

From £595,000



Armitstead
Barnett

Springfield Meadows, Cartgate, Preesall FY6 0NP



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Plot 1- £595,000

Plot 3-£695,000

- Exclusive development of four luxury detached homes
- Premium open-plan kitchen with quartz worktops and Bosch appliances
- Vaulted ceilings, ensuites and dressing areas to selected bedrooms
- Luxury bathrooms with high-end finishes and lighting
- Air-source heat pump, solar provision and EV charger
- Triple-glazing and upgraded interior specification throughout
- Landscaped gardens, porcelain patios and electric garage doors
- Minutes from Knott End beach and local amenities



Plot 1





Plot 3



Springfield Meadows presents an exceptional opportunity to acquire one of four individually designed detached homes in an exclusive development located within the sought-after village of Preesall. Currently entering the final stages of construction, these striking properties are being finished to a luxurious standard, showcasing contemporary architecture, carefully planned layouts and elevated internal specifications. Positioned just a short drive from the unspoilt coastline at Knott End, the homes combine aspirational living with energy-efficient infrastructure, delivering a refined lifestyle in a peaceful coastal setting.

Energy efficiency sits at the forefront of the design, with air-source heat pumps, underfloor heating to ground floors, integrated solar provision and EV charging points provided as standard. The garages are insulated, lined and supplied with electric doors, while exterior lighting, block-edged driveways and generous side access points reinforce the quality approach taken in construction. The development sits on a private residents-only access road, offering exclusivity, reduced traffic flow and a secure atmosphere. A wildflower meadow positioned to the western boundary has been incorporated as part of the scheme's ecological planning, enhancing both outlook and biodiversity.



Plot 1



Each home has been thoughtfully designed to support modern living, with generous open-plan layouts forming the heart of the ground floor. Premium kitchens incorporate quartz work surfaces, feature islands, and integrated Bosch appliances, complemented by full-width sliding doors which open directly onto landscaped gardens and porcelain entertainment terraces. Practicality has also been carefully considered, with the inclusion of a utility room, separate reception space for quiet relaxation or home working, and high-quality internal finishes throughout. Triple-glazed feature windows to the principal elevations, real oak herringbone flooring, and upgraded switchgear contribute to the premium feel of each home.



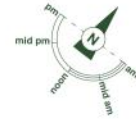
The first-floor layouts have been designed to maximise light and space. Vaulted ceilings and dramatic glazed sections enhance the front bedrooms, while multiple bedroom suites benefit from high-end bathrooms fitted with floor-to-ceiling tiling, floating vanities, backlit mirrors and designer radiators. The principal bedrooms across the development incorporate either dressing rooms or ensembles, creating a luxurious and private environment. Additional double bedrooms and a family bathroom complete the upper accommodation, making the homes well suited to both families and multi-generational buyers.

Preesall remains one of Wyre's most desirable coastal village locations and Springfield Meadows allows buyers to enjoy proximity to sandy beaches, scenic rural walks, and strong local schooling including St Aidan's C of E High School. Village amenities, local shops and transport connections are all within easy reach, yet the setting retains tranquillity and a semi-rural feel. For purchasers seeking a premium, architect-led home within a rare, private coastal development, Springfield Meadows offers a standard of build and specification not commonly found locally and early enquiries are strongly advised.

