



HAWKSHAW VIEW

A FRESH VIEW ON LUXURY LIVING



HAWKSHAW VIEW

WELCOME TO HAWKSHAW VIEW

A beautiful collection of stylish executive homes enjoying breathtaking views and perfectly positioned within the foothills of the Pennines yet a close commute to Manchester and Bury.

Surrounded by natural parks with stunning views, these 24 contemporary style homes with 3 and 4 bedrooms, offer a fresh view on luxury living.

HAWKSHAW VILLAGE

Hawkshaw is a very attractive rural corner of Lancashire, by Ramsbottom, an attractive and desirable village settled perfectly in-between Bolton and Bury and surrounded by beautiful countryside.

Widely considered to be the new Northwest commuters village of choice, Hawkshaw conveniently offers access to Manchester, Salford Quays, Bury and Bolton which provides the opportunity for employment without having to live in the city and a beautiful location for flexible home working too.

Hawkshaw is characterised predominantly with 200-year-old stone cottages which retain all that is quintessential about a gorgeous small village. Surrounded by a wealth of walks and views and the beautiful countryside leading to Holcombe Hill, together with an abundance of award winning gastropubs, there is something for everyone.

Often voted nationally as an outstanding place to live, Hawkshaw offers a quality of life that's very special.



HAWKSHAW VIEW

Sometimes a new build development stands out as something special and where design, style, location and quality comes together.

Carefully chosen to take advantage of its stunning countryside views that look down into the Two Brooks Valley, Hawkshaw View benefits from a breath taking location enjoyed by £1m homes, but at a fraction of this price.

The development provides 24 executive homes with 3 and 4 bedrooms on this exclusive development, some sold, some available.



LUXURIOUS
LIFESTYLE
LIVING

Perfectly priced
and positioned



SITE PLAN

Bolton Road

House Style Key

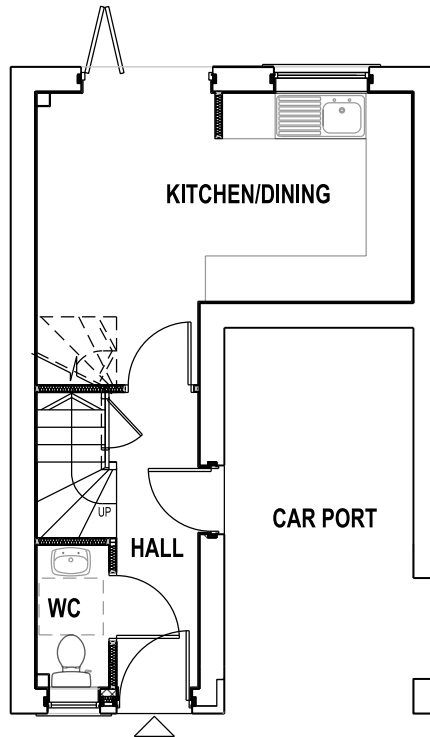
-  The Holcombe
-  The Twobrook
-  The Nuttall
-  The Marshall
-  The Peel



