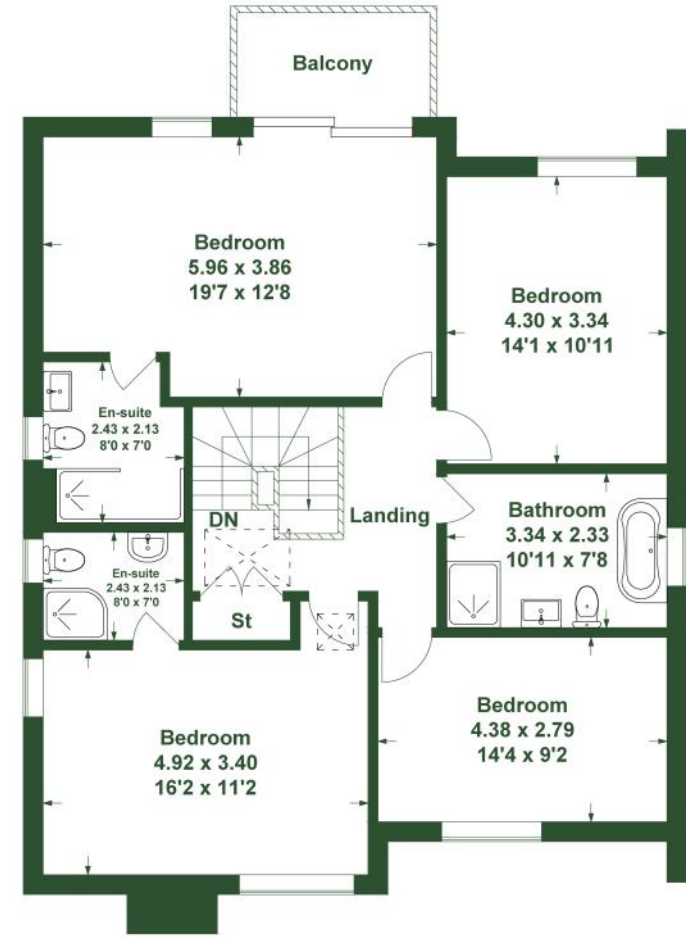
Garage : 36.30 sq m / 391 sq ft

Total : 248.88 sq m / 2679 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
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Ground Floor