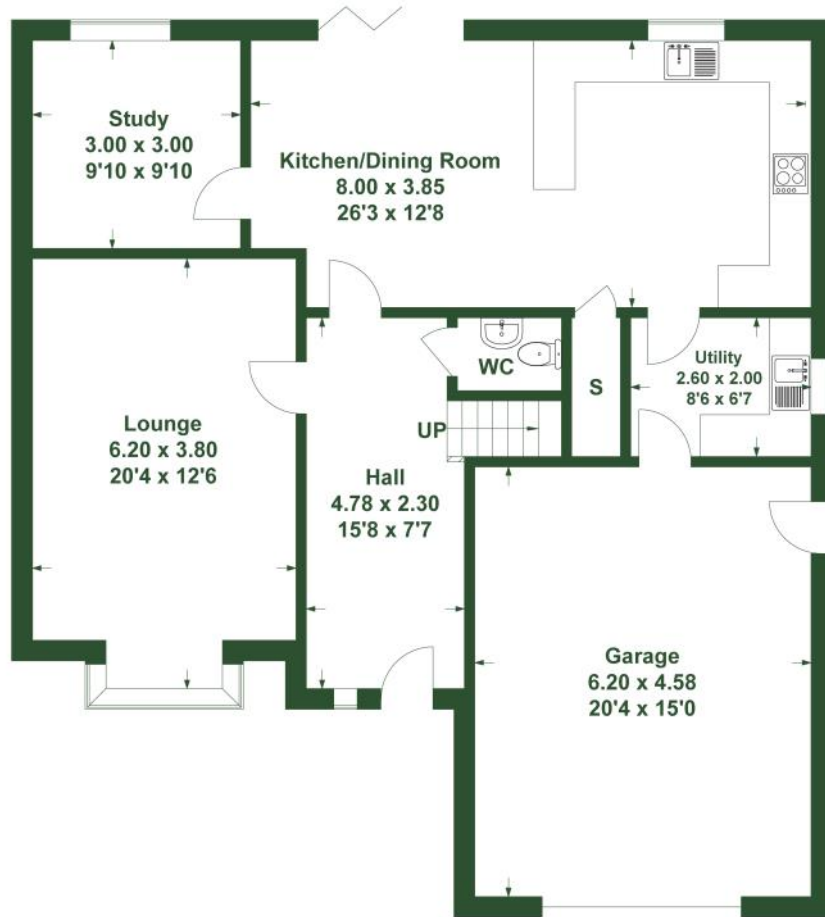


Plot 1

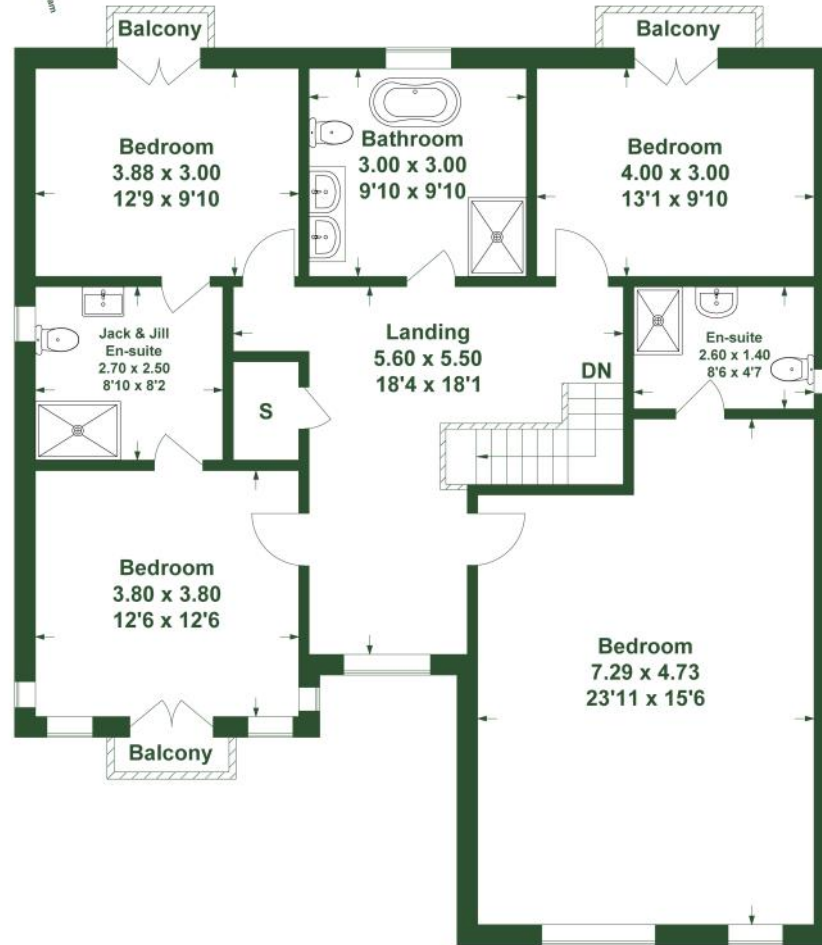
Approximate Gross Internal Area : 203.89 sq m / 2195 sq ft
 Garage : 30.07 sq m / 324 sq ft
 Total : 233.96 sq m / 2519 sq ft



