

HOLLINSGATE

A development by



Welcome to Hollinsgate – a superb collection of traditionally-styled two, three, four and five bedroom homes with views stretching all the way to Pendle Hill. Here you'll find the perfect mix of modern comfort, countryside charm and perks of the town.

Wake up to spectacular views across the valley. Then nip into Burnley for a flat white, gym session or a quick dash around the shops – it's all just five minutes away. Peace and quiet when you want it; action and convenience when you need it.

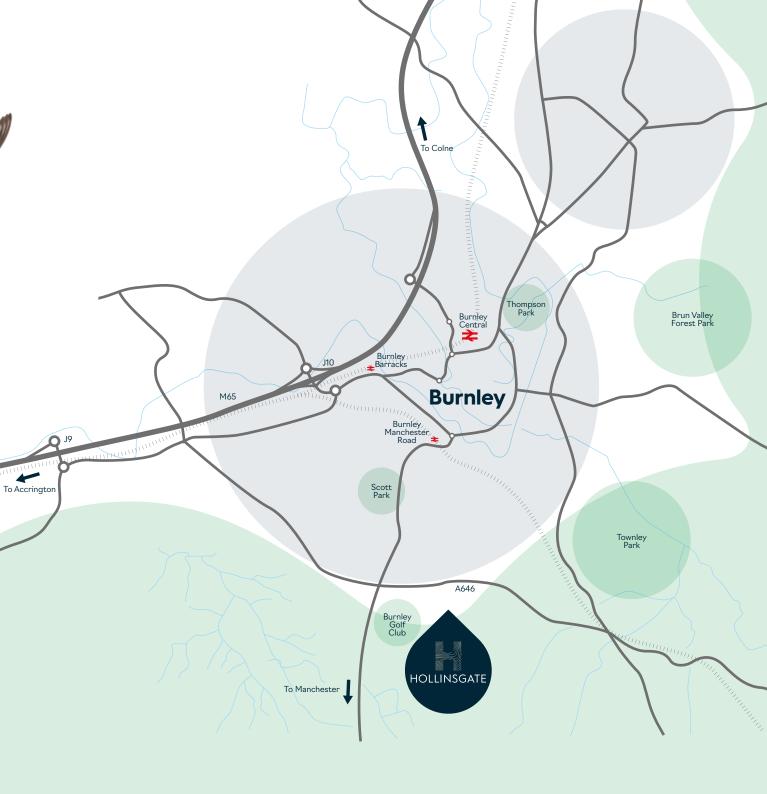
Think of it as rural rhythm with an urban heartbeat





Hollinsgate sits where Hollins Cross Farm used to be. It's an area rich in Lancashire heritage. The name 'Hollins' comes from the Old English word for holly trees, which have dotted this landscape for centuries. Perched high above the valley, the area was historically valued for its breathtaking views. Now they're all yours to enjoy.

Here, you can feel a million miles from the hustle and bustle while still being well connected. The market town of Burnley is just a five-minute drive away. Long known for its proud industrial roots and famous football team, the town is now stepping confidently into the future after having a serious revamp.





Take Pioneer Place, a brand new £23 million leisure destination right in the heart of the town. Whether it's a Friday night film at the Reel Cinema, a bite to eat at Nando's or Taco Bell, or a coffee catch up with friends, this stylish new hub has livened up the town centre.



Across the town, there are restaurants, bistros and pubs serving all manner of classic British and international dishes. Whether you're meeting friends, having a date night or taking the family out, there's a place and a vibe for everything.



Where else can you have one foot in the hills and one in the town?

Other essentials like supermarkets (Tesco, Aldi and Sainsburys), high street fashion stores, takeaways, GP surgeries, pharmacies and hair salons are all within a 10-minute drive. For milk, snacks and last-minute dinners, there's a local convenience store just a few minutes' walk away.

Burnley also has a good selection of Ofsted Outstanding primary and secondary schools. Younger children are well catered for with several Outstanding nursery schools close by, the nearest being Rockwood Nursery School, just over a mile away.

If you're into fitness, there's no shortage of well-equipped **gyms** close by. Crow Wood Leisure is a health club and spa complex, while St Peter's Leisure Centre has a 25-metre swimming pool, squash courts and fitness classes. For relaxation and pampering. The Woodlands **Spa**, rated among the best in the UK, offers thermal experiences and treatments in a stunning woodland setting.





