



BARTLE FIELDS

FULWOOD · PRESTON

A STYLISH COLLECTION OF 2, 3 & 4 BEDROOM HOMES

LIGHTFOOT LANE, HIGHER BARTLE, PRESTON, PR4 0LA

WELCOME TO BARTLE FIELDS

Bartle Fields is a stunning development of new homes, north west of Preston. Designed for the perfect balance of semi-rural living, each contemporary home offers something different – from space to detailing.

With easy access to green space and the city of Preston, and great connections to the wider region and beyond, Bartle Fields is a fabulous opportunity to find your ideal blend of style, comfort and exceptional finishing in a new home.



BARTLE FIELDS

FULWOOD · PRESTON



COUNTRY.
CITY.
COAST.

BARTLE FIELDS HAS IT ALL.

The area surrounding Bartle Fields has a huge amount for everyone to enjoy with farmland views and access to green space within walking distance and the leafy nearby town of Fulwood catering for all your everyday essentials with an eclectic mix of restaurants, cafes, independent shops and supermarkets.

Preston itself is a little over ten minutes' drive away, with everything you'd expect from a major city. Boutique shopping, diverse eateries, nightlife, gyms, arts and culture, cinema, fabulous architecture and even a picturesque marina are all clustered into a compact walkable footprint.

The long stretch of beaches running up the Fylde Coast can also be easily reached for days out, making Bartle Fields perfectly placed for every kind of adventure.



BARTLE FIELDS

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Avenham Park



St Anne's Pier



Harris Museum



The Promenade - Lytham St Anne's

BUILT FOR MODERN LIVING

Bartle Fields' selection of 2, 3 and 4 bedroom homes have all been designed with modern living in mind. Maximising natural light and open plan living, each one has been beautifully crafted with the highest standards of finish throughout.

Anyone from first-time buyers to young families and empty nesters looking to downsize can find something to suit their needs with a range of home and garden aspects to choose from. Each stylish space has been carefully considered at every stage, with close attention to detail. The resulting clean aesthetic is a flowing living space that's ready for you to put your stamp on.



BARTLE FIELDS

FULWOOD · PRESTON

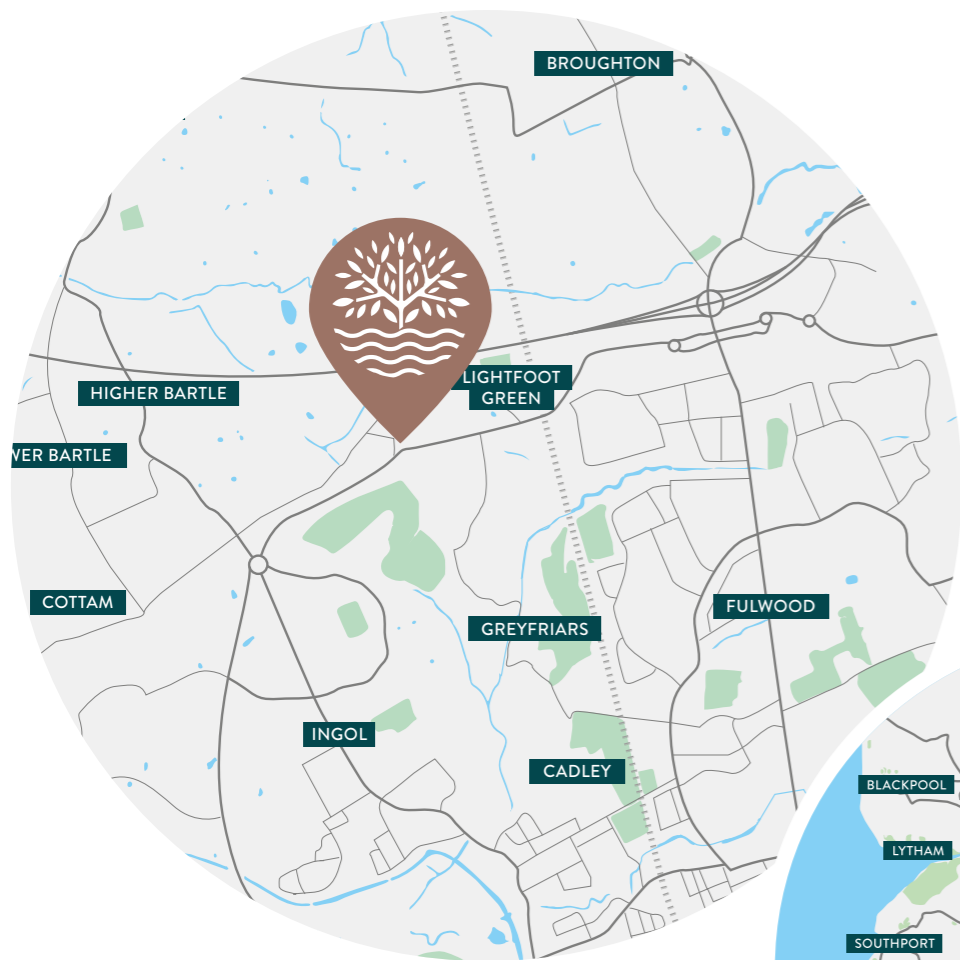
KEY:

- Showhome - Plot 89
- Sales Office - Plot 87
- Irwell
- Bollin
- Wyre
- Ribble
- Weaver
- Goyt
- Lune



PLOT	TYPE	BEDS	SIZE				
03	Ribble	3-bed	934 sqft	52	Ribble	3-bed	934 sqft
04	Ribble	3-bed	934 sqft	53	Irwell	2-bed	862 sqft
05	Ribble	3-bed	934 sqft	54	Wyre	3-bed	912 sqft
06	Ribble	3-bed	934 sqft	61	Wyre	3-bed	912 sqft
19	Bollin	3-bed	912 sqft	62	Irwell	2-bed	862 sqft
22	Goyt	4-bed	1,371 sqft	63	Ribble	3-bed	934 sqft
23	Weaver	3-bed	1,089 sqft	64	Ribble	3-bed	934 sqft
24	Weaver	3-bed	1,089 sqft	65	Ribble	3-bed	934 sqft
25	Goyt	4-bed	1,371 sqft	66	Ribble	3-bed	934 sqft
26	Weaver	3-bed	1,089 sqft	69	Bollin	3-bed	912 sqft
27	Weaver	3-bed	1,089 sqft	70	Lune	2-bed	862 sqft
28	Goyt	4-bed	1,371 sqft	71	Goyt	4-bed	1,371 sqft
29	Goyt	4-bed	1,371 sqft	72	Irwell	2-bed	862 sqft
35	Weaver	3-bed	1,089 sqft	73	Wyre	3-bed	912 sqft
36	Weaver	3-bed	1,089 sqft	86	Weaver	3-bed	1,089 sqft
37	Weaver	3-bed	1,089 sqft	87	Weaver	3-bed	1,089 sqft
38	Weaver	3-bed	1,089 sqft	88	Ribble	3-bed	934 sqft
51	Ribble	3-bed	934 sqft	89	Ribble	3-bed	934 sqft

CLICK TO VIEW OUR
360° TOUR
OF THE RIBBLE



SHOW HOME LOCATION

LIGHTFOOT LANE
PRESTON, PR4 0LA



FURTHER AFIELD

From fabulous bike rides to gentle canal-side walks and farmland hikes, Bartle Fields is brimming with rural charm and places to explore.

The development is situated just minutes from the Preston Guild Wheel – a 21 mile ‘greenway’ that circles the entirety of Preston. Predominantly off-road and traffic free, it gives residents the perfect escape for walks, cycling and exploration, with miles of connected bridleways beyond.

Commuters also have plenty of options, with speedy connections to Liverpool, Manchester and Blackpool – and with Preston City Centre less than half an hour by train.

If schools are a consideration, there’s a wide range of nurseries, primary and secondary schools within a few miles – including the number one independent preparatory school in Lancashire – Highfield Priory.



Liverpool

TRAIN STATIONS*

Salwick	3.1 miles
Preston	4.1 miles
Lostock Hall	5.3 miles

TRAVEL*

Preston City Centre	3.7 miles
Lytham St Annes	15.5 miles
Blackpool	15.9 miles
Manchester	37.0 miles
Liverpool	46.0 miles

SCHOOLS*

Cottam Nursery School	0.6 miles
St Peter's Church of England Primary School	0.6 miles
Pool House Community Primary School	0.7 miles
Harris Primary School	0.8 miles
Fulwood Academy	1.3 miles
Preston College	1.7 miles
Broughton High School	3.3 miles

*Approximate distances taken from google maps



Miller Park



Preston Train Station



Eastway Retail Hub



Preston Marina



Lytham Green

LUNE & IRWELL

Two bedroom semi-detached homes

The Irwell and Lune house types are the same with the exception of the use of render on the front elevation. The Irwell house type is rendered on the front elevation with a small render wrap around the side of the property. The side and rear of the property are brick.