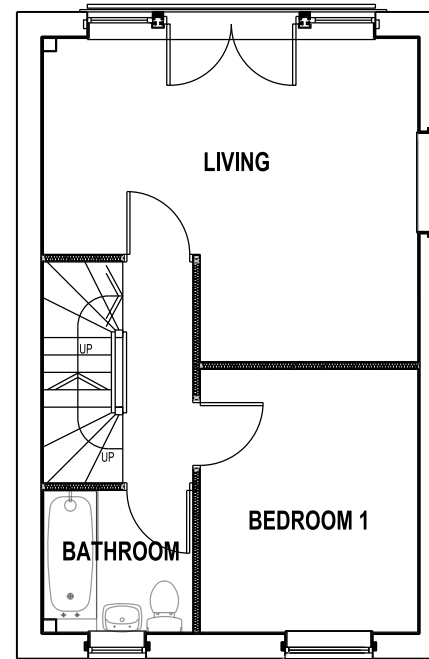
THE HOLCOMBE

Generous luxury living, gorgeous views

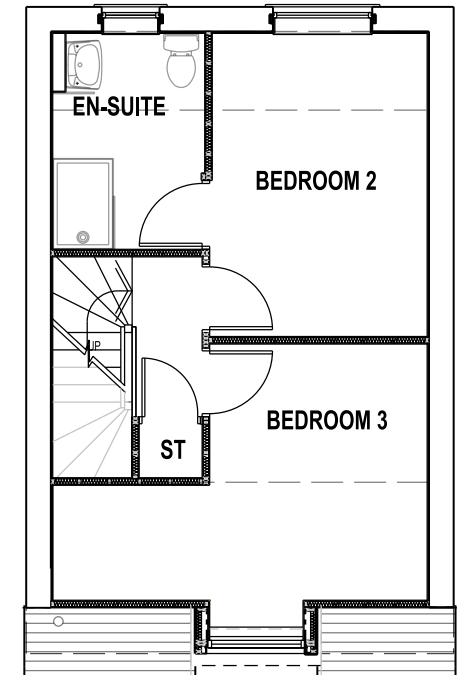
| | |
|----------|---------------------------------------------------------------|
| Bedrooms | 3 |
| Storey | 2.5 |
| Area | 1,100 sq ft |
| Plots | 2, 3, 4, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24 |
| Type | Semi-detached & Mews |
| Parking | Car Port |
| Balcony | Juliette |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

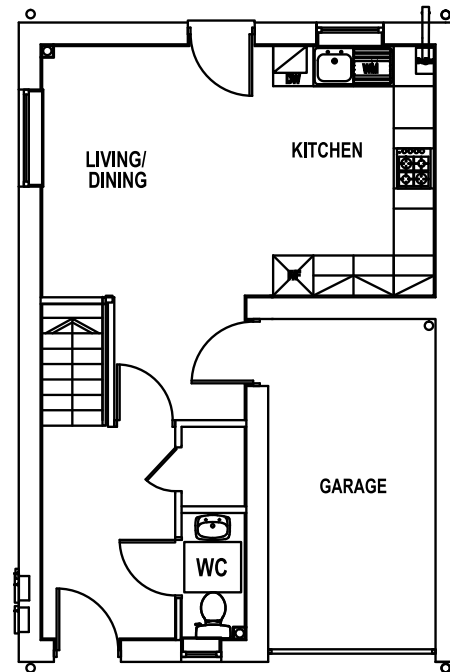
See site plan for plot numbers / locations

Disclaimer: These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative and not to scale. All documentation should be checked by your solicitor prior to exchange of contracts.

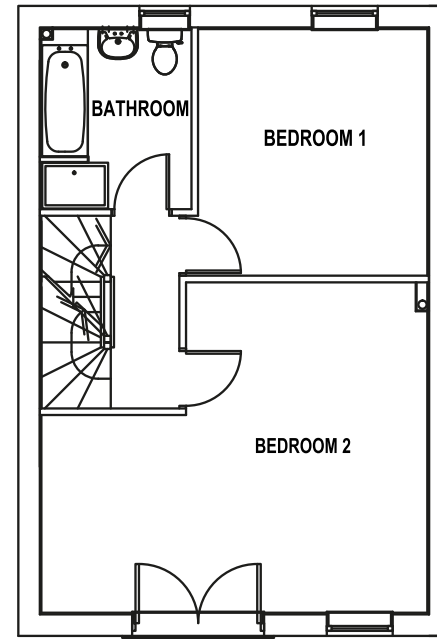
THE TWOBROOK

Generous luxury living, gorgeous views

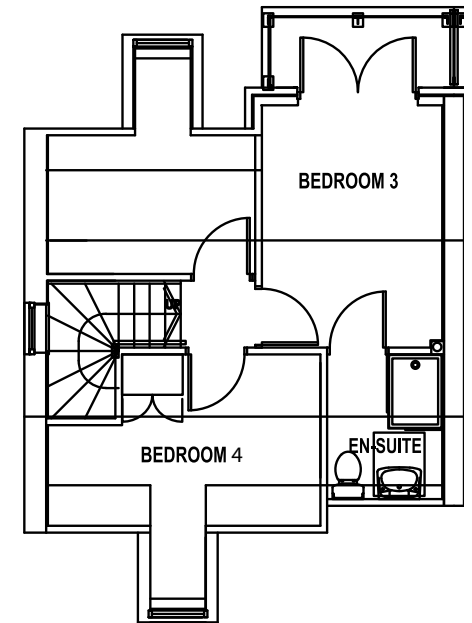
| | |
|----------|-----------------|
| Bedrooms | 4 |
| Storey | 2.5 |
| Area | 1,493 sq ft |
| Plots | 18, 19 |
| Type | Semi-detached |
| Parking | Garage |
| Balcony | Juliette / Deck |