Burnley's green spaces are equally as impressive. Thompson Park, with its Italian gardens, boating lake and miniature railway is the perfect family day out. Bank Hall Park offers peaceful walking routes along the river Brun, and Brun Valley Forest Park has more than 180 acres of walking and cycling trails to explore.

If you play golf, then you couldn't be better placed. Hollinsgate is right next to the prestigious **Burnley Golf Club**. Imagine swapping your morning commute for a sunrise tee off just steps from your front door. This magnificent 18-hole parkland course offers breathtaking views across the River Calder valley.



Burnley's cotton heritage

Burnley boomed in the 19th century as one of the world's leading producers of cotton cloth, with its iconic mills and canal networks buzzing with activity. The arrival of the Leeds and Liverpool Canal and the railway transformed it into a textile powerhouse. drawing workers from far and wide. Today, its proud past still echoes in the town's red brick architecture. while its community spirit remains as strong as ever.



Hollinsgate gives you a rare opportunity to explore from your front door. You can walk to the **Singing Ringing**Tree – a wild, wind-powered sculpture with a view that'll stop you in your tracks. Or head the other way and you'll find yourself lakeside at Clowbridge Reservoir, perfect for a dog walk, run or nature spotting.

Towneley Hall – a grand old house packed with art, history and even a hidden 'mouse trail' for the little ones (or the young at heart) – is half an hour on foot.

While the New
Waggoners pub and
restaurant offers a
breakfast and brunch
menu. It could be your
new go-to for weekend
treats or lazy late starts.

Further out, a 20-minute drive will get you to the Forest of Bowland. Perfect for weekend wanders, wild picnics, and big-sky views. Then there's Pendle Hill – not just a stunning backdrop for Hollinsgate, but a local legend in its own right. Hike it, admire it, or just point it out from your window – it never gets old.

The countryside here is a maze of winding footpaths and cycle routes, ready to lead you somewhere new every weekend. Big walks, short strolls, quiet moments. It's all here, waiting.

For day trips, the historic city of Lancaster is just 30 minutes away while Manchester's buzzing metropolis can be reached in 45 minutes. The stunning landscapes of the Yorkshire Dales and Lake District national parks are also within striking distance for weekend adventures.

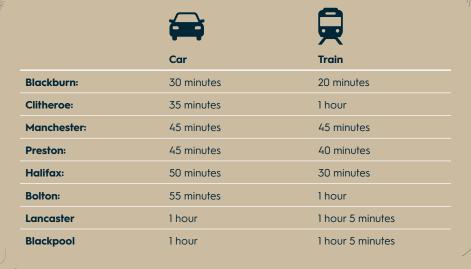
If you're ready to escape the ordinary without sacrificing convenience, then Hollinsgate could be your dream location.

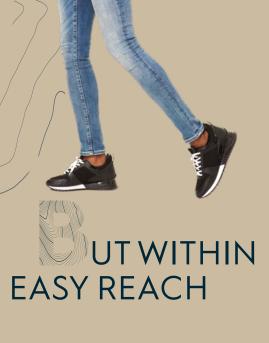


WAY FROM IT ALL

Despite its rural setting, Hollinsgate has excellent transport links. The M65 motorway is just minutes away, with easy access to Preston, Blackburn and the wider motorway network.

Burnley Manchester Road is the town's main train station, and it's just a five-minute drive away. There are hourly services to major destinations including Manchester Victoria, Preston, Lancaster, Halifax and Blackpool.







Hollinsgate offers a superb collection of 200 homes, ranging from cozy two bedroom layouts to spacious four bedroom designs. Whether you're just starting out, looking to downsize or need more space, you'll find a home that fits with your lifestyle.



Whichever housetype you choose, you'll enjoy a home rich in heritage and full of character. Each one has been crafted from locally sourced sandstone, making it feel grounded, welcoming and elegant.

But it's not just about looks. Sandstone is renowned for its

Inside each home you'll find a spacious living room, downstairs toilet, modern family bathroom, master bedroom with en-suite (excluding 2-bed) plus extra bedrooms for a growing family or to use as a quest room, home office or dressing room. Some of the four bedroom homes also have a downstairs utility room.

