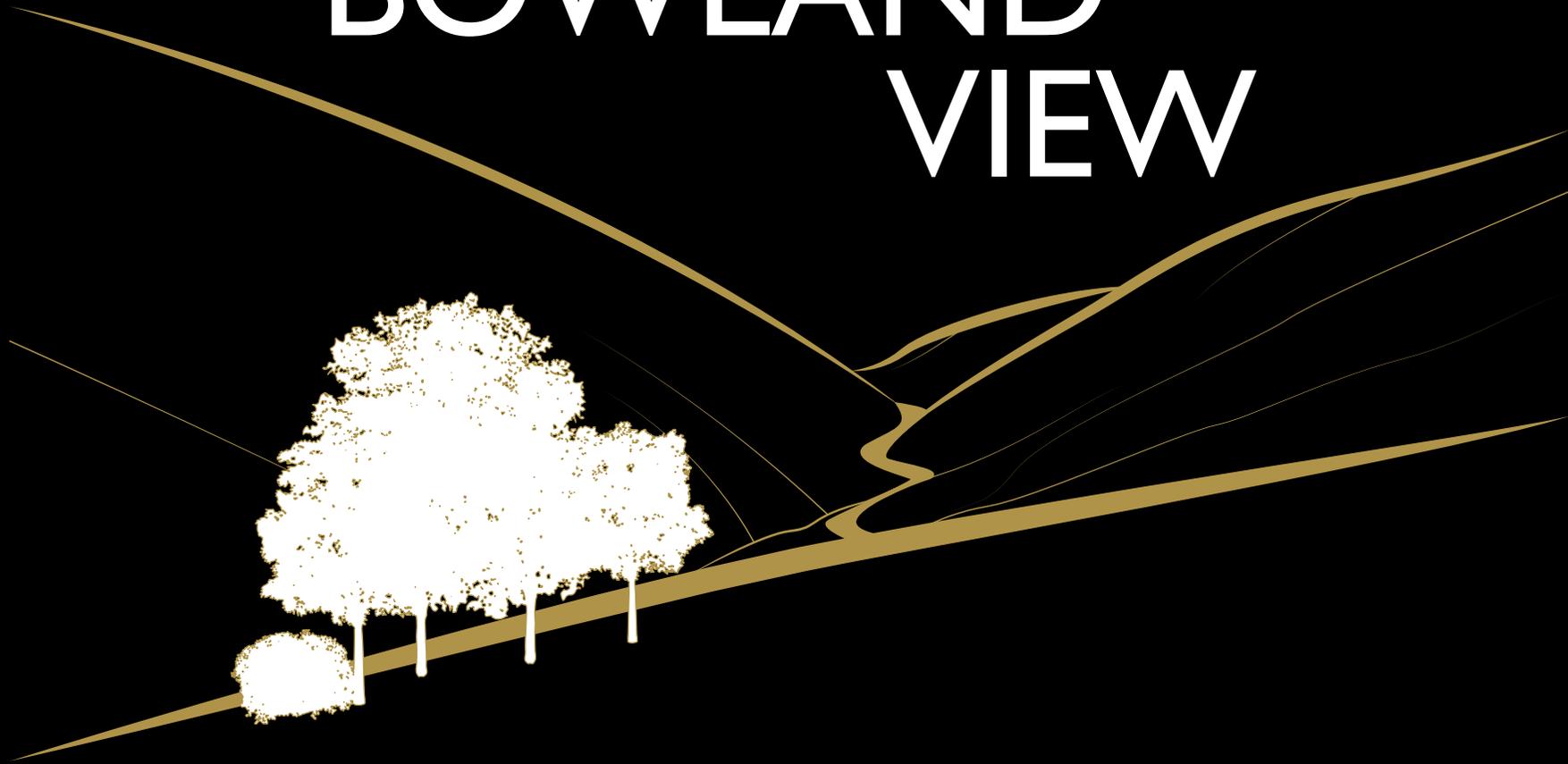


BOWLAND VIEW



Mill Lane | Gisburn | BB7 4LN

FINE & COUNTRY

LIFE IN GISBURN

Gisburn is a small village on the border between Yorkshire and Lancashire and is situated on the A59, between Clitheroe and Skipton. Its wide main street still retains some of its cobblestones and the Medieval church dating back to the 14th century with its large graveyard and sturdy tower dominate the centre of the village.