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

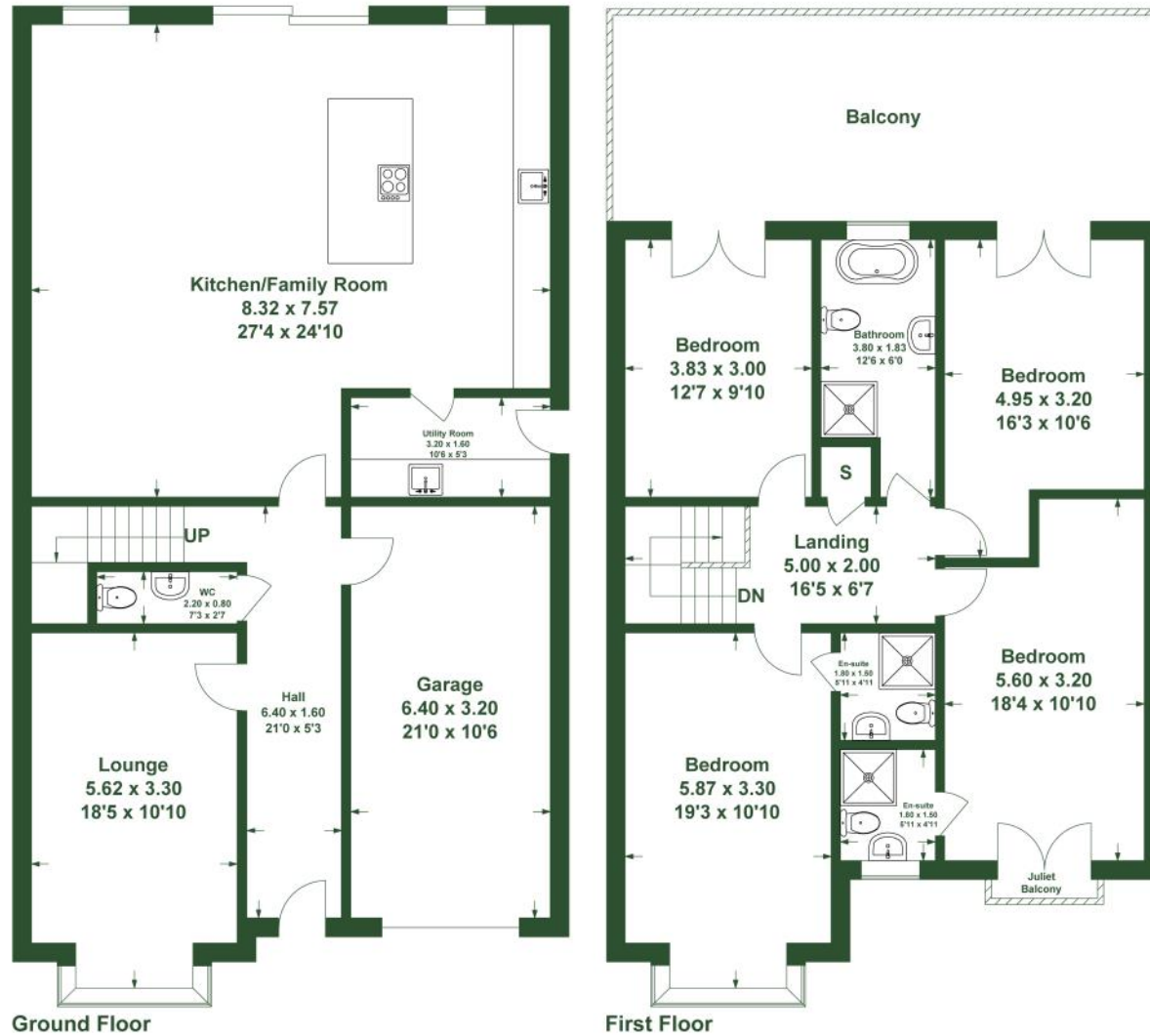


First Floor

Plot 2

Approximate Gross Internal Area : 187.69 sq m / 2020 sq ft
Garage : 21.12 sq m / 227 sq ft
Total : 208.81 sq m / 2247 sq ft