Bright and inviting, the heart of each home is the modern kitchenliving / kitchen-dining area with patio doors that open out to the garden. The kitchen is the perfect combination of style and functionality - ideal for quick breakfasts, family time or entertaining guests.

A range of energysaving measures come as standard including solar panels, high-quality insulation and waste water heat recovery, where hot water going down the drain is captured and re-used.

There's a landscaped garden at the front plus a garage (on selected plots) and off-street parking with an electric vehicle charging point.









The Waltham

Plots 115, 116, 117, 118, 123, 124, 145, 146, 161, 162, 163, 164, 167, 168, 171, 172, 177, 178, 185, 186

The Morley Plots 165, 166, 194, 195

The Whalley Plots 6, 21, 22, 29, 35, 74, 81, 87,

The Barton

Plots 8, 9, 36, 37, 69, 70, 90, 91, 102, 103, 107, 108, 109, 110, 113, 114, 119, 120, 121, 122, 133, 134, 147, 148, 149, 150, 151, 152, 153, 154, 157, 158, 169, 170, 174, 175, 180, 181, 183, 184, 187, 188, 196, 197

The Barley
Plots 1, 27, 40, 71, 92, 93, 111

The Bromley
Plots 5, 18, 23, 41, 52, 66, 82, 96, 99, 125, 127

The Croston

The Cleveley

Plots 155, 156, 179, 182, 190, 200

The Pattersley

Plots 54, 73, 106

Piots 2, 11, 12, 15, 19, 24, 28, 53, 59, 61, 68, 84, 86, 98, 105, 136, 139, 141, 142, 159, 160, 173, 176, 189, 191, 192, 193, 198, 199

The Oxley
Plots 4, 7, 14, 16, 33, 44, 46, 48, 49, 58, 60, 76, 78, 94, 104, 130, 137, 143

The Hemsworth Plots 63, 64, 72

The Overton
Plots 17, 43, 51, 62, 79, 83, 88, 97, 100, 126, 135

The Thornton Plots 26, 30, 31, 67, 112, 144

The Heaton Plots 38, 39, 56, 57, 90, 91, 128, 129, 131, 132

The Sawley
Plots 3, 10, 12A, 20, 25, 32, 34, 42, 45, 47, 50, 55, 65, 75, 77, 80, 85, 89, 95, 101, 126, 138, 140

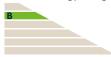


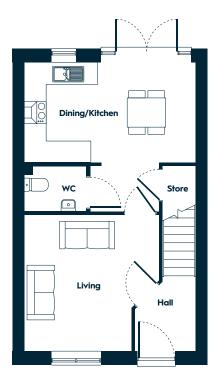
2 bedroom semi-detached house 74.12m² 798sq ft











Ground Floor	m	ft
Living	3.73m x 3.77m	12′3″ x 12′4″
Dining/Kitchen	4.74m x 2.78m	15′7″ x 9′1″
WC	1.27m x 1.75m	4′2″ x 5′9″



First Floor	m	ft
Main bedroom	4.74m x 3.15m	15′7″ × 10′4″
Bedroom 2	4.74m x 2.71m	15′7″ × 8′11″
Bathroom	1.97m x 2.55m	6′6″ x 8′4″

The Barton

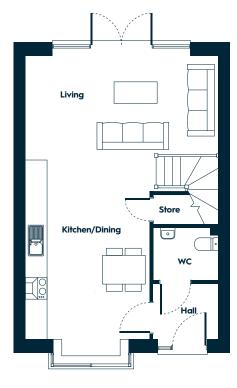
3 bedroom semi-detached house 85.5lm² 920sq ft



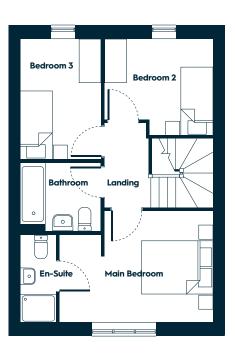
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Ground Floor	m	ft
Living	5.41m x 2.82m	17'9" x 9'3"
Kitchen / Dining	3.50m x 4.68m	11′6″ x 15′4″
WC	1.85m x 1.51m	6′1″ x 4′11″



First Floor	m	ft
Main bedroom	4.30m x3.16m	14′1″ x 10′4″
Bedroom 2	3.06m x 2.72m	10'0" x 8'11"
Bedroom 3	2.29m x 3.39m	7′6″ x 11′1″
Bathroom	2.29m x 1.95m	7′6″ x 6′5″

