HOLLINSGATE

A development by

prospect HOMES


BE
PART OF
THE
SCENE

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





ELEVATE YOUR LIFESTYLE



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.

Another buzzing hotspot is the Real Food Hall. Tuck into freshly-made **street food** from handpicked local vendors, sip craft drinks at the bar or catch an indie film at the **boutique cinema**.

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.



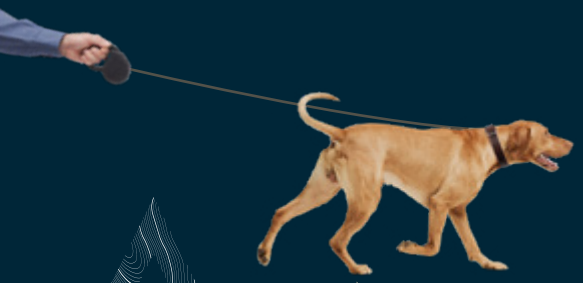
Burnley's green spaces are equally as impressive. **Thompson Park**, with its Italian gardens, boating lake and miniature railway is the perfect family day out. **Bank Hall Park** offers peaceful walking routes along the river Brun, and **Brun Valley Forest Park** has more than 180 acres of **walk**ing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



DVENTURE AWAITS

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.







Hollinsgate isn't just a housing development. It's a breath of fresh air with a postcode.



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.

	Car	Train
Blackburn:	30 minutes	20 minutes
Clitheroe:	35 minutes	1 hour
Manchester:	45 minutes	45 minutes
Preston:	45 minutes	40 minutes
Halifax:	50 minutes	30 minutes
Bolton:	55 minutes	1 hour
Lancaster	1 hour	1 hour 5 minutes
Blackpool	1 hour	1 hour 5 minutes



BUT WITHIN EASY REACH

THE PINNACLE OF MODERN LIVING

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 durability, weathering gracefully over time and standing strong for generations. When you buy a home here, you're investing in timeless charm, low maintenance, and lasting value – a legacy in stone.



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 guest 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 kitchen-living / 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 energy-saving 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.











HOME SWEET HOME

With thoughtful design, quality finishes, and sustainable features throughout, these homes offer more than just a place to live. It's a step towards the lifestyle you've always wanted, in a home that's built to stand the test of time.



HOMES FOR GOOD

When you buy a Prospect home you'll be playing your part in helping others. All of our profits go back to our parent company Riverside, to be reinvested into community projects, from homelessness prevention, building affordable homes or community regeneration.

HOLLINSGATE

Site Map



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

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

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

The Morley
Plots 165, 166, 194, 195

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

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

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

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

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

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

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

The Pattersley
Plots 54, 73, 106

The Hemsworth
Plots 63, 64, 72

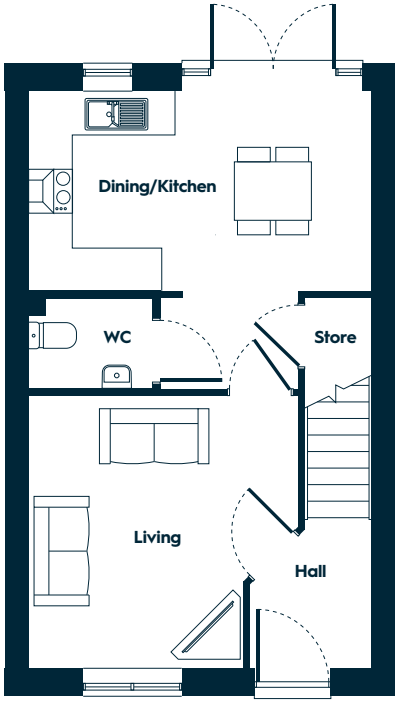
This site map represents the layout and position of each house and plot. Illustrated landscaping may not represent final landscaping.

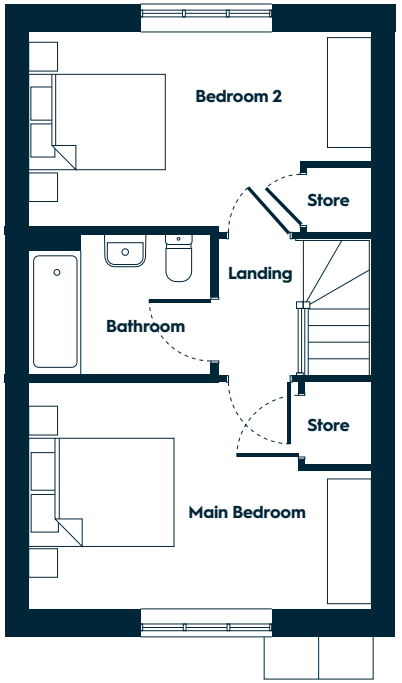
The Waltham

2 bedroom semi-detached house

74.12m² 798sq ft







Ground Floor	m	ft
Living	3.69m x 3.73m	12'1" x 12'3"
Dining/Kitchen	4.69m x 2.75m	15'5" x 9'0"
WC	1.27m x 1.75m	4'2" x 5'9"

First Floor	m	ft
Main bedroom	4.69m x 3.11m	15'5" x 10'2"
Bedroom 2	4.72m x 2.67m	15'6" x 8'11"
Bathroom	2.50m x 1.93m	8'2" x 6'4"

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.

Predicted energy rating:

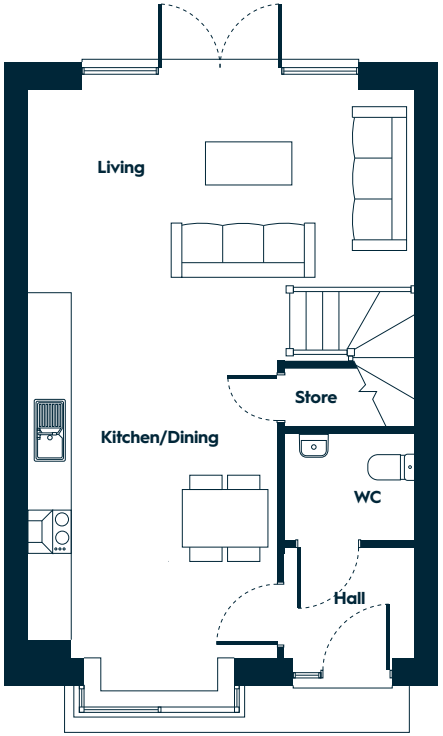


The Barton

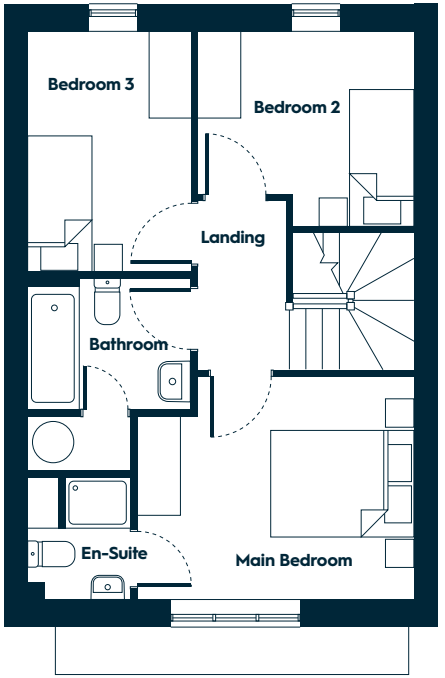
3 bedroom semi-detached house

85.51m² 920sq ft





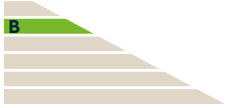
Ground Floor	m	ft
Living	5.37m x 2.91m	17'7" x 9'7"
Kitchen / Dining	3.47m x 5.12m	11'5" x 16'10"
WC	1.85m x 1.51m	6'1" x 4'11"



First Floor	m	ft
Main bedroom	3.82m x 3.12m	12'6" x 10'3"
Bedroom 2	3.02m x 2.68m	9'11" x 8'10"
Bedroom 3	2.26m x 3.35m	7'5" x 11'0"
Bathroom	2.24m x 1.78m	7'4" x 5'10"

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.

Predicted energy rating:

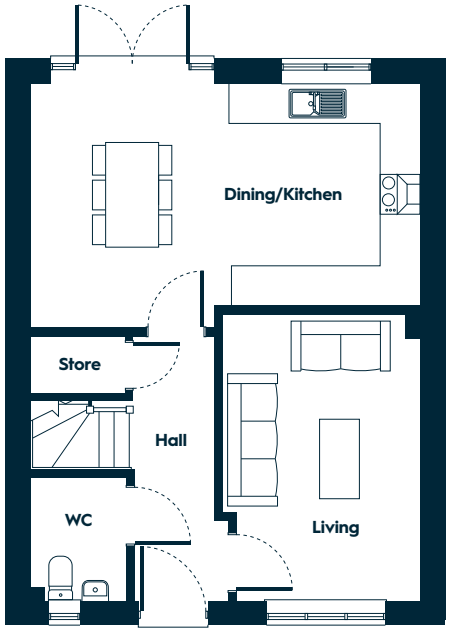


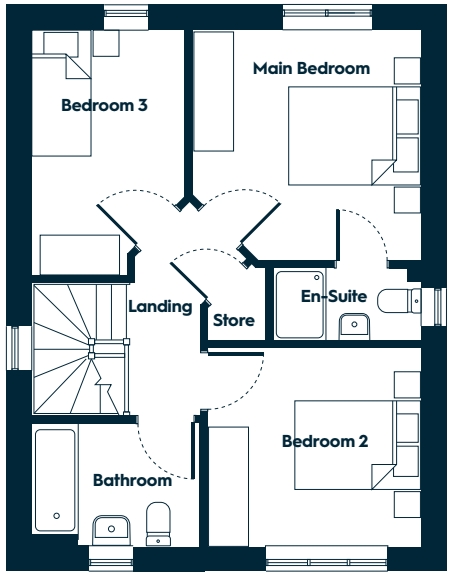
The Croston

3 bedroom detached house

91.58m² 986sq ft







Ground Floor	m	ft
Living	2.98m x 4.30m	9'9" x 14'1"
Dining/Kitchen	5.88m x 3.34m	19'3" x 10'11"
WC	1.50m x 1.92m	4'11" x 6'4"

First Floor	m	ft
Main bedroom	3.48m x 3.52m	11'5" x 11'7"
Bedroom 2	3.24m x 2.98m	10'8" x 9'9"
Bedroom 3	2.31m x 3.73m	7'7" x 12'3"
Bathroom	2.54m x 1.88m	8'4" x 6'2"

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.

Predicted energy rating:

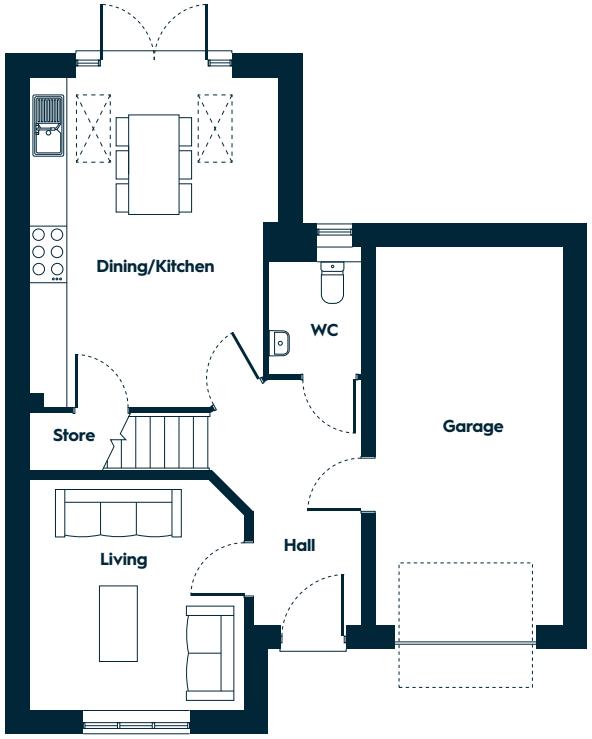


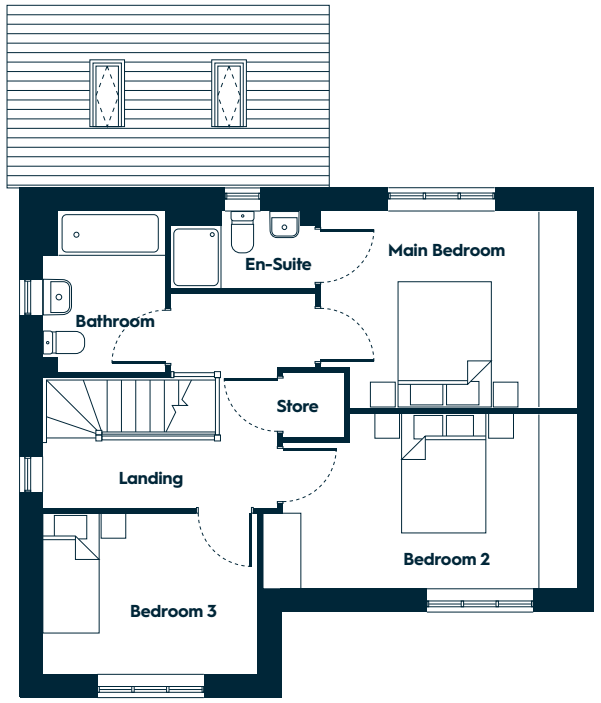
The Overton

3 bedroom detached house with integrated garage

102.1m² 1,099sq ft





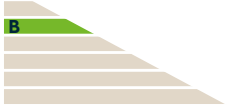


Ground Floor	m	ft
Living	3.40m x 3.65m	11'2" x 12'20"
Dining/Kitchen	3.97m x 5.24m	13'0" x 17'2"
WC	1.50m x 2.05m	4'11" x 6'9"

First Floor	m	ft
Main bedroom	4.06m x 3.12m	13'4" x 10'3"
Bedroom 2	4.97m x 2.79m	16'4" x 9'2"
Bedroom 3	3.40m x 2.54m	11'2" x 8'4"
Bathroom	1.94m x 2.58m	6'4" x 8'6"

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.

Predicted energy rating:



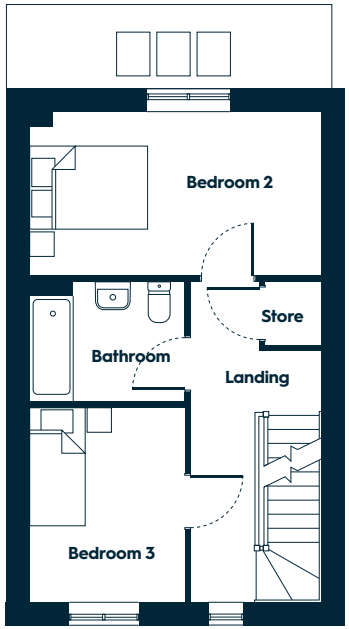
The Heaton

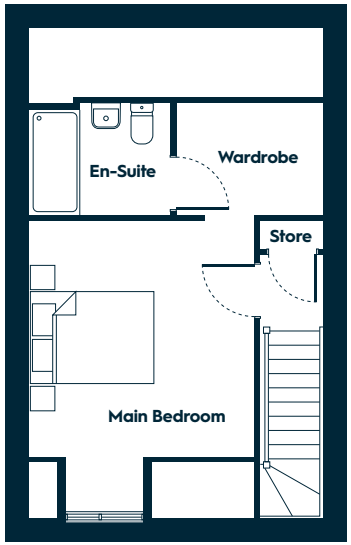
3 bedroom semi-detached house

109.01m² 1,173sq ft









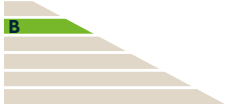
Ground Floor	m	ft
Living/Dining/ Kitchen	4.69m x 7.09m	15'5" x 23'3"
WC	1.55m x 2.11m	5'1" x 6'11"

First Floor	m	ft
Bedroom 2	4.69m x 2.64m	15'5" x 8'8"
Bedroom 3	2.50m x 3.13m	8'2" x 10'3"
Bathroom	2.49m x 1.93m	8'2" x 6'4"

Second Floor	m	ft
Main bedroom	3.61m x 4.49m	11'10" x 14'9"

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.

Predicted energy rating:

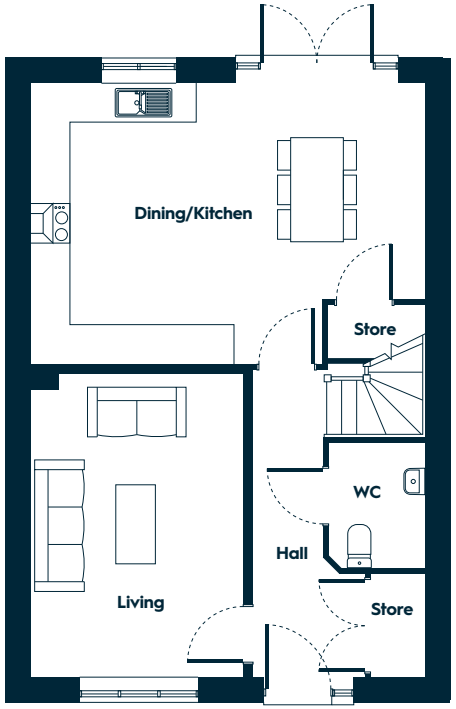


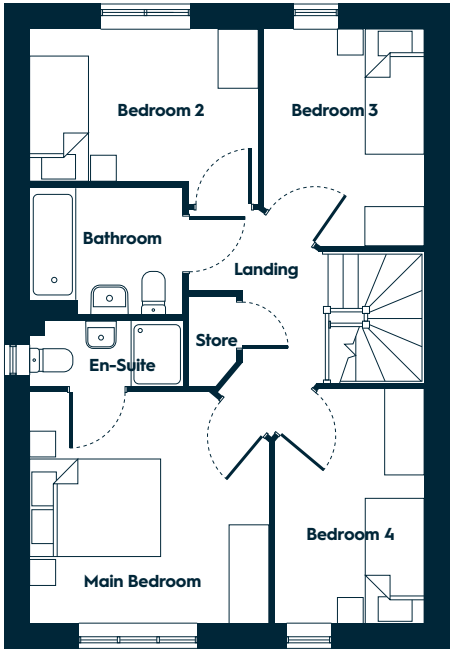
The Morley

4 bedroom semi-detached house

108.14m² 1,164sq ft





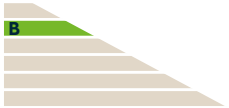


Ground Floor	m	ft
Living	3.23m x 4.60m	10'7" x 15'1"
Dining/Kitchen	5.99m x 4.28m	19'8" x 14'1"
WC	1.50m x 1.92m	4'11" x 6'4"

First Floor	m	ft
Main bedroom	3.63m x 3.51m	11'11" x 11'6"
Bedroom 2	3.46m x 2.31m	11'4" x 7'7"
Bedroom 3	2.44m x 3.30m	8'0" x 10'10"
Bedroom 4	2.27m x 3.56m	7'5" x 11'8"
Bathroom	2.33m x 1.93m	7'8" x 6'4"

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.