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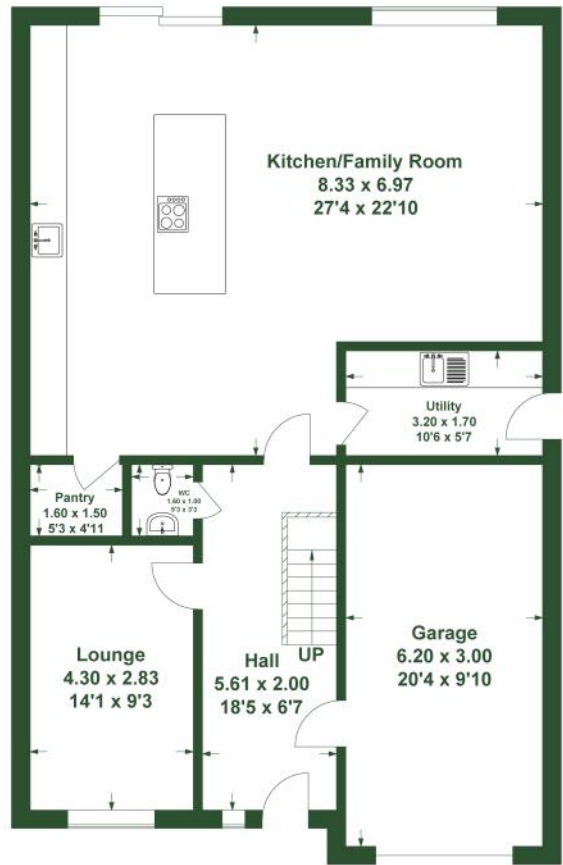


Plot 3

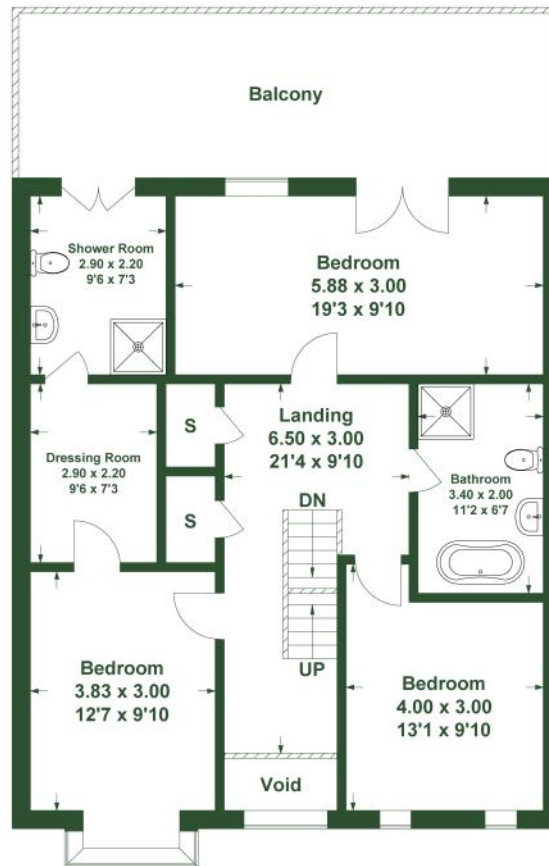
Approximate Gross Internal Area : 250.54 sq m / 2697 sq ft
 Garage : 19.48 sq m / 227 sq ft
 Total : 270.02 sq m / 2924 sq ft



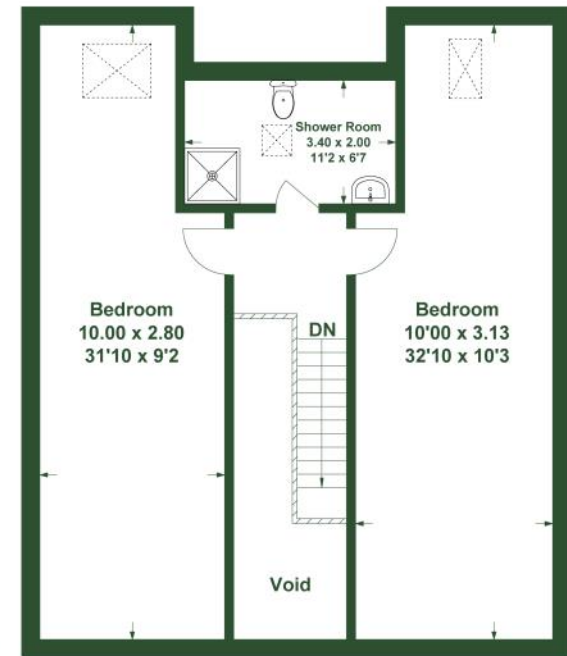
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Ground Floor