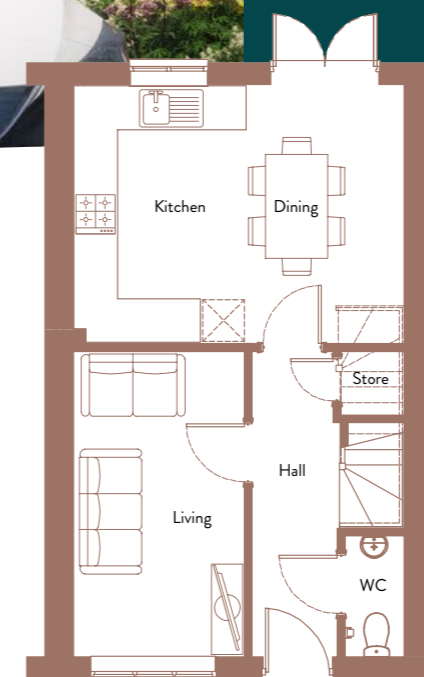


DESCRIPTION

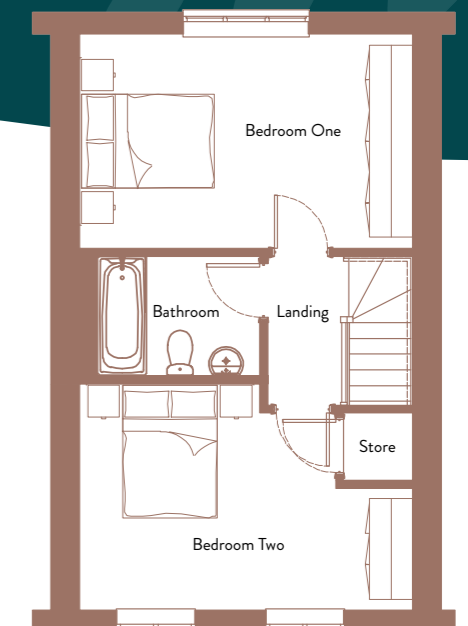
Two-bedroom, semi-detached house with off-road parking and turfed front and back garden. The ground floor features a WC, spacious lounge, and a separate modern kitchen with patio doors leading to a turfed garden at the rear. Upstairs there are two spacious double bedrooms and a family bathroom.

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	14' 5" X 8' 0"	116	Bathroom	7' 7" X 5' 6"	42
Kitchen/Dining	15' 7" X 12' 2"	190	Store	3' 2" X 3' 1"	10
Store	2' 11" X 2' 11"	8			
Bedroom One	15' 7" X 10' 0"	157			
Bedroom Two	15' 7" X 10' 7"	143 max			

TOTAL GROSS INTERNAL AREA 862 ft²



Ground Floor Plan



First Floor Plan

BOLLIN Three bedroom semi-detached home with driveway



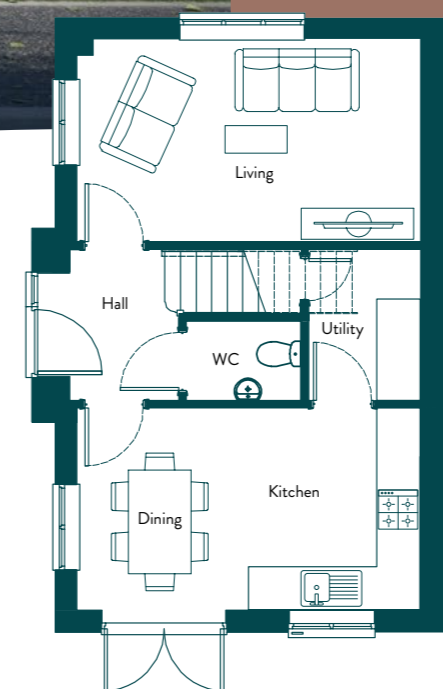
DESCRIPTION

Three-bedroom, semi-detached house with off-road parking and turfed front and back garden. The ground floor features a front hall and WC, a spacious lounge, utility space, and a modern open plan kitchen and dining space. Patio doors leading to a turfed garden at the rear. Upstairs there's a spacious master bedroom with en-suite, two single bedrooms and a family bathroom.

