

From £415,000



Computer Generated Images

Armitstead
Barnett

Bilsborrow Lane, Bilsborrow, Preston, PR3 ORN





Images taken from previous development by J Townley



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Bilsborrow Lane, Bilsborrow, Preston, PR3 0RN

Plot 1 - £425,000

Plot 2 - £415,000

Plot 3 - £415,000

Plot 4 - £440,000

- Gorgeous 4 bedroom new build homes
- Blending the contemporary with the traditional
- Built by locally renowned J Townley Builders
- Lovely village edge location
- Walking distance to shops, pubs, restaurants, schools, Flowerbowl Entertainment Centre and Barton Grange Garden Centre
- Good access to the main road and motorway network





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The Fold is a fabulous new development of four semi-detached spacious four bedroom homes. These properties are built by locally renowned J Townley Builders and will be finished to excellent standards as you would expect from builders such as this. The properties are positioned along Bilsborrow Lane on the edge of the village of Bilsborrow.

Bilsborrow itself has a range of local amenities to include shops, school, pubs, restaurants and is just a short walk or drive away from The Flowerbowl Entertainment Centre and Barton Grange Garden Centre. Located within easy reach of the A6 and motorway junctions onto the M6 making this ideal for those who commute.

The highly attractive properties will be of traditional build in stone and render and will be built to an excellent specification. Each property has allocated parking within an 8 bay timber car port and each house will have the benefit of a cycle store as show in the planning documentation.

The common theme throughout the development is the quality and specification of the finish for the house, size and type. The spacious properties extended to 180 sq. mts, 1937 sq. ft

The open planning living kitchen will have bi-fold doors to the rear, a choice of kitchens is available. The accommodation is fantastic and includes an entrance hall with WC, fabulous living kitchen and utility room along with a lounge to the ground floor.

To the first floor there is the principal bedroom which is located at the front of the property with an area designated for dressing along with a shower ensuite. Two further bedrooms are positioned at the rear of the property overlooking the rear gardens and are served by a family bathroom.

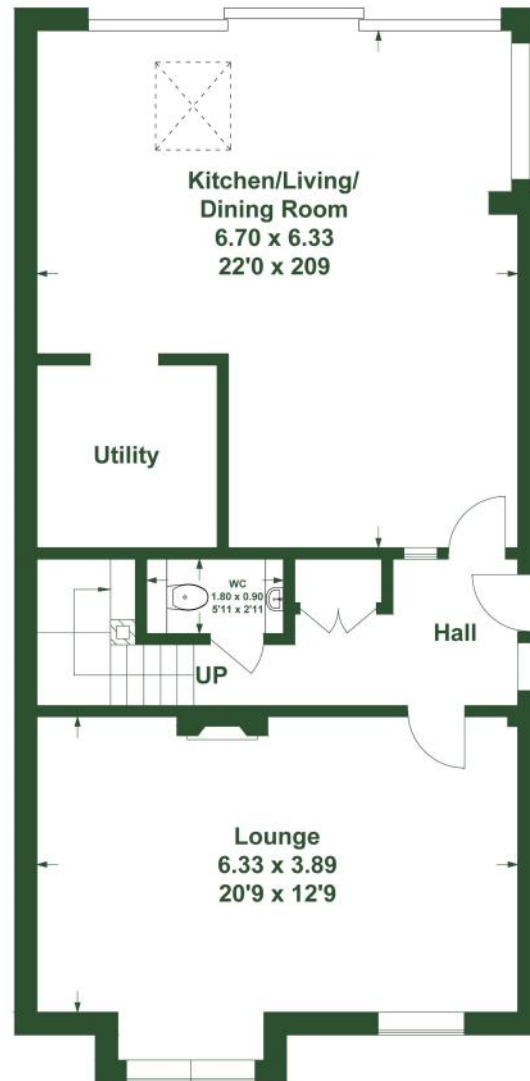
The bedroom on the second floor offers excellent levels of privacy being away from the first floor. This bedroom will have a separate ensuite and could be used as either the principal bedroom, a separate room for a teenager or guest accommodation.

Externally each property has their own gardens to the rear and there is a communal area.