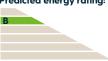


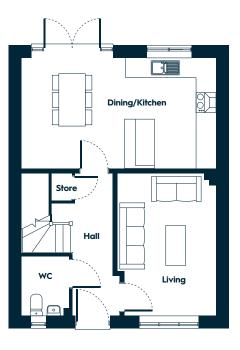
3 bedroom detached house 91.58m² 986sq ft



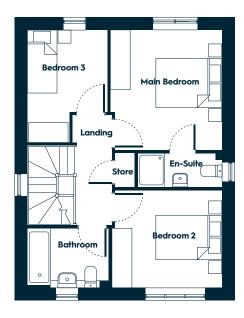
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Ground Floor	m	ft
Living	2.82m x 4.35m	9′3″ x 14′3″
Dining/Kitchen	5.93m x 3.39m	19′5″ x 11′1″
WC	1.50m x 1.92m	4′11″ x 6′4″



First Floor	m	ft
Main bedroom	3.51m x 3.56m	11'6" x 11'8"
Bedroom 2	3.27m x 3.02m	10'9" x 9'11"
Bedroom 3	2.35m x 3.76m	7'9" x 12'4"
Bathroom	2.59m x 1.92m	8′6″ x 6′4″

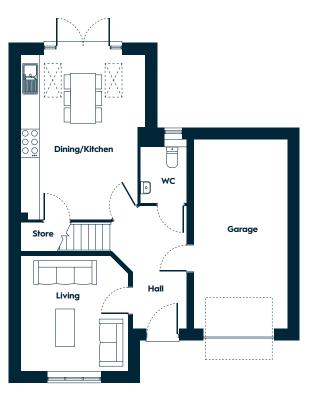
The Overton

3 bedroom detached house with integrated garage 102.1m² 1,099sq ft

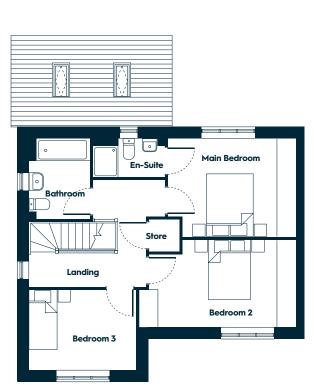


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Ground Floor	m	ft
Living	3.45m x 3.70m	11′4″ × 12′2″
Dining/Kitchen	4.02m x 5.28m	13'2" x 17'4"
WC	1.50m x 2.05m	4′11″ x 6′9″



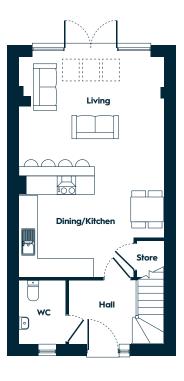
First Floor	m	ft
Main bedroom	4.10m x 3.15m	13′5″ x 10′4″
Bedroom 2	5.01m x 2.82m	16′5″ x 9′3″
Bedroom 3	3.45m x 2.59m	11′4″ × 8′6″
Bathroom	1.98m x 2.58m	6′6″ x 8′6″



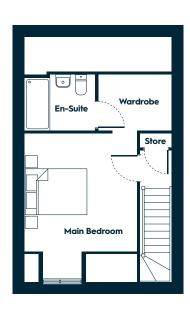
NHBC

3 bedroom semi-detached house 109.01m² 1,173sq ft









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Ground Floor	m	ft
Living/Dining/ Kitchen	4.74m x 7.13m	15′7″ x 23′5″
WC	1.55m x 2.11m	5′1″ x 6′11″

First Floor	m	ft
Bedroom 2	4.74m x 2.68m	15′7″ x 8′10″
Bedroom 3	2.54m x 3.17m	8'4" x 10'5"
Bathroom	2.54m x 1.98m	8′4″ x 6′6″

Main bedroom 3.65m x 3.83m 12'0" x 12'7"	Second Floor	m	ft	
114.11.004.001.11 0.001.11 1.20 X 1.27	Main bedroom	3.65m x 3.83m	12'0" x 12'7"	