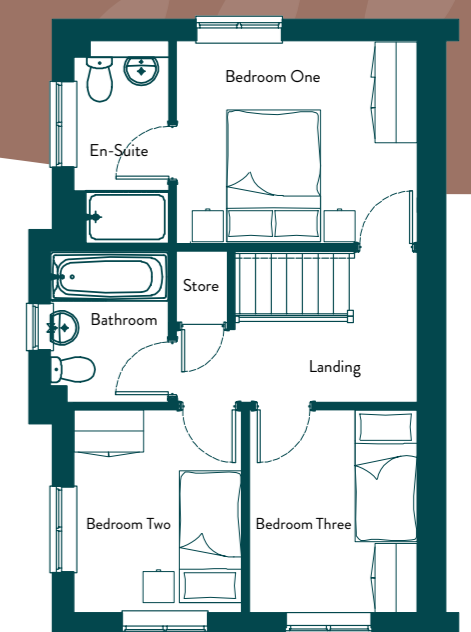
ROOM DIMENSIONS

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	16' 2" X 9' 6"	155	Bedroom Three	9' 6" X 7' 10"	75
Kitchen/Dining	16' 2" X 9' 6"	155	Bathroom	7' 1" X 5' 6"	39
Utility	7' 1" X 5' 2"	37	En-suite	8' 9" X 4' 5"	38 max
Store (0.16m ² floor area above 1500mm)	3' 11" X 3' 0"	11	Store	3' 3" X 2' 4"	7
Bedroom One	11' 4" X 9' 6"	109			
Bedroom Two	9' 6" X 7' 10"	75			

TOTAL GROSS INTERNAL AREA 912 ft²



Ground Floor Plan



First Floor Plan

WYRE Three bedroom semi-detached home with driveway



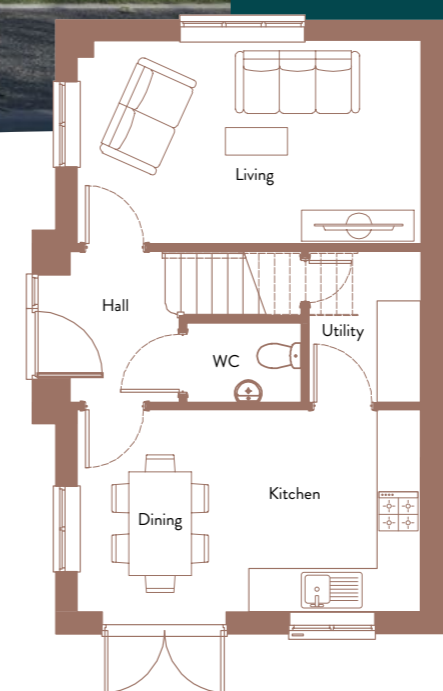
DESCRIPTION

Three-bedroom, semi-detached house with off-road parking and turfed front and back garden. The ground floor features a front hall and WC, a spacious lounge, utility space, and a modern open plan kitchen and dining space. Patio doors leading to a turfed garden at the rear. Upstairs there's a spacious master bedroom with en-suite (please check as some plots do not have en-suites), two single bedrooms and a family bathroom.

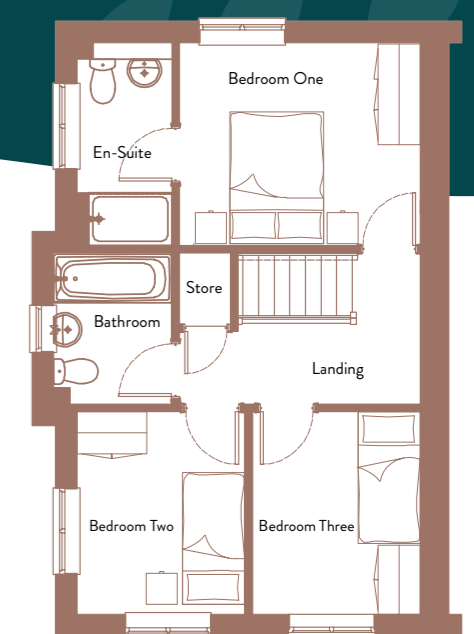
ROOM DIMENSIONS

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	16' 2" X 9' 6"	155	Bedroom Three	9' 6" X 7' 10"	75
Kitchen/Dining	16' 2" X 9' 6"	155	Bathroom	7' 1" X 5' 6"	39
Utility	7' 1" X 5' 2"	37	En-suite	8' 9" X 4' 5"	38 max
Store (0.16m ² floor area above 1500mm)	3' 11" X 3' 0"	11	Store	3' 3" X 2' 4"	7
Bedroom One	11' 4" X 9' 6"	109			
Bedroom Two	9' 6" X 7' 10"	75			