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SECOND FLOOR

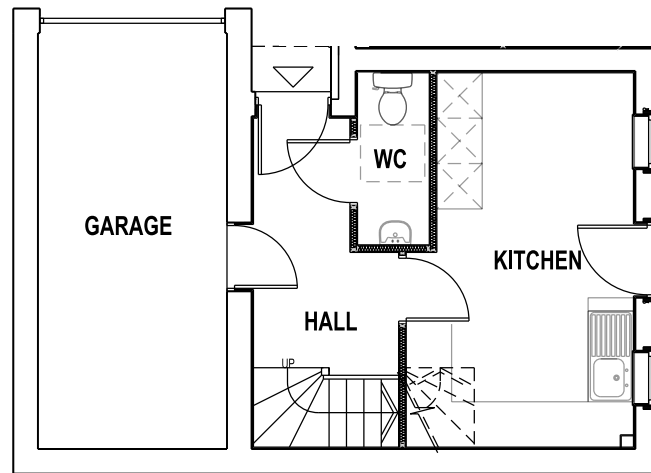
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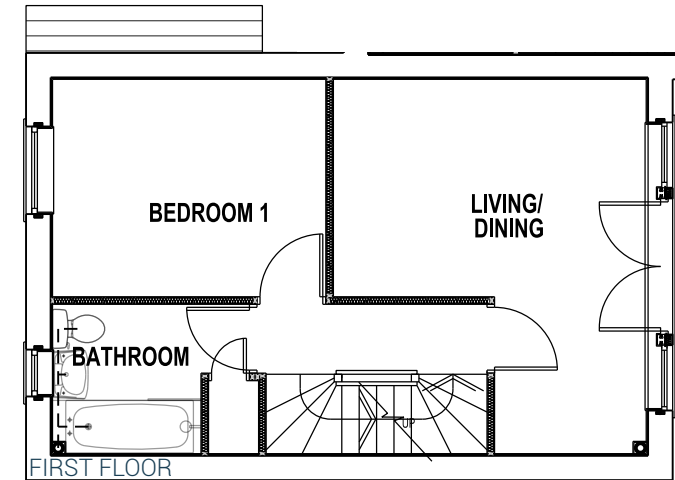
THE NUTTALL

Generous luxury living, gorgeous views

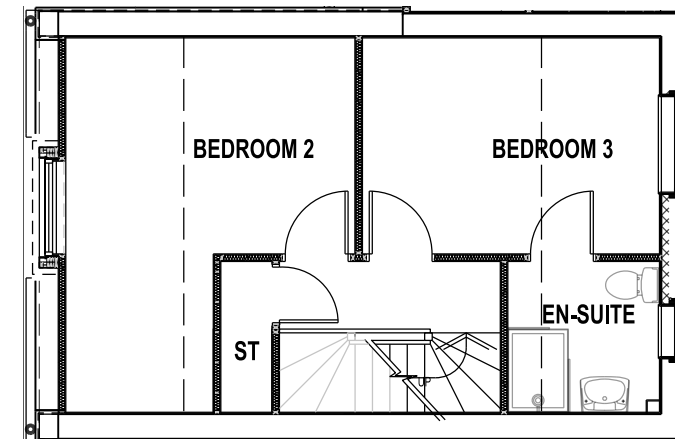
| | |
|----------|-------------|
| Bedrooms | 3 |
| Storey | 2.5 |
| Area | 1,262 sq ft |
| Plots | 1 |
| Type | Mews |
| Parking | Garage |
| Balcony | Juliette |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