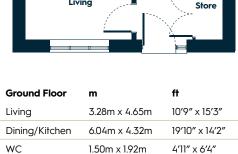


The Morley

4 bedroom semi-detached house 108.14m² 1,164sq ft

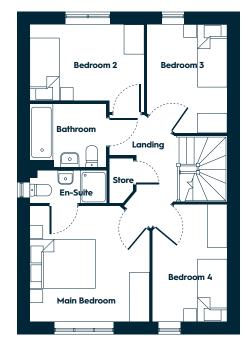


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1.50m x 1.92m





First Floor	m	ft
Main bedroom	3.67m x 3.55m	12′0″ × 11′8″
Bedroom 2	3.50m x 2.35m	11'6" x 7'9"
Bedroom 3	2.48m x 3.33m	8'2" x 10'11"
Bedroom 4	2.31m x 3.56m	7′7″ x 11′8″
Bathroom	2.37m x 1.97m	7′9″ x 6′6″





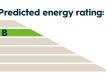
The Barley

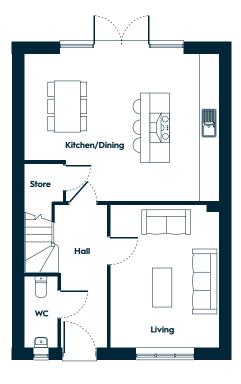
4 bedroom detached house with detached garage 108.14m² 1,164sq ft



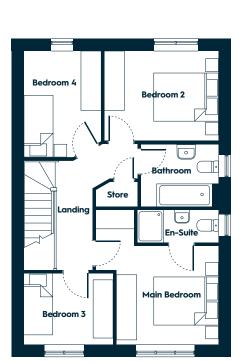
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Ground Floor	m	ft
Living	3.38m x 4.43m	11′1″ x 14′6″
Kitchen / Dining	6.04m x 4.58m	19'10" x 15'0"
WC	1.06m x 2.24m	3′6″ x 7′4″



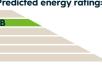
First Floor	m	ft
Main bedroom	3.17m x 3.08m	10′5″ x 10′1″
Bedroom 2	3.55m x 2.81m	11′8″ x 9′3″
Bedroom 3	2.43m x 3.32m	8′0″ x 10′11″
Bedroom 4	2.80m x 2.24m	9′2″ x 7′4″
Bathroom	2.42m x 1.95m	7′11″ x 6′5″

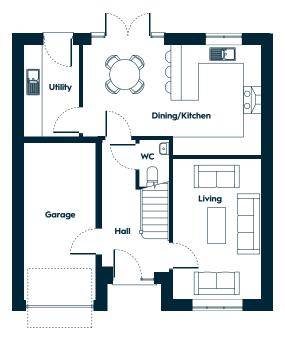
The Cleveley

4 bedroom detached house with integrated garage 113.09m² 1,217sq ft

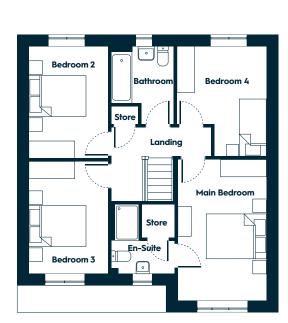


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Ground Floor	m	ft
Living	3.00m x 4.70m	9'11" x 15'5"
Dining/Kitchen	6.02m x 3.71m	19'9" x 12'2"
WC	1.16m x 1.57m	3′10″ x 5′2″



First Floor	m	ft
Main bedroom	2.99m x 4.75m	9′10″ x 15′7″
Bedroom 2	2.70m x 3.77m	8'10" x 12'4"
Bedroom 3	2.70m x 3.78m	8'10" x 12'5"
Bedroom 4	3.03m x 3.70m	9'11" x 12'2"
Bathroom	2.10m x 2.64m	6′11″ x 8′8″

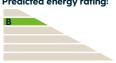
The Oxley

4 bedroom detached house with integrated garage 1,237sq ft 114.93m²



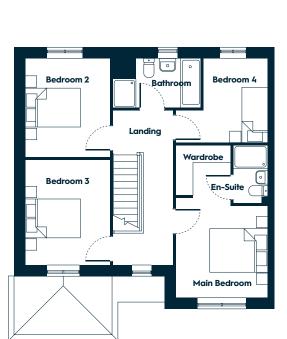








Ground Floor	m	ft
Living	3.23m x 4.42m	10′7" x 14′6"
Dining/Kitchen	6.25m x 3.80m	20'6" x 12'6"
WC	2.09m x 1.50m	6′10″ x 4′11″