TOTAL GROSS INTERNAL AREA 912 ft²



Ground Floor Plan



First Floor Plan

RIBBLE Three bedroom semi-detached home with driveway



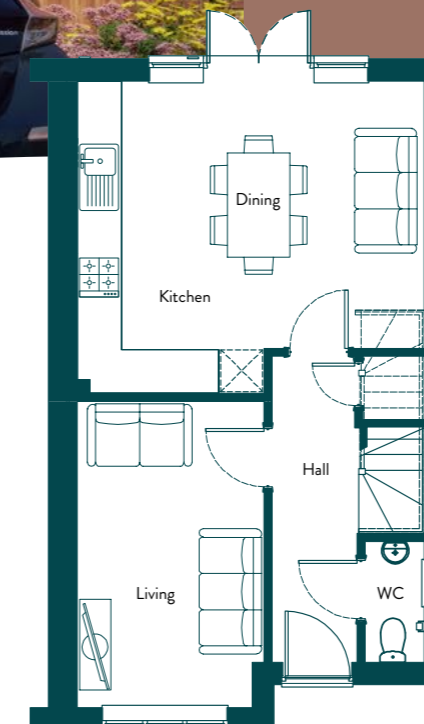
DESCRIPTION

Three-bedroom, semi-detached house with off-road parking and turfed front and back garden. The ground floor features a WC, a spacious lounge, a utility space, and a modern open plan kitchen and dining space with patio doors leading to a turfed garden at the rear. Upstairs there's a spacious master bedroom with en-suite (please check as some plots do not have en-suites), a 2nd double bedroom, a single bedroom, a family bathroom and additional storage space.

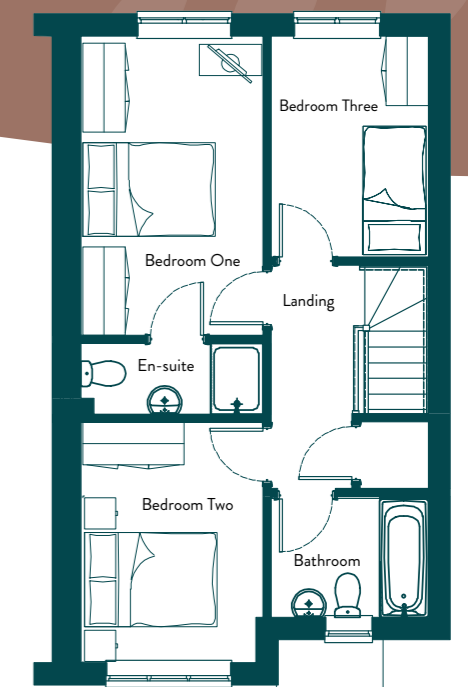
ROOM DIMENSIONS

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	8' 9" X 14' 5"	126	Bathroom	7' 4" X 5' 8"	42
Kitchen/Dining	16' 4" X 14' 8"	224	En-suite	8' 6" X 3' 4"	28
Store	2' 10" X 2' 11"	9	Store	3' 2" X 3' 1"	10
Bedroom One	8' 6" X 14' 1"	121			
Bedroom Two	8' 6" X 11' 3"	96 max			
Bedroom Three	7' 4" X 10' 5"	77			