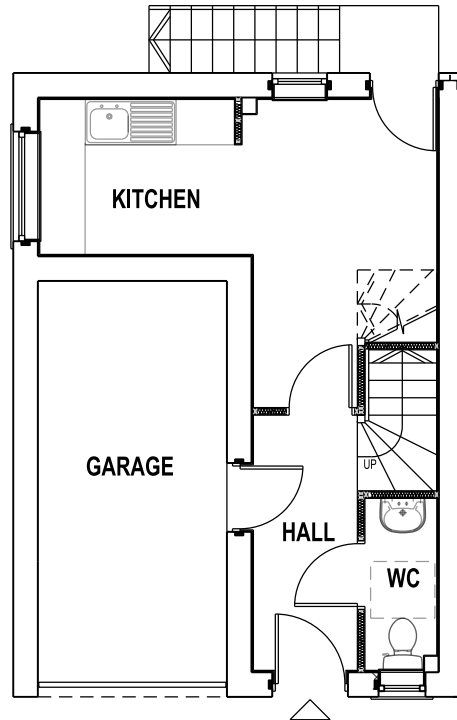
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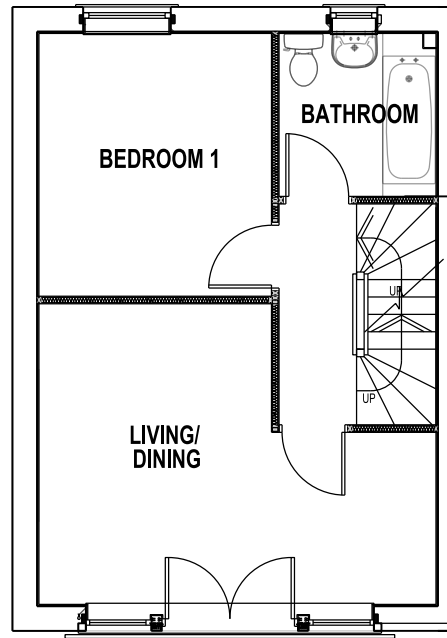
THE MARSHALL

Generous luxury living, gorgeous views

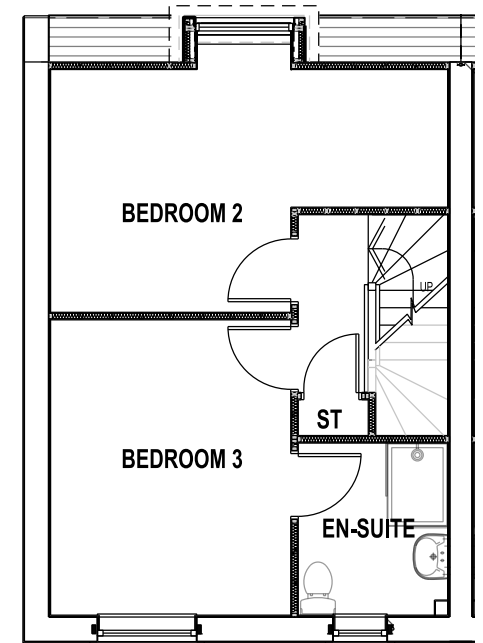
| | |
|----------|---------------|
| Bedrooms | 3 |
| Storey | 2.5 |
| Area | 1,256 sq ft |
| Plots | 6, 7, 8, 9 |
| Type | Semi-detached |
| Parking | Garage |
| Balcony | Juliette |



GROUND FLOOR



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SECOND FLOOR

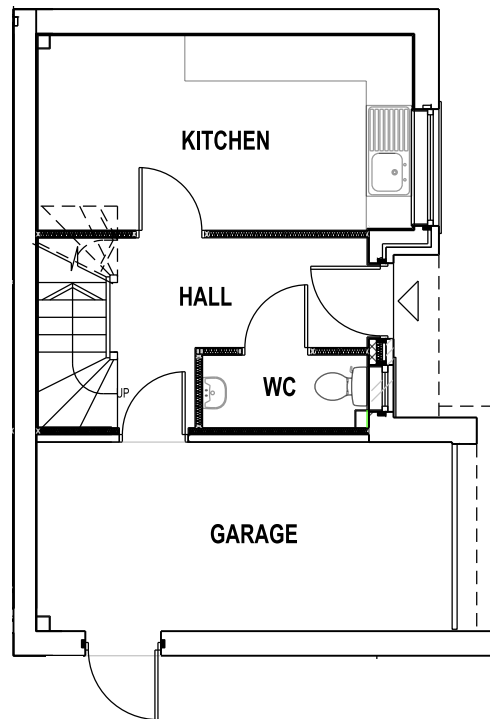
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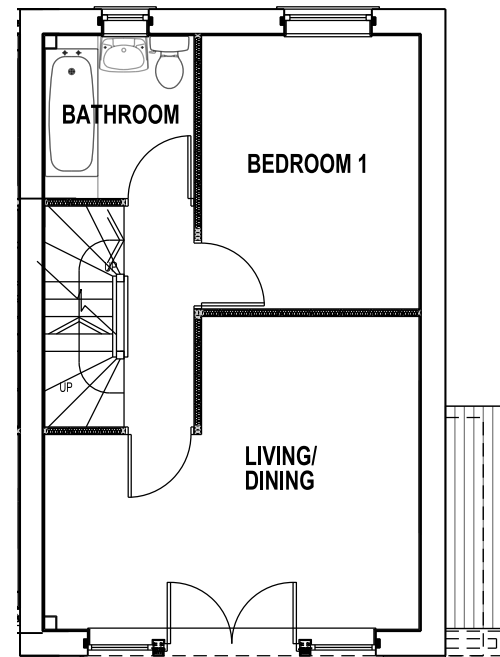
THE PEEL