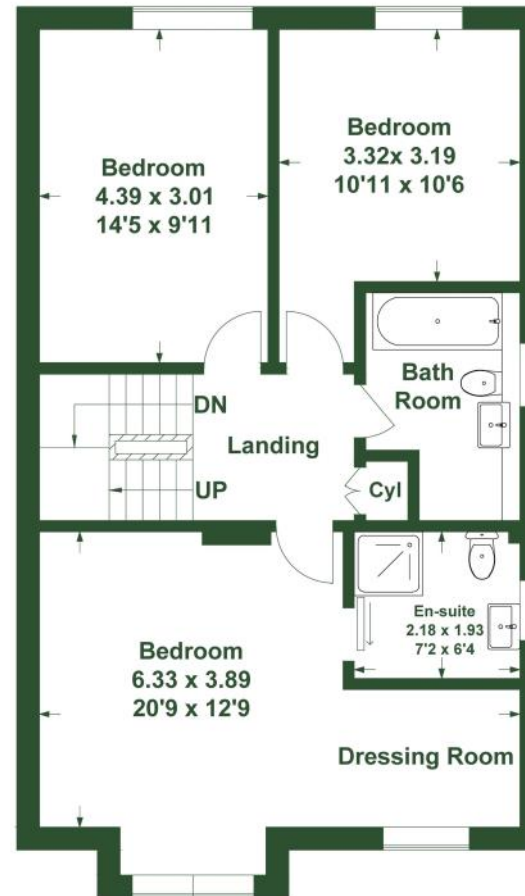
BILSBORROW LANE

Approximate Gross Internal Area : 180.47 sq m / 1943 sq ft

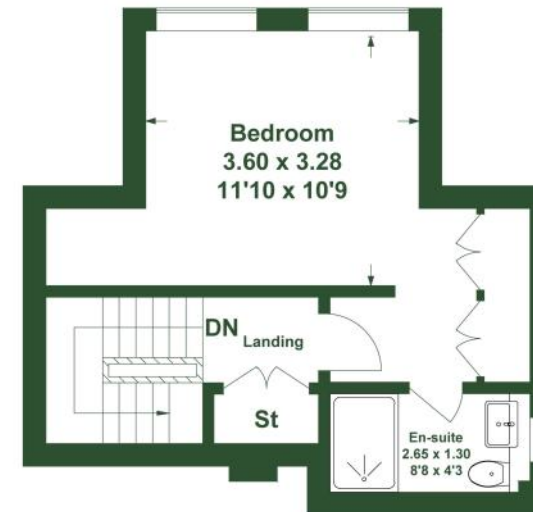
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor



First Floor



Second Floor

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 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.

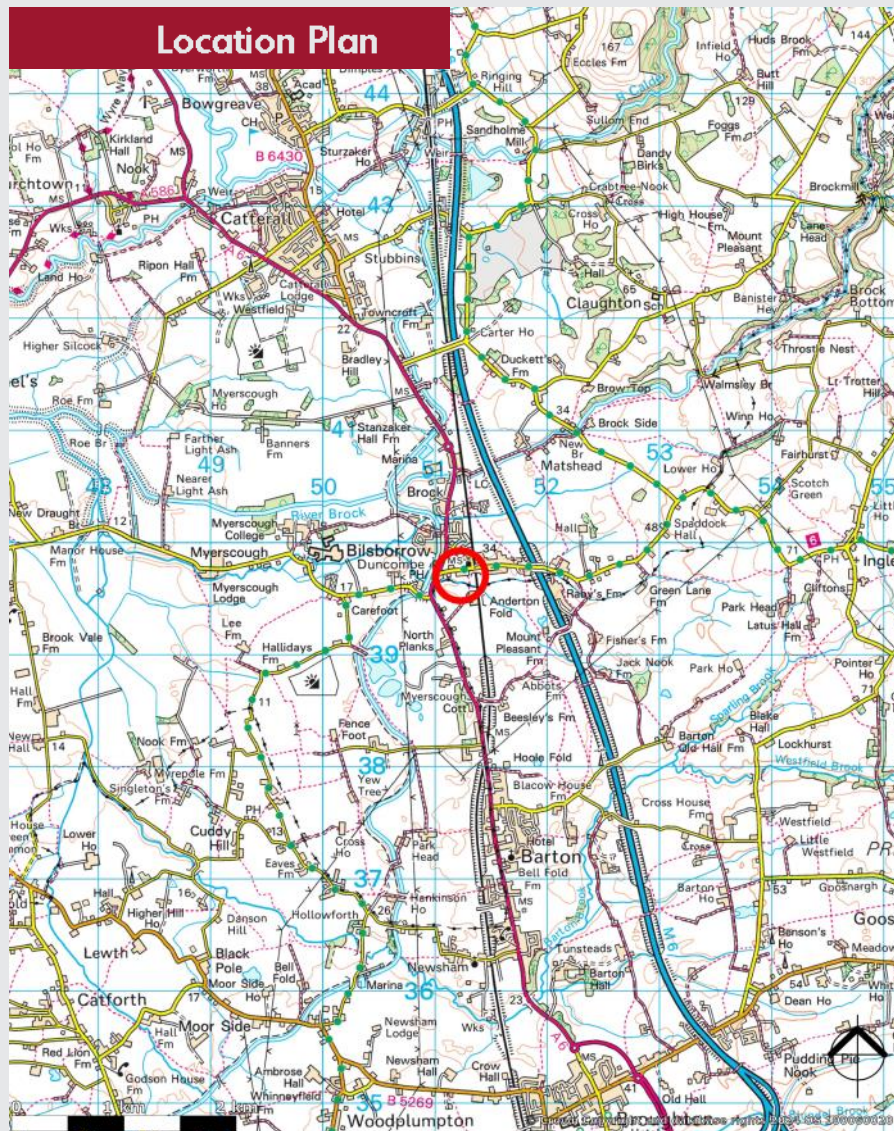
03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property.

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.

Location Plan



SPECIFICATION

Construction : Traditional build with natural stone / render and slate roof.

Garden, driveways & fences : Paths and patio will be in Indian Stone. Gardens will be turfed and treated estate fencing to the rear. With hedging inbetween the properties.

Kitchen type : An allows of £12,000 will be given for the kitchen. The type and style of the kitchen can be chosen after reservation.

Bathrooms : Fully fitted bathrooms with fully tiled shower and part tiled walls.

Windows and doors : Hardwood

Decoration : Emulsion walls and satin woodwork

Warranty : Advantage Structural Warranty

General Remarks

Services: Heating : Mains gas
Water : Water supply is mains.
Drainage : Treatment plant

Parking allocated and number of spaces : 2 per property

Construction Type : Traditional build with natural stone / render and slate roof.

Building Safety : Not aware of any.

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Not aware of any.

Footpaths / Bridleways : Not aware of any.

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : Inline with current building regulations.

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2 available in the area

B4RN : Not available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

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

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: Preston City Council **Council Tax:** Band : TBC

Management Company : A management company will be created.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. 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 : `///complies.dividing.class`

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.

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



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