TOTAL GROSS INTERNAL AREA 950 ft²



Ground Floor Plan



First Floor Plan

WEAVER Three bedroom semi-detached home with driveway



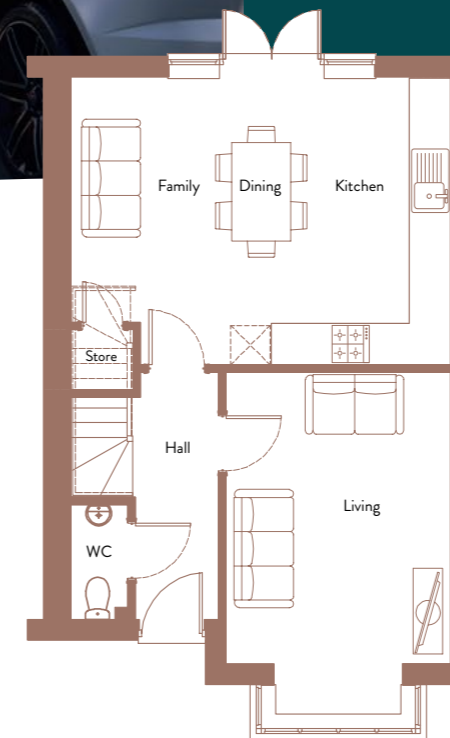
DESCRIPTION

Three-bedroom, semi-detached house with off-road parking and turfed front and back garden. The ground floor features a WC, a spacious lounge with bay window, utility space, and a modern open plan kitchen and dining space. Patio doors leading to a turfed garden at the rear. Upstairs there's a spacious master bedroom with en-suite (please check as some plots do not have en-suites), a 2nd double bedroom, a single bedroom, a family bathroom and additional storage space.

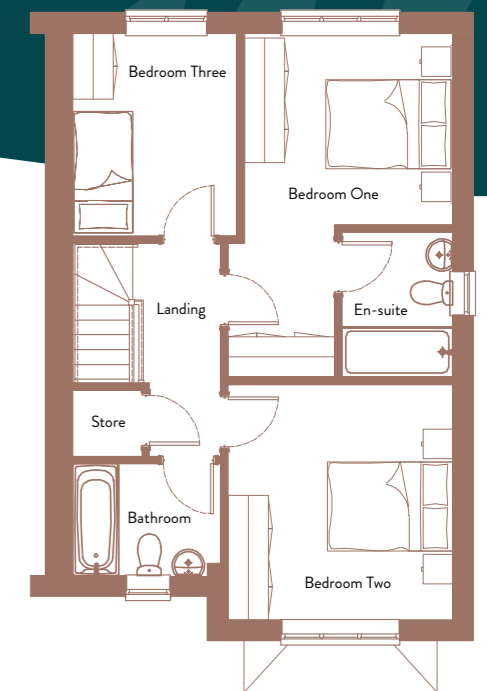
ROOM DIMENSIONS

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	17' 1" X 11' 2"	179 max	Bathroom	7' 4" X 5' 8"	42
Kitchen/Dining	18' 11" X 14' 4"	265 max	En-suite	7' 2" X 5' 6"	39
Store (0.33m ² floor area above 1500mm)	3' 1" X 2' 11"	9	Store	3' 5" X 3' 1"	11
Bedroom One	17' 1" X 10' 4"	138 max			
Bedroom Two	11' 8" X 11' 2"	131			
Bedroom Three	10' 1" X 8' 0"	83			

TOTAL GROSS INTERNAL AREA 1,109 ft²



Ground Floor Plan



First Floor Plan

GOYT Four bedroom detached home with garage



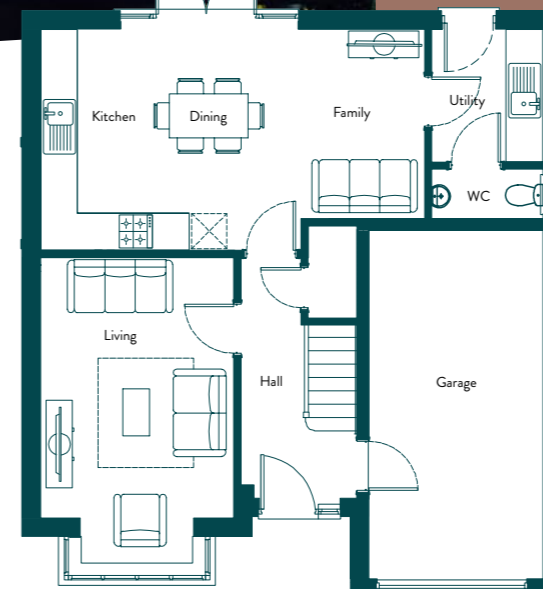
DESCRIPTION

Four-bedroom, detached house with off-road parking and turfed front and back garden. The ground floor features a WC, a spacious lounge with bay window, utility space, and a modern open plan kitchen and dining space. Wide bi-fold doors lead out to a turfed garden at the rear. Upstairs there's a spacious master bedroom with en-suite, and three further double bedrooms, a family bathroom and additional storage space.