Generous luxury living, gorgeous views

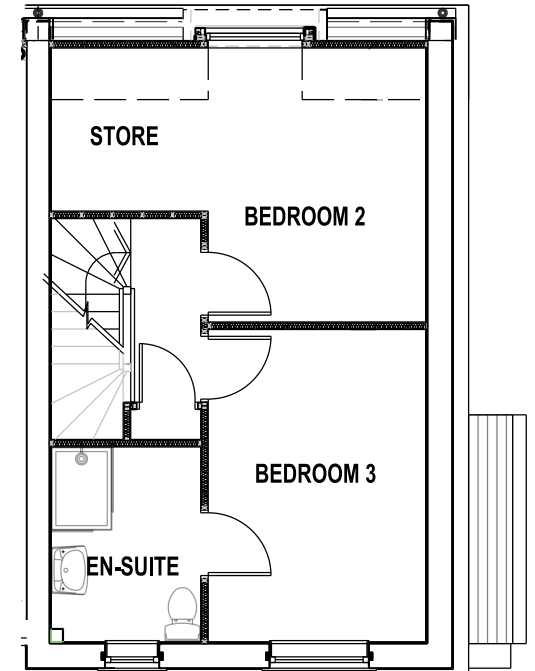
| | |
|----------|-----------------|
| Bedrooms | 3 |
| Storey | 2.5 |
| Area | 1,257 sq ft |
| Plots | 5, 10 |
| Type | Semi detached |
| Parking | Garage |
| Balcony | Juliette / Deck |



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THE SPECIFICATION

KITCHENS

A selection of contemporary kitchens, featuring;

- Brushed chrome downlights, included
- AEG stainless steel oven, AEG Hob and Extractor
- Integrated Dishwasher, Washing Machine, Fridge Freezer
- Luxury worktops & detail

BATHROOMS AND EN-SUITES

- Roca/Vitra white sanitary ware throughout
- Brushed chrome downlights
- Chrome heated towel rails
- Wall and floor tiling to bathrooms/en-suites

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INTERNAL FIXTURES AND FITTINGS

- Oak veneered pre-finished internal doors
- Brushed chrome door furniture
- TV Sockets are standard to lounge and master bedroom
- Mains powered smoke detectors

HEATING

- Gas central heating
- Baxi/Potterton Promax Combination Boiler heating system or similar

WARRANTY

10-year structural guarantee.



BUILT TO EXACTING STANDARDS BY CRAFTSMEN WHO REALLY CARE AND WITH A 10 YEAR NEW BUILD WARRANTY AND NOW READY FOR OCCUPATION





DIRECTIONS

Hawkshaw View can be found midway between Bury and Bolton on the A676 (Folds Rd), after 1.8 miles turn left onto the A676 (Bradshaw Rd), continue for 3 miles. Hawkshaw View is on the right hand side along Bolton Rd, in Hawkshaw village. Leave Bury on the A58 (Bolton Rd). Keep straight on to the B6214 (Brandlesholme Rd), after 1.7 miles bear right onto the B6214 (Longsight Rd), after 1 mile turn left onto the A676 (Bolton Rd West), continue for 1 more mile, Hawkshaw View is on the left-hand side.



Sat Nav - use postcode BL8 4GT

WHAT'S NEARBY

Manchester City Centre - 15m / 30 - 40 mins

Ramsbottom - 1.8m / 5 mins

Bury - 3.4m / 15 mins

M66 - 3.4m / 10 mins

Jumbles Country Park - 4.7m / 17 mins

Greenmount Golf Course - 2.2m / 7 mins

Holcombe Brook Primary School - 1.4m / 4 mins

Blackburn - 11m / 30 mins

Burnley - 1m / 3 mins





AGENTS



Bury | 0161 764 5024
www.entwistlegreen.co.uk



Sales | 0161 764 4440
Lettings | 0161 763 3666
mitchell@pearsonferrier.co.uk
www.pearsonferrier.co.uk

HOUSEBUILDERS



IN ASSOCIATION WITH
GO DEVELOP

www.blewburyhomes.co.uk







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