First Floor



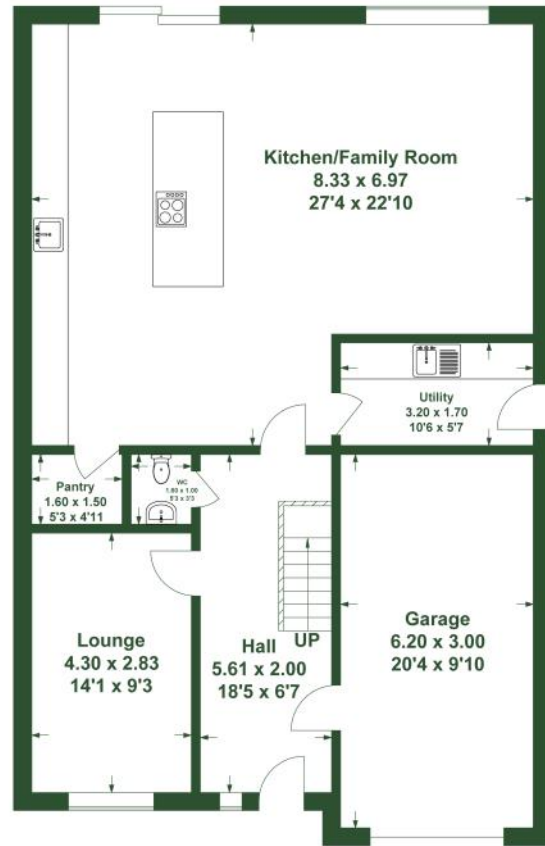
Second Floor

Plot 4

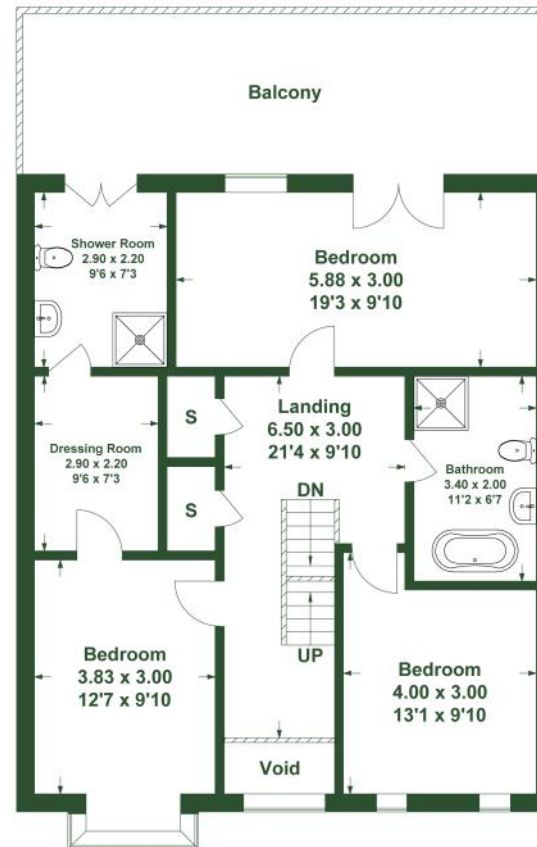
Approximate Gross Internal Area : 254.14 sq m / 2697 sq ft
 Garage : 19.84 sq m / 214 sq ft
 Total : 273.98 sq m / 2911 sq ft