First Floor

Plot 7 - The Windermere



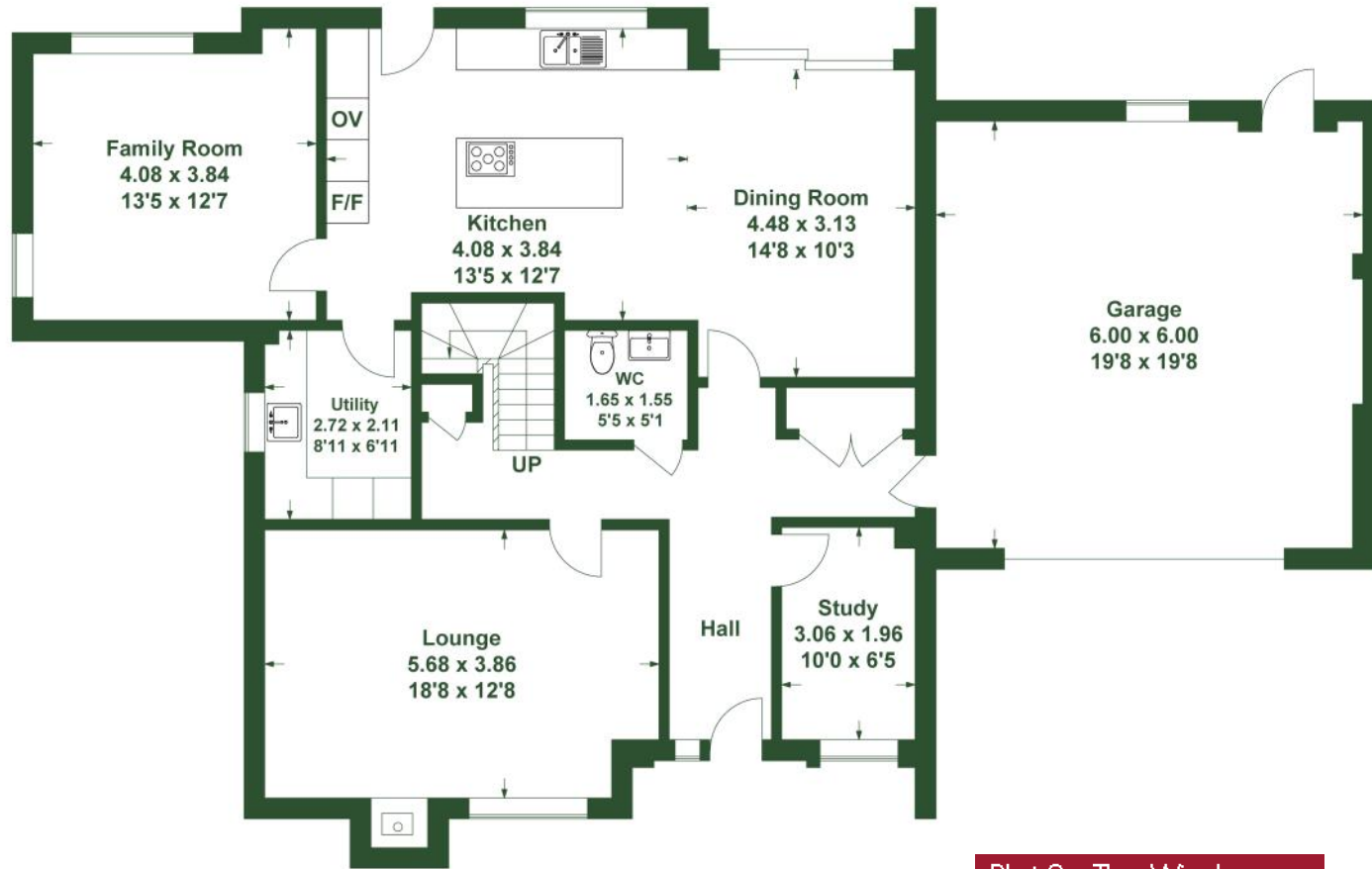
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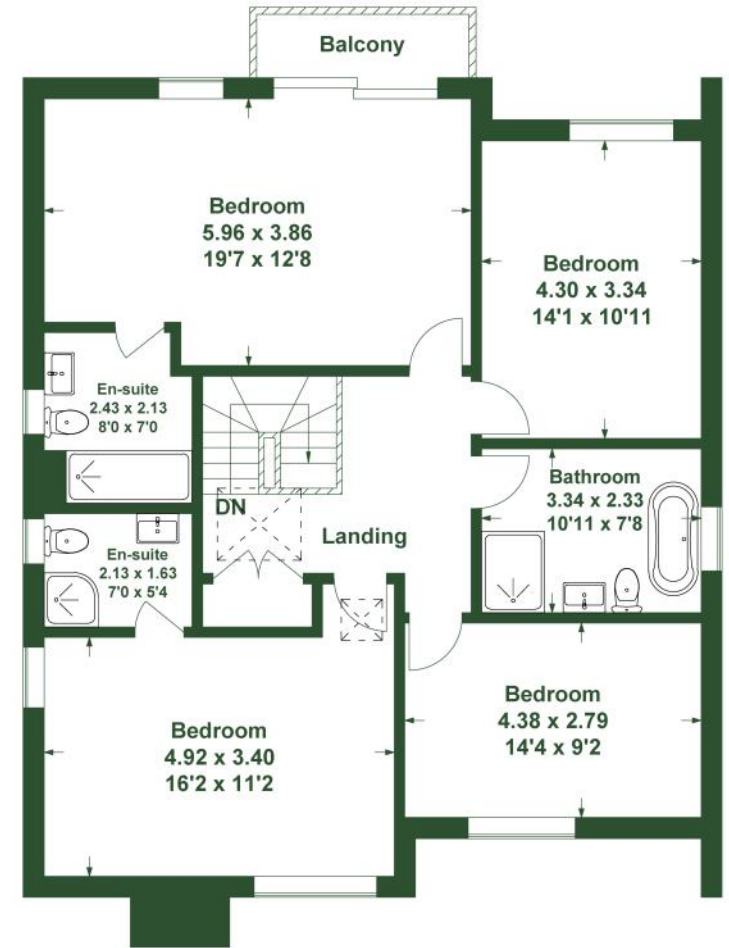
Approximate Gross Internal Area : 209.24 sq m / 2252 sq ft
 Garage : 37.51 sq m / 404 sq ft
 Total : 246.75 sq m / 2656 sq ft

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 and orientation are approximate.
 Produced by Lens-Media