Set back from the village, is Gisburn Park mansion, once the family seat of Lord Ribblesdale and Guy of Gisburn of Robin Hood fame was said to have come from here. The White Bull public house is so named because until 1857 Gisburn Park contained a herd of white hornless wild cattle, descendants of cattle which once roamed here. The village is a vibrant agricultural community with many businesses including a pub, two restaurants, a deli / café, petrol station and a thriving school plus well used village hall. At the western approach to the village is Gisburn Auction Mart a lively and regionally important agricultural market.

A short walk away from the village centre is the River Ribble with its wooded banks and Gisburn is surrounded by a patchwork of fields hedgerows and small woods well served by footpaths and quiet country lanes. The village is close to the Forest of Bowland A.O.N.B. the Yorkshire Dales and the Lake District .

The nearby market town of Clitheroe is well situated for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail. Clitheroe offers a varied range of amenities including an excellent range of shops, bars, café's and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the AONB area of the Trough Of Bowland. The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit.

East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance.

In 2014, the Sunday Times revealed Skipton is the best place to live in Britain. Singled out for praise were its 'vibrant community, excellent schools, low crime rates and an idyllic location'. Surrounded by stunning countryside, Craven and Upper Wharfedale is amongst the finest in the country with rolling hills, fells, wooded valleys and picturesque villages surrounding and within the Yorkshire Dales National Park. Skipton, is the area's hub, known as the 'Gateway to the Dales', it is a thriving market town with a vibrant high street and a market four days of the week.

Travel distances from Gisburn are approximate:-
Clitheroe 9 miles/Skipton 12 miles/M6 North and South 15 miles.

For anyone wanting to combine the delights of rural life with ease of access to the business centres found in West Yorkshire and East Lancashire, Gisburn would be the perfect location.



The development

Bowland view is the latest development by Westbridge Developments who are a local Housing Development Company. Westbridge have an excellent track record in building bespoke high quality houses which are finished to exacting standards and recently completed the superb Bennetts Close Development in Whalley which consisted of five houses each tailored to the purchasers own specification.

The site at Bowland View is located off the A59 in a quiet rural location with open views across the surrounding countryside but within easy reach of all amenities. There are three houses of similar design briefly comprising:-

Entrance porch, Inner hallway with W.C. Open plan living dining kitchen running the depth of the property, separate utility room with a pantry, through living room and superb garden room. The first floor, accessed via a stylish return staircase to a central landing, there are four good sized double bedrooms including a large master suite with walk in dressing room and en suite bathroom. The three remaining bedrooms are all double bedrooms and each have access to a en suite bathroom.

Externally the properties have private driveways accessed by their individual electrically operated gates, large gardens with stone patios and detached stone double garage with automated garage door.



Bowland View



Bowland View

HOUSE BUILD SPECIFICATION

House will be built to a high specification and are of traditional construction using natural stone with masoned stone lintels, cills and jambs.

High-performance double-glazed timber windows and French doors with oak external door.

Natural blue slate roofs and feature internal ceilings to both garden rooms with exposed beams and rafters.

There will be architecturally designed skirting boards and architraves with oak internal doors together with ornate plaster covings and bespoke electrical sockets and lighting to all main living rooms and master bedroom.

Staircase has been specifically designed for this project and can be in oak or clients desired painted finish.

KITCHENS

These will be designed by Westbridge Developments Ltd and will incorporate Neff Appliances and include American Style Fridge Freezer, Double Oven, Induction Hob, Extractor and Dishwasher. Utility will have units with space for Washer and Dryer with a 'Pantry' storage area, Clients will have a choice of Door finishes with Granite Worktops to the Kitchen and normal worktops to the Utility.

TILING

Walls and floor tiles will be supplied by Collins White Ltd and Bathroom and Ensuites will be fully tiled in the Clients chosen tile with a prime cost sum allowance per m².

FLOOR FINISHES

The Hallway, Kitchen living area, Utility and Pantry will be either tiles in the Client's choice of tile or can be in Engineered Oak flooring with a prime cost sum allowance per m².