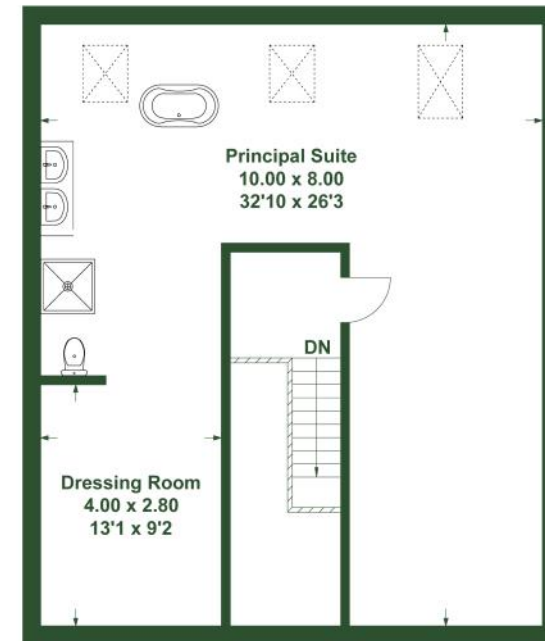
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Ground Floor



First Floor



Second Floor

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of air source heat pumps. The properties have solar panels. There will be a management company set up on the sale of the 1st home. No management fee applicable.

Parking allocated and number of spaces : Parking is available on the double driveways and in the garage. There is an EV charging point.

Construction Type : Brick faced standard construction.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The properties are not listed.

Conservation Area / AONB : N/A

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

Footpaths / Bridleways : N/A

Flooding : The properties have not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 2.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : None known. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: Vodafone, EE, O2 and Three 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.

Please note: Armitstead Bamett 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 managed areas with vacant possession upon completion.

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 : [///fortified.corrupted.swatting](https://www.what3words.com/fortified.corrupted.swatting)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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

New build clause : The plans, images and specifications shown in this brochure are as planned. Alterations may be made during construction. The buyer should satisfy themselves with the property ahead of exchange.. Please refer to the ICW Code for New Homes for further property information.

SUBJECT TO CONTRACT

SPECIFICATION LIST



Kitchen and Utility

- Kitchen units, with quartz tops & sides to worktops & islands, glass splash, LED lighting features
- Contemporary kitchen handles
- Includes integrated BOSCH appliances with induction hob, oven, fridge/freezer, and multifunctional sink
- Plumbed and power outlets for washer and dryer in utility. Plumbed ready dishwasher installed
- Oak herringbone flooring to kitchen and utility
- Recessed LED lighting to ceiling, and kitchen cabinets

Bathrooms

- 3-piece sanitary ware to family bathroom, and en-suites, inc. contemporary vanity. With W.C, wash-hand basin to cloak
- Floor-to-ceiling tiling to all bathrooms, en-suites
- Full floor to ceiling tiles to shower cubicles, and main bathroom
- Thermostatic rainfall shower heads and handset bar to main & en-suite showers cubicles with glass screens
- Thermostatically controlled towel rails to main bathroom and en-suite
- PIR LED & strip lighting to all main bathrooms & en-suites
- Large, hard wired electric mirrors to all bathrooms & en-suites

Mechanical Systems

- Underfloor heating to all downstairs rooms, multiple zones - can be app controlled

- Energy efficient central heating system with air pump system & HT cylinder, TRV controlled radiators, and towel rails to upstairs rooms, inc, bathroom and en-suites

External

- Traditional facing brick in [Hathaway Brindled] with brick detail
- Roof covering of [Rivius Antique slate]
- Contemporary, composite [black] PVCu windows (externally,) and facias (triple glazing to fronts)
- Upvc front door with privacy glazing to match
- Large floor to ceiling glass & aluminium sliding doors to kitchen/family room opens to rear garden
- PV solar flush fling to front elevation
- Juliet balconies to all bedrooms front & back (HT1 & HT3)
- Velux Cabrio balconies to rear overlooking meadow (HT2's)
- Full width 1st floor to open balcony

Internal

- Hardwood feature oak veneer panelled doors, stained or clear lacquered
- Hardwood balustrades to staircase, with open balustrade, stained or clear lacquered
- Square contemporary MDF skirting boards and architraves in white satin finish
- Choice of carpets to main living areas and all bedrooms
- Oak herringbone flooring to downstairs hallway & main family area
- Opulent vaulted ceilings to front bedrooms (HT1 & HT3)