First Floor	m	ft
Main bedroom	3.23m x 3.20m	10′7″ × 10′6″
Bedroom 2	2.96m x 3.45m	9′8″ x 11′4″
Bedroom 3	2.96m x 4.00m	9′8″ x 13′1″
Bedroom 4	2.26m x 2.94m	7′5″ x 9′8″
Bathroom	2.26m x 1.80m	7′5″ x 5′11″

The Thornton

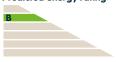
3 bedroom detached house with detached garage 117.8m² 1,268sq ft

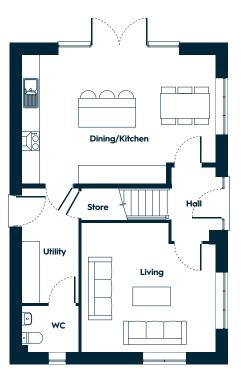




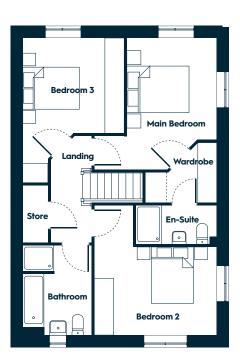
making a reservation.







Ground Floor	m	ft
Living	4.33m x 3.49m	14'2" x 11'5"
Dining/Kitchen	6.27m x 4.18m	20'7" x 13'9"
WC	1.87m x 1.51m	6′2″ x 4′11″



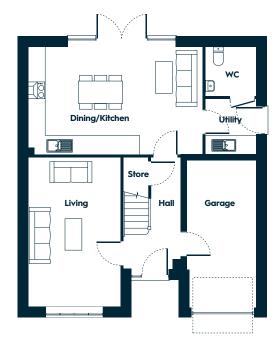
First Floor	m	ft
Main bedroom	2.91m x 4.23m	9′7″ x 13′11″
Bedroom 2	3.94m x 2.87m	13'0" x 9'5"
Bedroom 3	3.29m x 3.07m	10'10" x 10'1"
Bathroom	2.91m x 2.26m	9′7″ x 7′5″

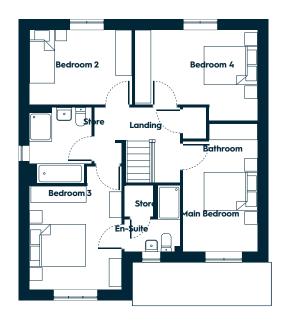


The Sawley

4 bedroom detached house with integrated garage 126.32m² 1,360sq ft







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Ground Floor	m	ft
Living	3.34m x 5.33m	10'11" x 17'6"
Dining/Kitchen	6.26m x 3.87m	20'6" x 12'8"
WC	1.86m x 1.81m	6′1″ x 5′11″

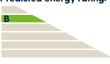
First Floor	m	ft
Main bedroom	3.33m x 3.72m	10'11" x 12'2"
Bedroom 2	4.43m x 2.70m	14'6" x 8'10"
Bedroom 3	2.70m x 4.61m	8′10″ x 15′1″
Bedroom 4	3.69m x 2.70m	12'1" x 8'10"
Bathroom	2.26m x 2.74m	7′5″ x 9′0″

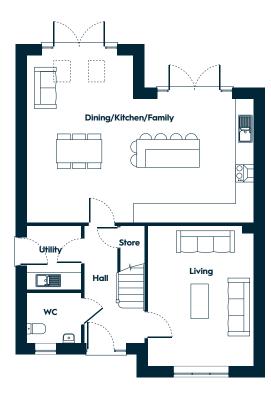


4 bedroom detached house with detached garage 133.88m² 1,441sq ft

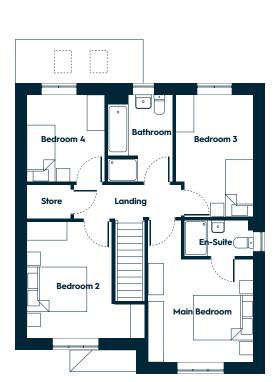








Ground Floor	m	ft
Living	3.58m x 4.73m	11'9" x 15'6"
Dining/Kitchen/ Family	7.63m x 5.61m	25′0″ x 18′5″
WC	1.85m x 1.70m	6′1″ x 5′7″