Ground Floor

Plot 8 - The Windermere



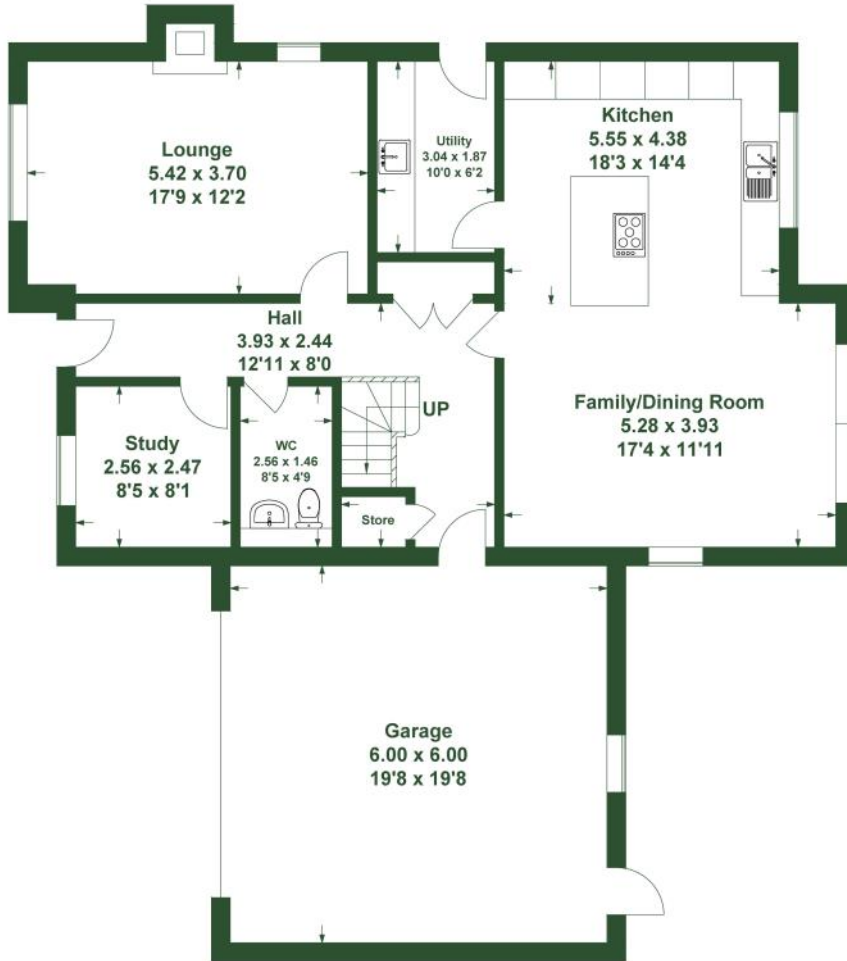
First Floor



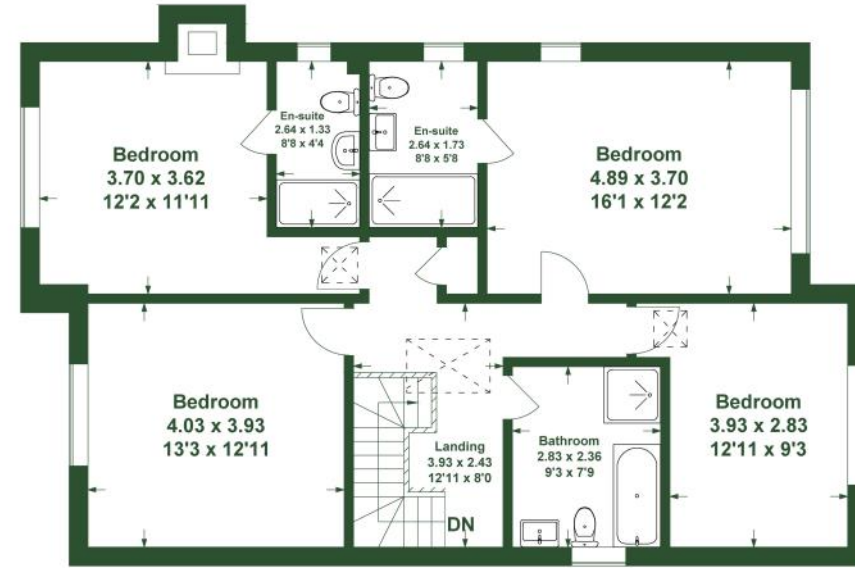
Approximate Gross Internal Area : 186.53 sq m / 2008 sq ft
 Garage : 36.00 sq m / 388 sq ft
 Total : 222.53 sq m / 2396 sq ft



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Ground Floor



First Floor

Plot 9 - The Langdale





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway and garage parking.

Construction Type : Standard

Building Safety : N/A

Conservation Area / AONB : Tree Preservation Order

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Images : Some of the images are computer generated or are of the show home (plot 1) to give an example of the finish. Floorplans are as planned. At this stage there may be alterations to finish / layout. Verification during sales discussions will be given by the developer.

Communications :

Broadband: Standard, Superfast and Ultrafast broadband available in the area

Mobile signal: Likely indoor signal (EE and O2) and likely outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Floorplans : The house type positioned in each plot varies slightly. The agent has a full set of floor plans and can send these on request. All floor plans were based on as planned drawings.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should

satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Council **Council Tax :** TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : startles.bachelor.visions

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





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