



**Stubley Meadows**  
New Road, Littleborough

# Stubley Meadows, Littleborough



## A superb selection of individually designed two, three and four bedroom homes, Stubley Meadows is a delightful semi-rural development in the market town of Littleborough.

Perfectly situated for great local schools, a variety of shops and restaurants, outdoor activities and countryside pursuits, this Russell Homes development also provides an easy commute to Rochdale and Manchester city centre. Stubley Meadows offers buyers the choice of 11 different house types, from open plan to a more traditional layout, making the development ideal for families, first-time buyers, professional couples and downsizers alike.

With community at its heart, Stubley Meadows will be beautifully landscaped with a variety of attractive features including an area of public open space and a children's play park.

**Stubley Meadows, New Road, Littleborough OL15 8HW**

Email: [sales@russellhomes.co.uk](mailto:sales@russellhomes.co.uk)

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# Location and local amenities

**On the edge of a traditional Pennine market town, Stubley Meadows occupies a fantastic semi-rural yet highly-accessible position just off the A58.**

Surrounded by picturesque countryside, Littleborough is a door to rural Lancashire and the Pennine hills beyond. The town centre itself is a conservation area and is packed full of independent shops, boutiques, cafés, pubs and restaurants, with a selection of grocery stores and small supermarkets, banks and a post office.

Most of the larger superstore brands are within a 10-15 minute drive of the town, along with Rochdale town centre which is quarter-of-an-hour away by car or seven minutes by direct train.

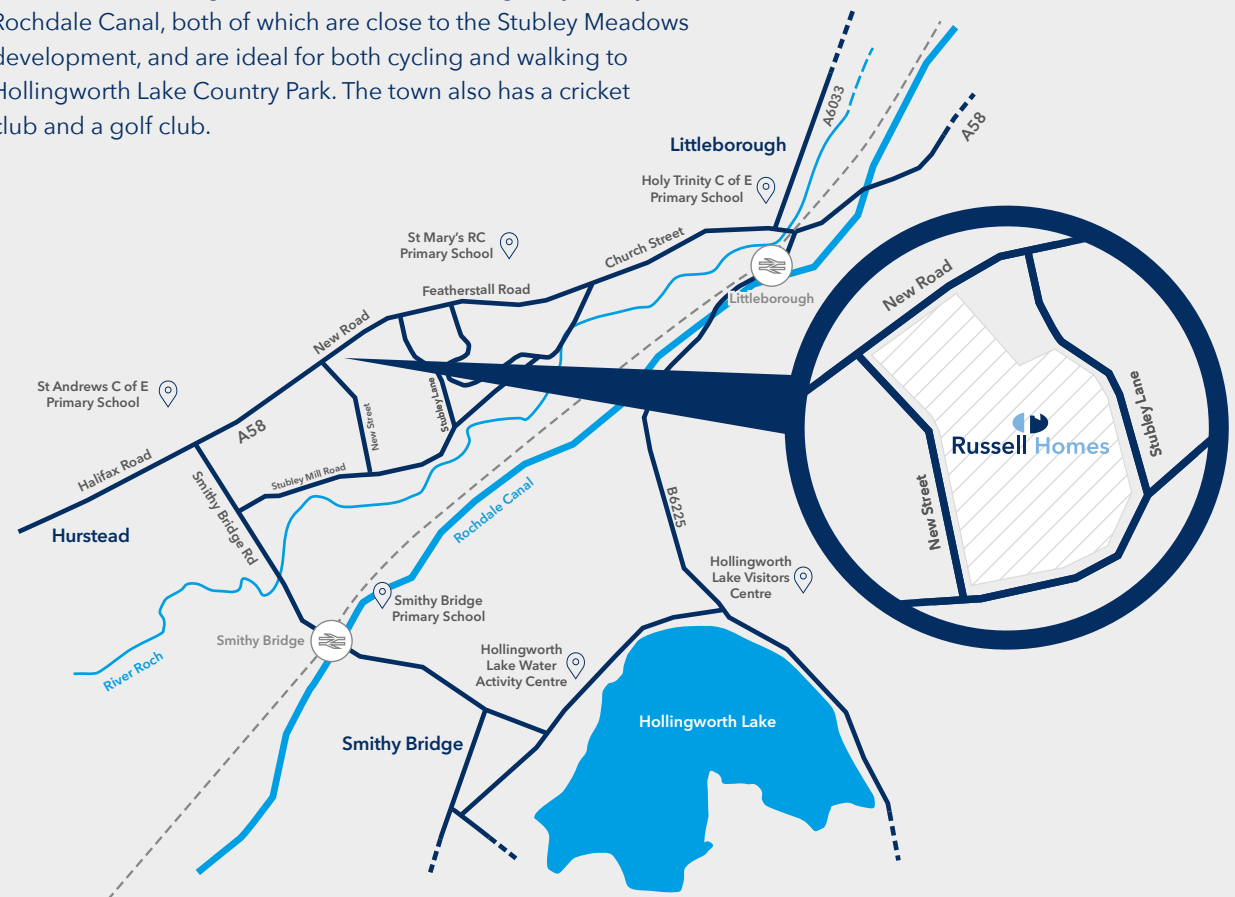
Manchester city centre is accessible from both local train stations, in just 19 minutes from Smithy Bridge - which is itself a 12 minute walk from the development - or 22 minutes from Littleborough via the half-hourly service to Victoria Station. Both also offer a direct train to Leeds which takes a little over an hour.