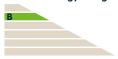
First Floor	m	ft
Main bedroom	3.63m x 3.49m	11′11″ x 11′5″
Bedroom 2	2.89m x 3.94m	9'6" x 13'0"
Bedroom 3	2.64m x 4.13m	8′8″ x 13′7″
Bedroom 4	2.66m x 3.10m	8'9" x 10'2"
Bathroom	2.20m x 3.10m	7′3″ x 10′2″

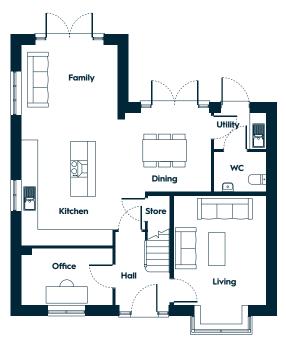
The Bromley

4 bedroom detached house with detached garage 143.24m² 1,542sq ft

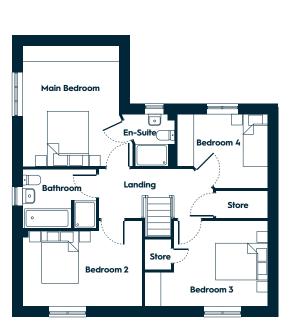


NOTE: Customers should note images (CGIs) are for illustrative purposes only. All room dimensions are approximate and furniture layout is for illustrative purposes. Homes may be 'handed' (mirror image) versions of illustrations, and could be detached, semi-detached or terraced. Material and specifications will vary from site to site and plot to plot, including rendering and roof colours. Detailed plans and specifications for each plot is available to view at our sales centre during working hours. Please consult with your Sales Executive to make your own enquiries to check individual property details and specifications before making a reservation.





Ground Floor	m	ft
Living	3.41m x 4.04m	11'2" x 13'3"
Kitchen	4.55m x 4.77m	14′11″ x 15′8″
Dining	2.39m x 2.91m	7′10″ x 9′7″
Family	3.57m x 2.58m	11'9" x 8'6"
Office	3.36m x 2.12m	11′0″ x 6′11″
WC	1.96m x 1.35m	6′5″ x 4′5″



First Floor	m	ft
Main bedroom	3.57m x 4.43m	11'9" x 14'6"
Bedroom 2	4.45m x 2.78m	14′7″ x 9′1″
Bedroom 3	4.45m x 3.15m	14′7″ x 10′4″
Bedroom 4	3.33m x 2.75m	10'11" x 9'0"
Bathroom	2.79m x 2.20m	9′2″ x 7′3″

The Pattersley

4 bedroom detached house with integrated garage 156.93m² 1,689sq ft



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Ground Floor	m	ft
Living	3.90m x 6.49m	12′10″ x 21′4″
Dining/Kitchen	7.50m x 3.91m	24'7" x 12'10"
Office	3.50m x 3.16m	11'6" x 10'4"
WC	1.84m x 1.51m	6′0″ x 4′11″



First Floor	m	ft
Main bedroom	4.00m x 3.16m	13′1″ x 10′4″
Bedroom 2	3.90m x 2.99m	12'10" x 9'10"
Bedroom 3	3.95m x 2.87m	13′0″ x 9′5″
Bedroom 4	3.00m x 3.16m	9′11″ x 10′4″
Bathroom	2.75m x 2.87m	9′0″ x 9′5″