Predicted energy rating:

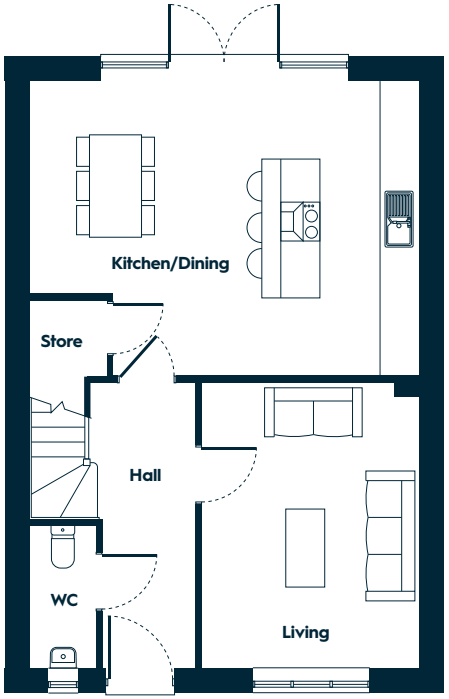


The Barley

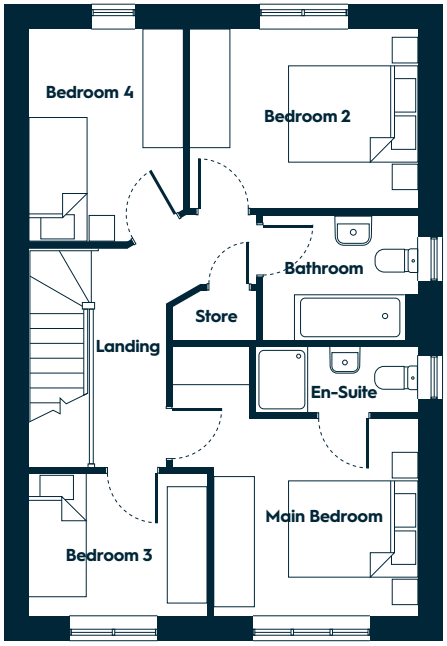
4 bedroom detached house with detached garage

108.14m² 1,164sq ft





Ground Floor	m	ft
Living	3.35m x 4.39m	11'0" x 14'5"
Kitchen / Dining	5.99m x 4.54m	19'8" x 14'11"
WC	1.06m x 2.24m	3'6" x 7'4"



First Floor	m	ft
Main bedroom	3.14m x 3.04m	10'4" x 10'0"
Bedroom 2	3.51m x 2.76m	11'6" x 9'1"
Bedroom 3	2.42m x 3.27m	7'11" x 10'9"
Bedroom 4	2.77m x 2.20m	9'1" x 7'3"
Bathroom	2.42m x 1.97m	7'11" x 6'6"

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.

Predicted energy rating:

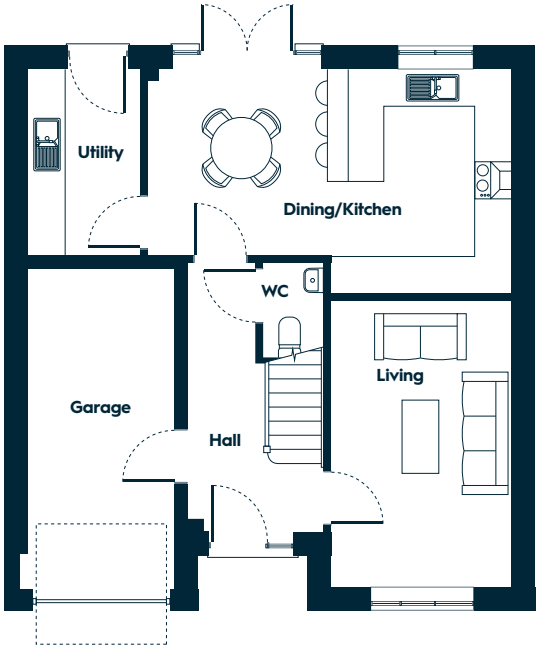


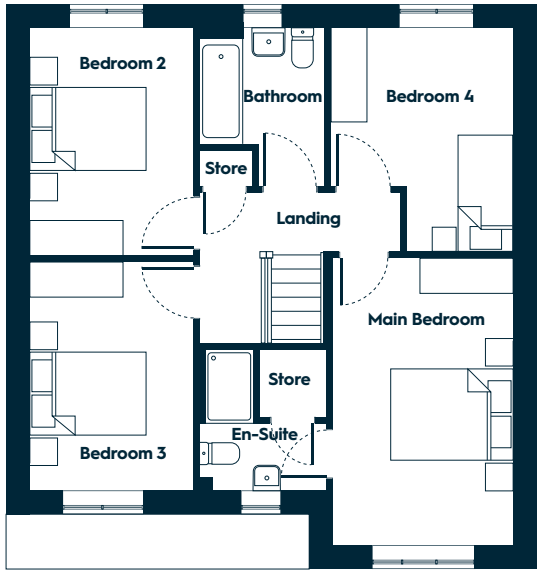
The Cleveley

4 bedroom detached house with integrated garage

113.09m² 1,217sq ft





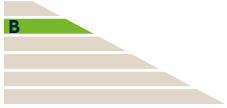


Ground Floor	m	ft
Living	2.95m x 4.65m	9'8" x 15'3"
Dining/Kitchen	5.99m x 3.66m	19'8" x 12'0"
WC	1.16m x 1.57m	3'10" x 5'2"

First Floor	m	ft
Main bedroom	2.95m x 4.71m	9'8" x 15'5"
Bedroom 2	2.67m x 3.73m	8'9" x 12'3"
Bedroom 3	2.67m x 3.75m	8'9" x 12'4"
Bedroom 4	2.99m x 3.67m	9'10" x 12'0"
Bathroom	2.05m x 2.59m	6'9" x 8'6"

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.