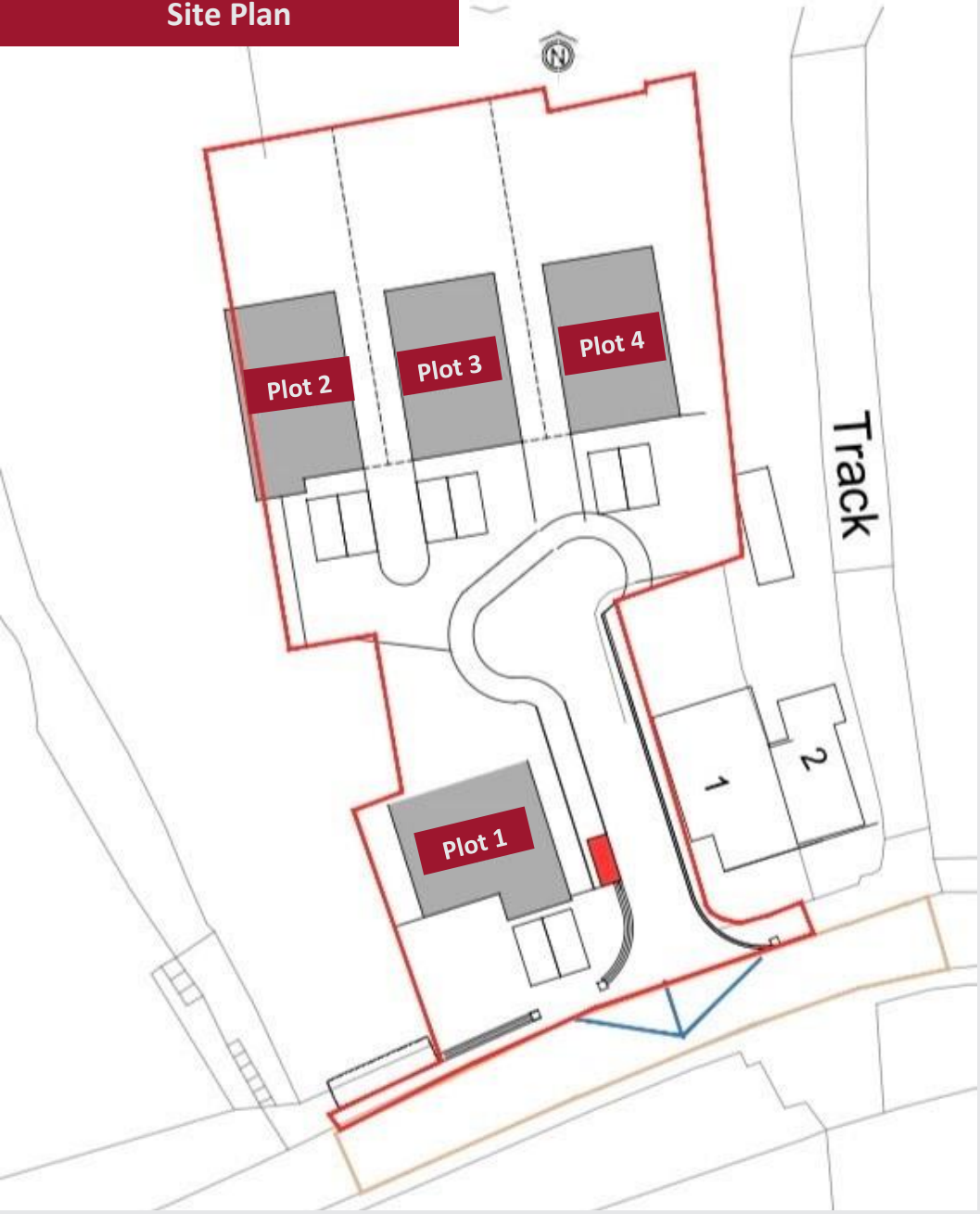
Electrical Systems

- Black/bronzed contemporary faced sockets/switch gear to ground & upper floors
- Recessed LED downlights to hall, landing, bathroom, en-suite, and kitchen in brushed black finish
- PIR activated outside lights
- Mains powered smoke detectors
- Satellite ready television points in lounge, family/dining room, and all bedrooms
- Installed data points for high speed internet built into family room sockets
- Electrical car charging point to garage