GARDENS

Front gardens will be turfed with rear being supplied with top soil, large patio areas will be laid in Indian stone paving including paths around the house. All houses will have private driveways with electrically operated wrought iron gates.

GARAGES

A Detached double garage in natural stone with blue slate roof with an electrically operated garage door; including a water supply stop tap and power.

SECURITY

Houses will have alarm systems fitted as standard with provision for CCTV should it be required.

FURTHER INFORMATION

The development aims to be completed by January 2020 all plots are under construction at this time. Once a Plot is secured Westbridge Developments will work with the client on a completion date and work with them to achieving their dream home.

WARRANTY

The new homes are covered by a LABC 10 Year Guarantee



Previously built by the developer



Previously built by the developer



Previously built by the developer



Previously built by the developer



Previously built by the developer

EXTRAS

The developer would be delighted to quote for the provision of any extras over the standard specification.

RESERVATION PROCEDURE

A contract of sale will only be issued to those parties able to proceed with the purchase on the expectation that an unconditional exchange of contracts can be achieved within four weeks. A non refundable reservation fee of £20,000 is payable prior to solicitors being instructed. Further details upon request.

LOCAL AUTHORITY

Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA. Tel 01200 425111.

CONVEYANCING

Westbridge Developments use Russell & Russell in Bolton.

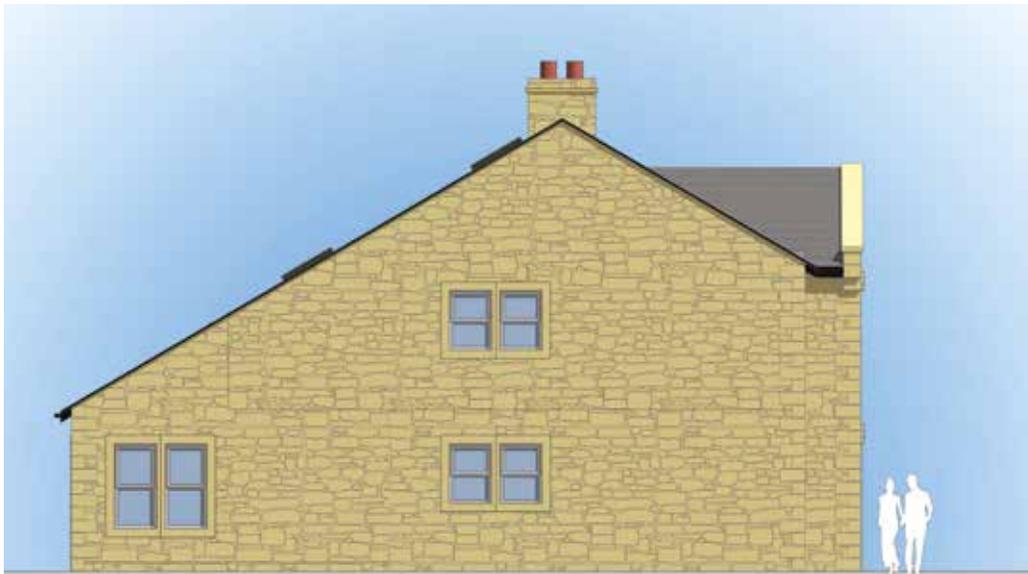
VIEWING

Please contact Fine & Country Ribble Valley to make arrangements to view. Our telephone number is 01254 828922 or you can email us at whalley@fineandcountry.com. Jason Preston is the principle contact in respect of the site and can be contacted on jason.preston@fineandcountry.com

Please be aware that construction work is underway on the site and those visiting should wear stout footwear. No children will be allowed on site during the build process.