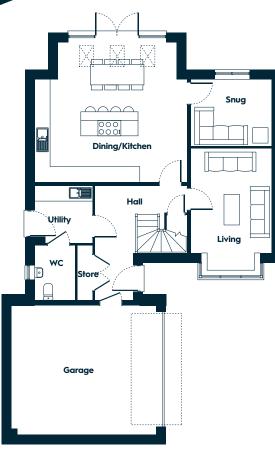
The Hemsworth

5 bedroom detached house with integrated garage 177.07m² 1,906sq ft



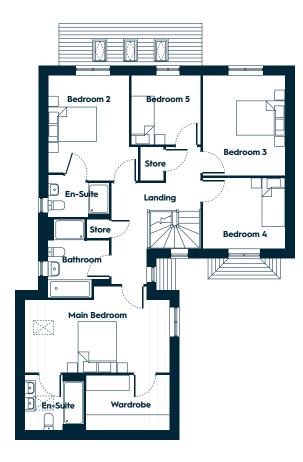
NOTE: Customers should note images (CGIs) are for illustrative purposes only. All room dimensions are approximate and furniture layout is for illustrative purposes. Homes may be 'handed' (mirror image) versions of illustrations, and could be detached, semi-detached or terraced. Material and specifications will vary from site to site and plot to plot, including rendering and roof colours. Detailed plans and specifications for each plot is available to view at our sales centre during working hours. Please consult with your Sales Executive to make your own enquiries to check individual property details and specifications before making a reservation.





Ground Floor	m	ft
Living	3.20m x 4.80m	10'6" x 15'9"
Dining/Kitchen	6.00m x 5.52m	19'8" x 18'1"
Snug	3.20m x 2.64m	10'6" x 8'8"
WC	1.61m x 2.17m	5′3″ x 7′1″





First Floor	m	ft
Main bedroom	5.70m x 2.89m	18′8″ x 9′6″
Bedroom 2	3.20m x 3.83m	10'6" x 12'7"
Bedroom 3	3.25m x 3.95m	10'8" x 13'0"
Bedroom 4	3.25m x 2.81m	10'8" x 9'3"
Bedroom 5	2.73m x 2.74m	8'11" x 9'0"
Bathroom	2.43m x 2.79m	8′0″ x 9′2″

Deposit Unlock

With Deposit Unlock, you could buy a home at Hollinsgate with just a 5% deposit. You can access the scheme whether you're a first-time buyer or a homeowner. An independent financial advisor will check

whether you qualify for Deposit Unlock. If you get the go-ahead, you can then apply for a 95% mortgage from a lender participating in the scheme. It means that you won't have to wait for ages while you save for a big deposit.

First Homes

If you're a first-time buyer, you might be able to purchase a home at Hollinsgate for just 70% of the sale price. There are no additional costs such as rent to pay. To qualify, your household income must be less than £80,000 a year and you'll need a 5% deposit. First Homes has been specially designed to help key workers and others priced out of the local housing market get onto the property ladder



Easy Move

If selling your existing home is new to you, then let us give you a helping hand. We've designed Easy Move to give you personalised support throughout the sale of your home. We can hook you up with a reputable estate agent

and recommend a choice of independent financial advisors and solicitors. Once everything is in place and you've got a buyer, we'll cover your estate agency fees up to a value of £3,000.

Part Exchange

If you're struggling to sell your existing home, you might want to consider trading it in. With Prospect Part Exchange, we become your guaranteed buyer, so you won't have to wait for your home to sell. And, because you don't need to advertise your home, you'll also save on estate agency fees. It all adds up to a much smoother selling and buying experience.



Building homes for good

At Prospect Homes, we're committed to designing and building superior homes that look and feel great to live in.

But that's only part of our promise. At Prospect, we believe that everyone deserves a place to call home. We're part of the Riverside Group, a notfor-profit organisation that's been providing affordable homes for more than 90 years, along with services that tackle homelessness, improve communities and support the most vulnerable in society.

The profit we make goes back to the Riverside Group to be re-invested in these vital services. So when you buy a Prospect home you'll be playing your part in helping others. This is our 'Homes for Good' ethos, and it's something everyone at Prospect is very proud of.

With a long track record of building homes across Lancashire, our experienced team understands the importance of customer service. We know that buying a new home is a big step, especially when you're moving to a new area. From the moment you fall in love with your new Prospect home through to moving in, and for some time after that, we'll make sure it's the best decision you've made.

Location is everything, and we choose to build in areas that can add value to your quality of life, where both open countryside and services such as shops and schools are within easy reach. We're careful to consider the environment too, designing places that conserve and enhance the local landscape.

Whether you're seeking a rural retreat or a place in the middle of town, our awardwinning homes go above and beyond to offer a superb living experience. We strive for the very best in build quality, interior fittings and energy efficiency, which is why we work with local craftspeople with the sharpest skills and expertise

All our homes come with a two-year comprehensive warranty and a 10-year structural warranty.





To discover more about Abbey Vale visit our sales office at: Hollinsgate New Road Burnley BB11 3RW

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A development by



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