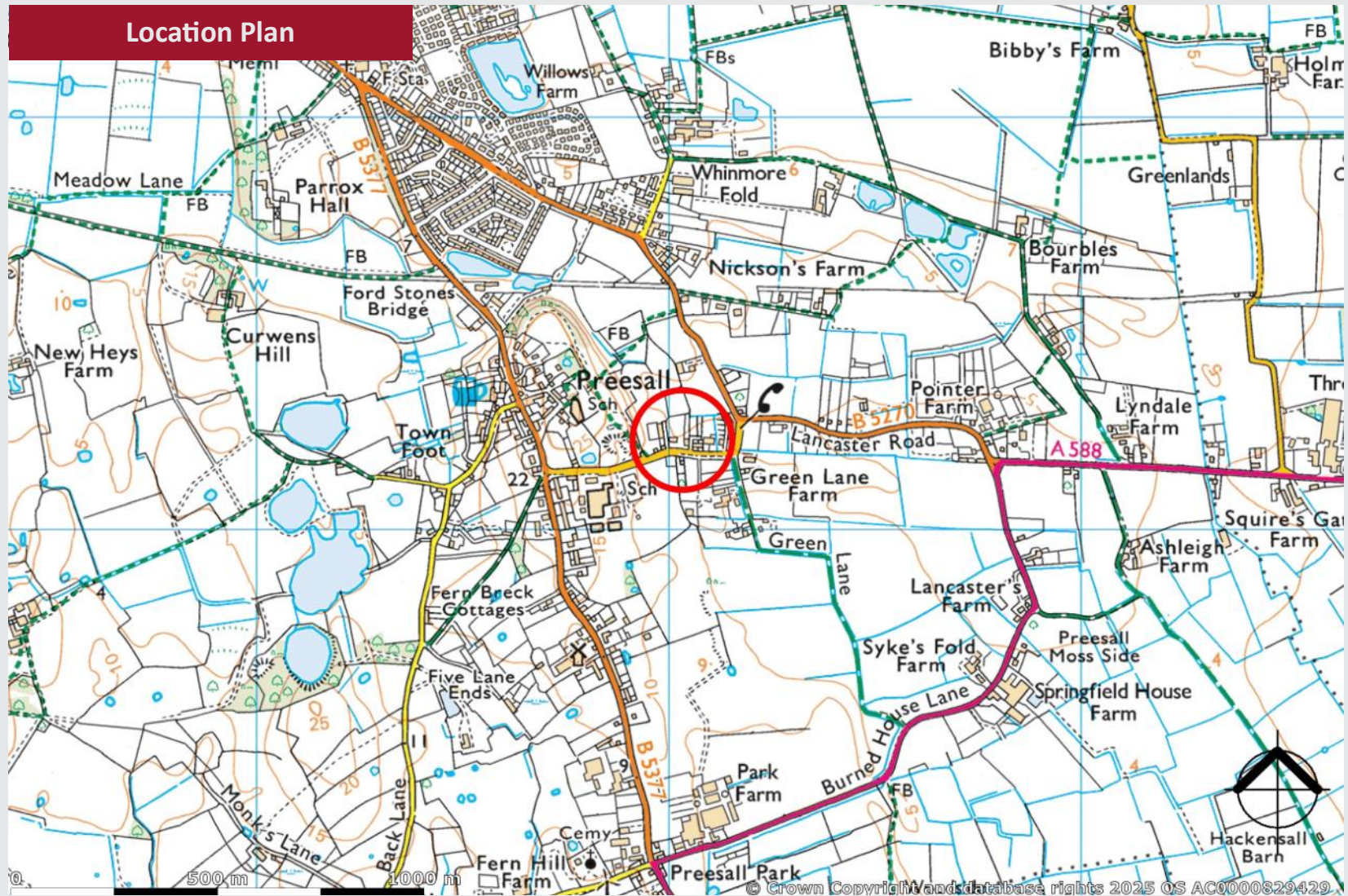
Garage and Gardens

- Rear garden porcelain patio 20SqM & laid to turf with sob landscaping
- Front garden laid to turf with sob landscaping & uplighting
- Rear garden external power outlets and garden fence up/down lighting
- Rear garden bib tap water outlet
- 2M high slat modern privacy fencing to rear garden
- Private double driveway laid in tarmac with block paved border
- Extra wide golden gravel side paths access to rear, with lighting and secure gate access
- Garage with automatic sectional garage door
- Insulated garage walls, power and lighting to garage

Site Plan



Location Plan



North Lancashire

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Lancashire PR3 1ZA
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South Lancashire

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Ribble Valley

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