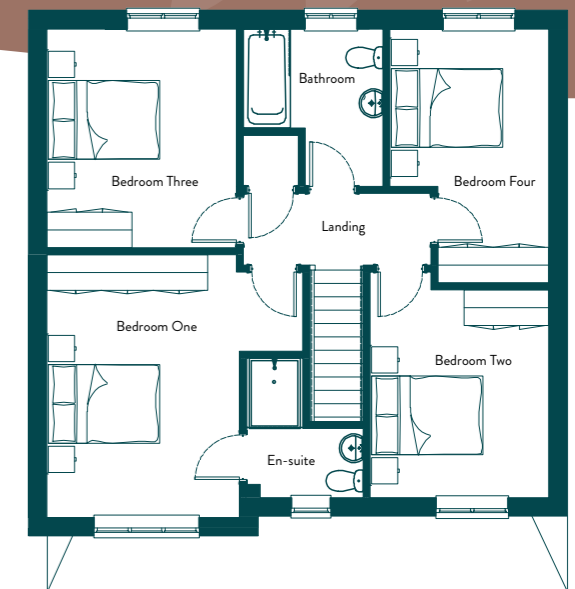
ROOM DIMENSIONS

ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)	ROOM DIMENSIONS	SIZE (ft)	SIZE (ft ²)
Living	17' 1" X 10' 9"	174 max	Bedroom Two	12' 7" X 10' 0"	120 max
Kitchen/Dining/Family	21' 6" X 12' 4"	254 max	Bedroom Three	12' 3" X 10' 7"	130 max
Utility	7' 5" X 6' 2"	46	Bedroom Four	14' 2" X 8' 10"	112 max
Store	5' 1" X 2' 8"	13	Bathroom	8' 9" X 7' 9"	52 max
Garage	19' 6" X 9' 8"	190	En-suite	7' 9" X 6' 6"	37 max
Bedroom One	14' 8" X 14' 4"	174 max	Store	3' 0" X 2' 10"	8

TOTAL GROSS INTERNAL AREA 1,371 ft²



Ground Floor Plan



First Floor Plan

A HIGH SPEC INSIDE AND OUT

All Bartle Field homes have light, spacious rooms. Kitchen/diners all include modern fitted units, a stainless-steel oven, gas hob and extractor hood. You'll also find contemporary, eye catching bathroom designs, off-road parking and a range of superb eco-features. These range from solar panels and electric vehicle charging points to new energy efficient boilers and full double-glazing, making them inexpensive to heat and maintain.

- Contemporary kitchen with ample storage
- Oven hob & extractor
- Soft close drawers
- White sanitaryware
- Thermostatic shower to bathrooms
- Generous tiling to bathroom
- Carpets and Vinyl flooring throughout
- Off street parking
- Mirrors to bathrooms
- Turfing to front and rear gardens
- Double glazed windows
- Electric car charging point
- Solar panels
- Wall or fencing provided to all boundaries
- External front and rear lights
- Outside tap
- 10-year Premier Guarantee



SHARED OWNERSHIP

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible.

You initially purchase a part share in a home through a mortgage and savings. You only need to buy as much as you can afford, usually a minimum of 25% and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own. The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay and what's more, you will benefit from only needing a low deposit because its calculated only on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder and even though you are only purchasing a share in your home, it will feel as if you own it outright because you are welcome to decorate and personalise it to your own taste.

Shared Ownership is a government backed initiative and below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move

TO APPLY FOR SHARED OWNERSHIP PLEASE VISIT:

[Help to Buy: Shared Ownership](#)



Marquee Homes is the sales arm of Community Gateway Association, established in 2005 to provide a range of affordable housing for people across Preston and beyond.

With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.



We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWC.

They will take you through all the requirements and aspects of your purchase and can be contacted on:

T: 01772419770

E: sales@bartlefields.co.uk



BARTLE FIELDS

LIGHTFOOT LANE, HIGHER BARTLE, PRESTON, PR4 0LA

01772 419 770

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Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Marquee reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date October 2021. Bartle Fields is a mixed tenure development including homes for both sale and rent.