Predicted energy rating:

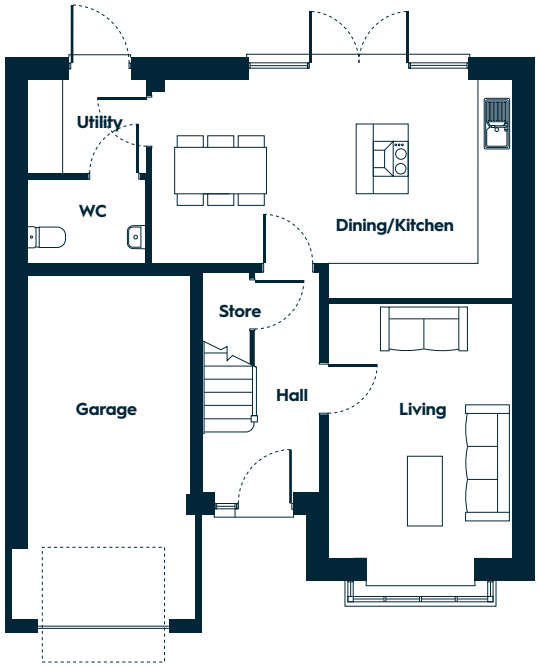


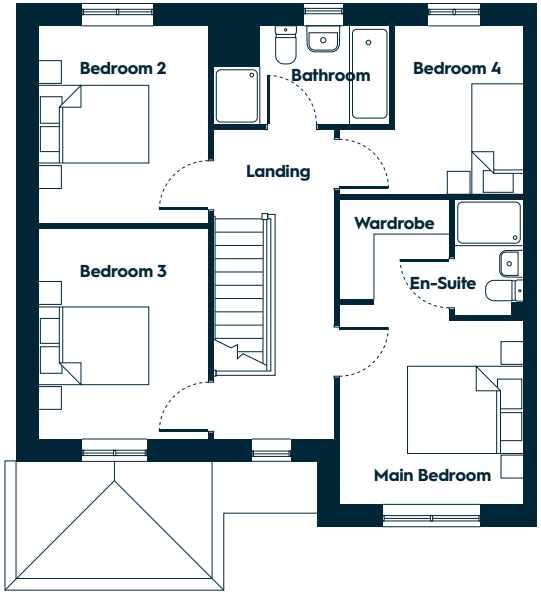
The Oxley

4 bedroom detached house with integrated garage

114.93m² 1,237sq ft





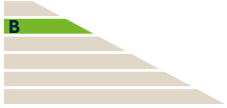


Ground Floor	m	ft
Living	3.18m x 4.84m	10'5" x 15'11"
Dining/Kitchen	6.22m x 3.77m	20'5" x 12'4"
WC	2.09m x 1.50m	6'10" x 4'11"

First Floor	m	ft
Main bedroom	3.18m x 3.16m	10'5" x 10'4"
Bedroom 2	2.93m x 3.41m	9'7" x 11'2"
Bedroom 3	2.93m x 3.62m	9'7" x 11'11"
Bedroom 4	2.22m x 2.90m	7'3" x 9'6"
Bathroom	3.02m x 1.70m	9'11" x 5'7"

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.

Predicted energy rating:

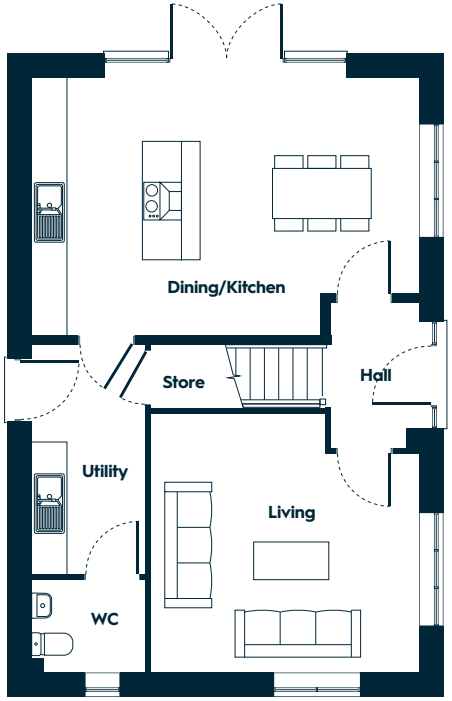


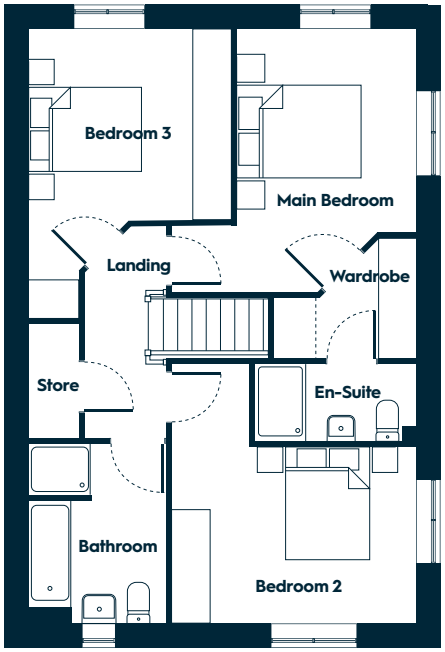
The Thornton

3 bedroom detached house with detached garage

117.8m² 1,268sq ft







Ground Floor	m	ft
Living	4.30m x 4.14m	14'1" x 13'7"
Dining/Kitchen	6.22m x 4.13m	20'5" x 13'7"
WC	1.83m x 1.51m	6'0" x 4'11"

First Floor	m	ft
Main bedroom	2.89m x 3.24m	9'6" x 10'8"
Bedroom 2	3.90m x 2.82m	12'10" x 9'3"
Bedroom 3	3.25m x 3.03m	10'8" x 9'11"
Bathroom	2.86m x 2.26m	9'5" x 7'5"

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.

Predicted energy rating:

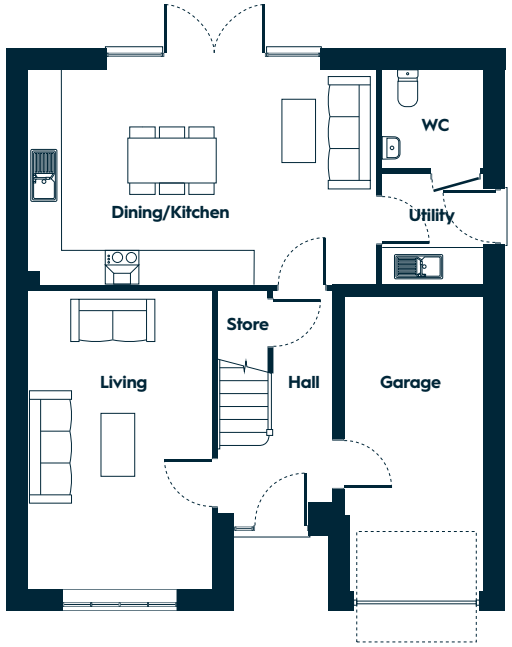


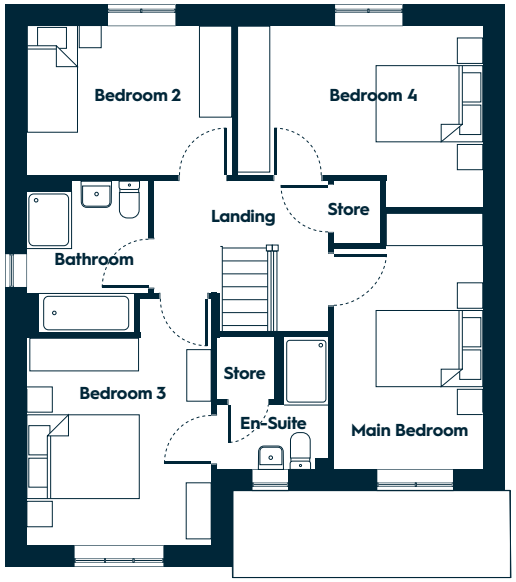
The Sawley

4 bedroom detached house with integrated garage

126.32m² 1,360sq ft





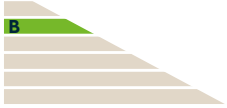


Ground Floor	m	ft
Living	2.95m x 4.65m	9'8" x 15'3"
Dining/Kitchen	5.99m x 3.66m	19'8" x 12'0"
WC	1.16m x 1.57m	3'10" x 5'2"

First Floor	m	ft
Main bedroom	2.95m x 4.71m	9'8" x 15'5"
Bedroom 2	4.39m x 2.66m	14'5" x 8'9"
Bedroom 3	2.66m x 4.57m	8'9" x 15'0"
Bedroom 4	3.65m x 2.66m	10'0" x 8'9"
Bathroom	2.10m x 2.64m	6'11" x 8'8"

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.

Predicted energy rating:

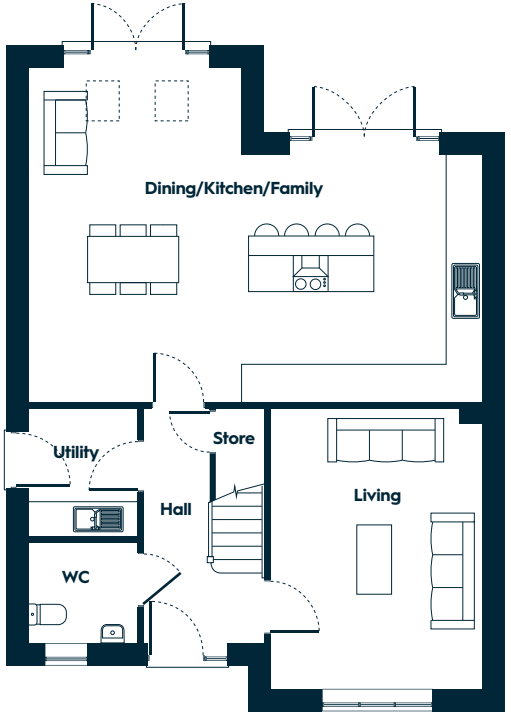


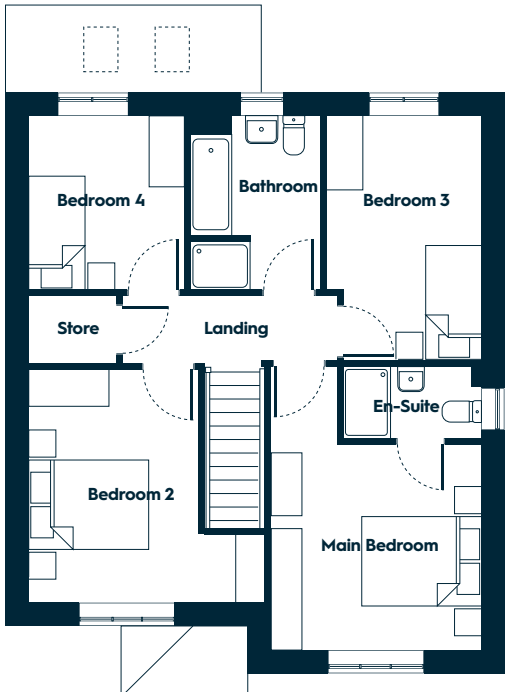
The Whalley

4 bedroom detached house with detached garage

133.88m² 1,441sq ft





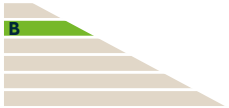


Ground Floor	m	ft
Living	3.53m x 4.68m	11'7" x 15'4"
Dining/Kitchen/ Family	7.58m x 5.56m	24'10" x 18'3"
WC	1.85m x 1.70m	6'1" x 5'7"

First Floor	m	ft
Main bedroom	3.53m x 3.44m	11'7" x 11'3"
Bedroom 2	2.96m x 3.91m	9'9" x 12'10"
Bedroom 3	2.60m x 4.08m	8'6" x 13'5"
Bedroom 4	2.62m x 2.92m	8'7" x 9'7"
Bathroom	2.15m x 2.91m	7'1" x 9'7"

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.

Predicted energy rating:

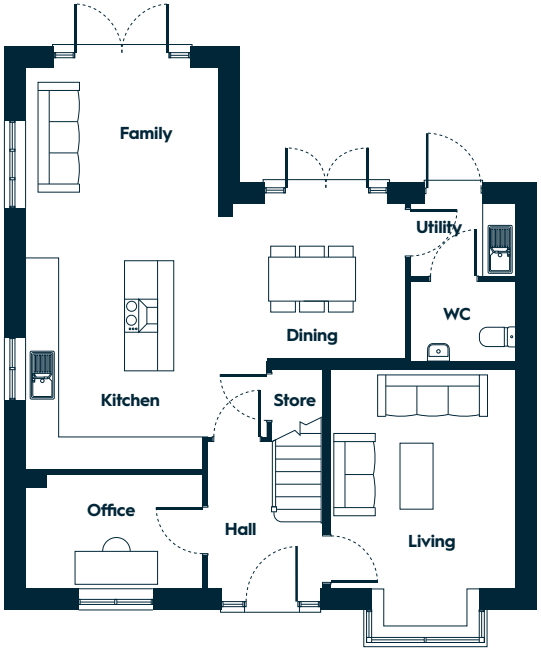


The Bromley

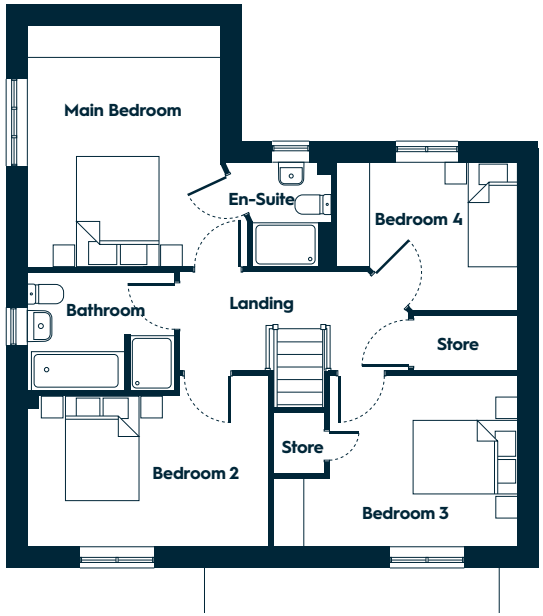
4 bedroom detached house with detached garage

143.24m² 1,542sq ft





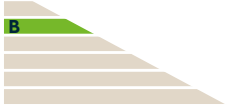
Ground Floor	m	ft
Living	3.36m x 3.99m	11'0" x 13'1"
Kitchen / Family	3.52m x 7.31m	11'7" x 24'0"
Dining	3.39m x 2.81m	11'1" x 9'3"
Office	3.24m x 2.06m	10'8" x 6'9"
WC	1.92m x 1.35m	6'4" x 4'5"



First Floor	m	ft
Main bedroom	3.52m x 4.39m	11'7" x 14'5"
Bedroom 2	4.40m x 2.71m	14'5" x 8'11"
Bedroom 3	4.42m x 3.11m	14'6" x 10'2"
Bedroom 4	3.30m x 2.71m	10'10" x 8'11"
Bathroom	2.79m x 2.15m	9'2" x 7'1"

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.

Predicted energy rating:

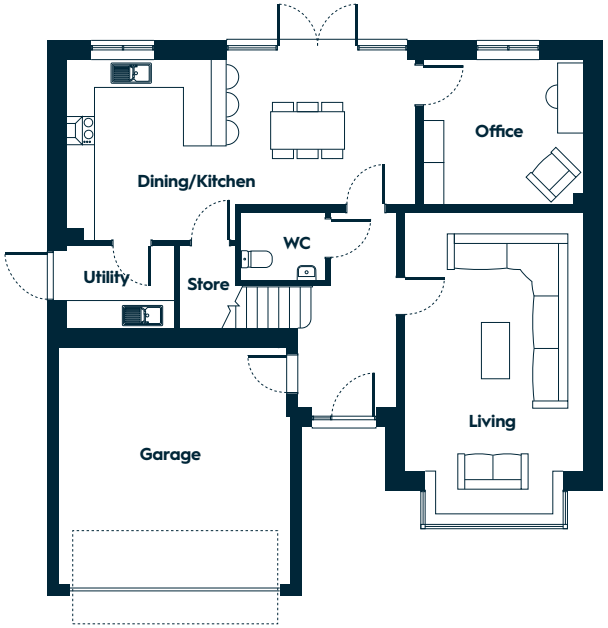


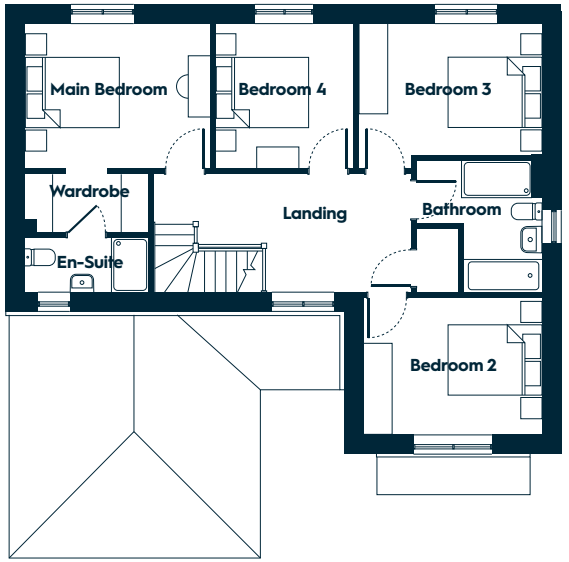
The Pattersley

4 bedroom detached house with integrated garage

156.93m² 1,689sq ft





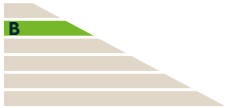


Ground Floor	m	ft
Living	3.85m x 6.44m	12'8" x 21'2"
Dining/Kitchen	7.45m x 3.88m	24'5" x 12'9"
Office	3.45m x 3.11m	11'4" x 10'2"
WC	1.84m x 1.51m	6'0" x 4'11"

First Floor	m	ft
Main bedroom	3.97m x 3.13m	13'0" x 10'3"
Bedroom 2	3.85m x 2.95m	12'8" x 9'8"
Bedroom 3	3.91m x 2.83m	12'10" x 9'3"
Bedroom 4	2.98m x 3.13m	9'9" x 10'3"
Bathroom	2.75m x 2.81m	9'0" x 9'3"

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.

Predicted energy rating:

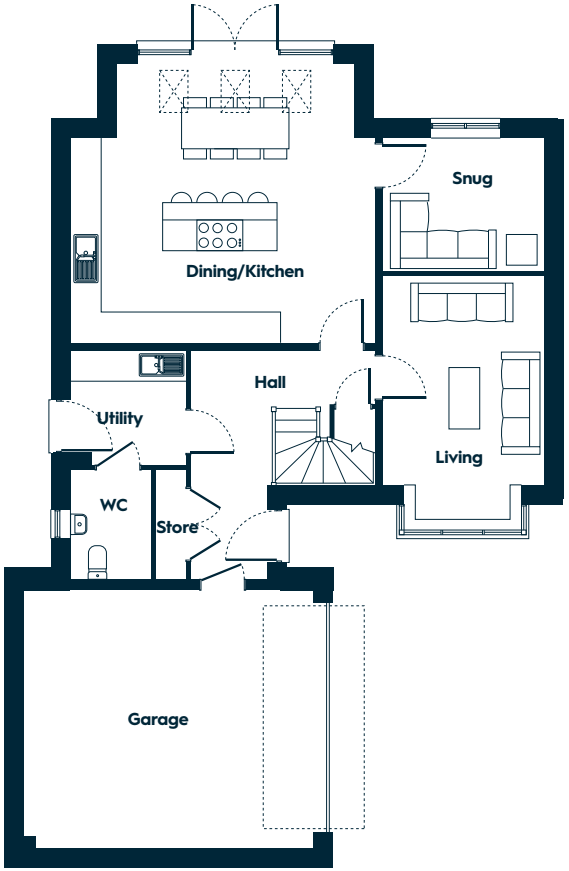


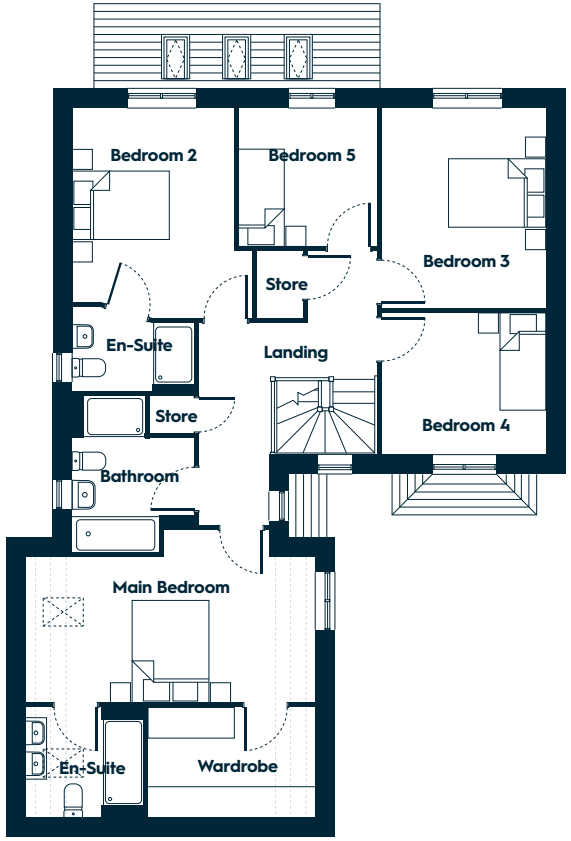
The Hemsworth

5 bedroom detached house with integrated garage

177.07m² 1,906sq ft







Ground Floor	m	ft
Living	3.15m x 4.79m	10'4" x 15'9"
Dining/Kitchen	5.95m x 5.47m	19'6" x 17'11"
Snug	3.15m x 2.60m	10'4" x 8'6"
WC	1.61m x 2.17m	5'3" x 7'1"

First Floor	m	ft
Main bedroom	5.65m x 2.85m	18'6" x 9'4"
Bedroom 2	3.16m x 3.79m	10'4" x 12'5"
Bedroom 3	3.21m x 3.92m	10'6" x 12'10"
Bedroom 4	3.21m x 2.77m	10'6" x 9'1"
Bedroom 5	2.69m x 2.73m	8'10" x 8'11"
Bathroom	2.43m x 2.79m	8'0" x 9'2"

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.

Predicted energy rating:



SPECIFICATION

	Waltham	Barton	Croston	Overton	Heaton	Thornton	Oxley	Morley	Barley	Cleveley	Sawley	Whalley	Pattersley	Bromley	Hemsworth
Air source heat pump with radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EV charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled window cill (kitchen and wetrooms)	–	–	✓	✓	–	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
Window board to cill (kitchen and wetrooms)	✓	✓	–	–	✓	–	–	✓	–	–	–	–	–	–	–
White switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
KITCHEN															
Integrated 50/50 Fridge Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washer space	✓	✓	✓	–	✓	–	–	✓	✓	–	–	–	–	–	–
Dryer space	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Dishwasher space fitted with removable unit	✓	✓	✓	✓	✓	–	–	✓	–	–	–	–	–	–	–
Integrated dishwasher	–	–	–	–	–	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
Single oven	✓	✓	✓	✓	✓	–	–	✓	–	–	–	–	–	–	–
Double oven	–	–	–	–	–	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
Ceramic hob - 60cm	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	–	✓	–	✓	–
Ceramic hob - 80cm	–	–	–	–	–	✓	–	–	–	–	✓	✓	✓	–	✓
Stainless steel cooker hood 60cm	✓	✓	✓	✓	✓	–	✓	✓	–	✓	–	–	–	–	–
Stainless steel cooker hood 90cm	–	–	–	–	–	–	–	–	–	–	✓	–	✓	–	–
Stainless steel cooker hood island	–	–	–	–	–	✓	–	–	✓	–	–	✓	–	✓	✓
Square edge laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.5 bowl stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under wall cupboard LED strip lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White USB socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UTILITY															
Washer space	–	–	–	–	–	✓	✓	–	–	✓	✓	✓	✓	✓	✓
Dryer space	–	–	–	–	–	✓	✓	–	–	✓	✓	✓	✓	✓	✓
1.5 bowl stainless steel sink	–	–	–	–	–	✓	✓	–	–	✓	✓	✓	✓	✓	✓
LED downlights	–	–	–	–	–	✓	✓	–	–	✓	✓	✓	✓	✓	✓
BATHROOM															
LED downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Full height tiling to bath	✓	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Half height tiling to bath	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower enclosure	–	–	–	–	–	✓	✓	–	–	–	✓	✓	✓	✓	✓
ENSUITE															
LED downlights	–	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower enclosure	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WC															
LED downlights	–	–	–	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
Chrome towel rail	–	✓	–	–	–	–	–	–	–	–	–	–	–	–	–
BEDROOM 1															
White USB socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



EASY WAYS TO BUY

At Hollinsgate, we've got a choice of schemes that make buying a home much easier.

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.

These schemes are available on selected plots, and availability may vary from time to time. Terms and conditions apply. Full details are available on our website.

prospect HOMES

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 not-for-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 award-winning 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.

NHBC

NEW HOMES QUALITY CODE



HOLLINSGATE

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

What3words
///other.hill.relay

Call:
07345 343469

Or visit:
www.prospecthomes.co.uk

A development by
prospect HOMES

This brochure is produced for the general promotion of the development. All photos, layouts, floor plans maps and information within the brochure are for illustrative purposes and should be treated as guidance. Scale varies between plan types. Dimensions listed are only 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 consult with your Sales Executive to make your own enquiries to check individual property details and specifications before making a reservation. 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 Prospect 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. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP YOUR MORTGAGE PAYMENTS.

Brochure version: June25-1