DIRECTIONS

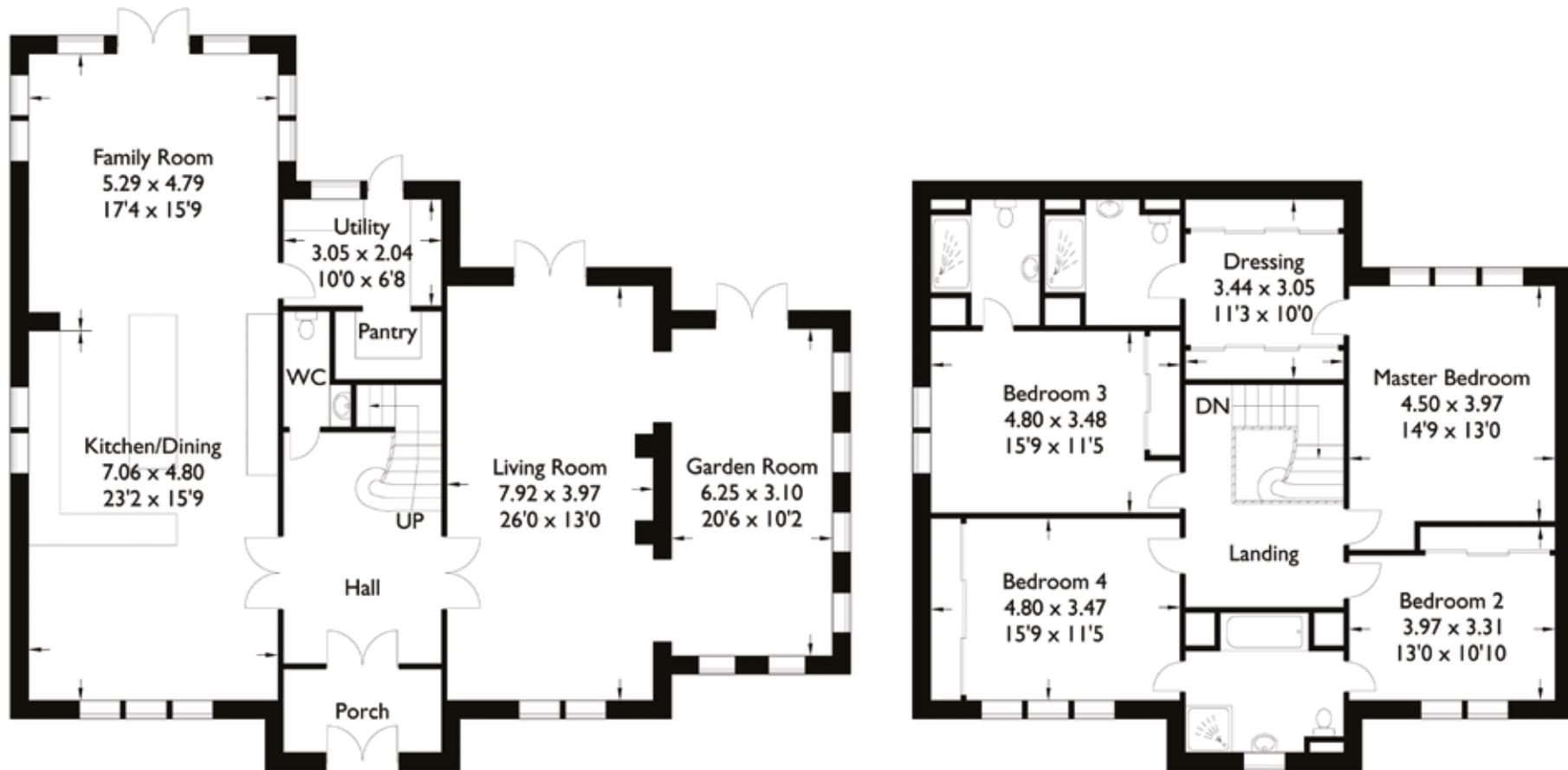
From the A59 travelling from Clitheroe towards Skipton turn left immediately after the Auction Mart in to Mill Lane. Continue down Mill lane and proceed round the sharp left hand bend and continue for approximately 250 yards and the site can be found on the left hand side.



Bowland View

Approximate Gross Internal Area : 256.50 sq m / 2760.94 sq ft

Total : 256.50 sq m / 2760.94 sq ft



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4775450. Registered Office: Mortimers Chartered Surveyors & Estate Agents trading as Mortimers Estate Agents Ltd. Registered Address: Edge View House, Salmon Fields Business Village, Royton, Oldham OL2 6HT. Printed



Fine & Country
Tel: +44 (0)1254 828922
whalley@fineandcountry.com
39 King Street, Whalley, Lancashire BB7 9SP