There are no less than five primary schools near to Stubley Meadows, none more than a 15 minute walk or five minute drive away. Among them are a variety of faith and local authority options, rated from Good to Outstanding. A broad selection of high schools can be found five miles away in Rochdale, with good bus services available.

Children and families are well catered for in Littleborough, with the Green Flag Hare Hill Park boasting two play areas, a skate park, playing fields, sports pitches, a bowling green, some delightful formal gardens and an historic bandstand to boot, with the local Friends Group staging community events throughout the year. And the nearby Littleborough Library offers a range of activities for children and older people throughout the week.

The town also has a sports centre with gym, studio and outdoor multi-sports area, while there are swimming pools, soft play, a bowling alley, and a climbing centre in Rochdale.

The area is home to a major tourist attraction in Hollingworth Lake, a man-made canal reservoir where locals and visitors alike enjoy a vast range of watersports and leisure activities. There is a sailing club, rowing club, play area, country park and numerous lakeside eateries. Littleborough is also on the Three Bridges Cycleway and Rochdale Canal, both of which are close to the Stubley Meadows development, and are ideal for both cycling and walking to Hollingworth Lake Country Park. The town also has a cricket club and a golf club.



A great location for country living, close to local amenities and with excellent transport links.



**Primary schools**

 **Distance**

St Mary's RC Primary School (Ofsted: Good)	0.2 miles
St Andrews C of E Primary School (Ofsted: Good)	0.4 miles
Smithy Bridge Foundation Primary School (Ofsted: Outstanding)	0.5 miles
Holy Trinity C of E Primary School (Ofsted: Good)	0.7 miles
Littleborough Community Primary School (Ofsted: Good)	0.8 miles

**Secondary schools**

Wardle Academy (Ofsted: Good)	0.7 miles
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**Transport links**

Smithy Bridge Train Station	0.8 miles
Littleborough Train Station	1.0 miles
M62, Junction 21	3.7 miles

# The homes

A great deal of thought has gone into the design of homes at Stubley Meadows, ensuring each individual property has its own character and charm. Drawing inspiration from the location and surrounding villages, the homes are finished in a traditional stone or red brick style, giving them a classic, timeless appeal. High quality materials are used throughout all Russell Homes developments, and there is an impressive internal specification for all fixtures and finishings.

The variety of properties at Stubley Meadows provides buyers with plenty of choice in the number of bedrooms and internal layout they prefer. Many have open plan kitchen diners, some with a separate lounge, others with a more flexible living space. Every house at Stubley Meadows has a garden and off-road parking, with many benefiting from an integral or separate garage.

This development is guaranteed under the NHBC standard 10-year new home structural warranty. All of our homes are quality checked by our site managers throughout the build process. Our dedicated Customer Care team covers all aspects of after-care service and support, and can be contacted via [support@russellhomes.co.uk](mailto:support@russellhomes.co.uk)





## Environmental and sustainable living

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500mm loft insulation fitted



High quality acoustic dampening and sound insulating materials together with the latest construction methods to minimise sound transfer
- 

Argon filled and low-emission coating double glazing units incorporating Planitherm Total+ Low E glass to achieve a maximum permissible U-value of 1.2W/m<sup>2</sup>K



Helping to save the British honeybee, by landscaping our green areas with bee-friendly plants and flowers
- 

Insulated external doors



Our experienced ecologists assess and confirm the ecological value of our sites
- 

A-rated condensing boilers



Where possible we use environmentally friendly materials that are rated A/A+ by the Building Research Establishment's Green Guide
- 

Low heat-loss hot water cylinders



All our timber is responsibly sourced, minimising deforestation, with FSC approved or PEFC approved certification
- 

Energy and water efficient kitchen appliances that have an A/A+ rating



95% of our building waste is recycled and reused
- 

Energy efficient light bulbs
- 

Kitchens and bathrooms with water saving fixtures and fittings

# Created for living, designed for life



**Working with some of the best architects and designers, Russell Homes is building a reputation for its well-thought-out designs, use of superior materials, and high-specification homes. We are committed to delivering beautifully-finished properties with an attention to detail that sets us apart.**

At Stubley Meadows there is a range of different house types to choose from, giving buyers the chance to select their favourite style, size and internal layout. Be it two, three or four bedrooms, fully open plan or with a more cosy feel, buyers can finish their new home just the way they want with the Russell Homes *Designed for You* optional extras package.

Homes at Stubley Meadows are well proportioned and provide spacious accommodation. Double bedrooms are just that and reception rooms have ample space for family living and entertaining. The design of each property aims to make the most of natural light and to create an easy flow between inside and out.

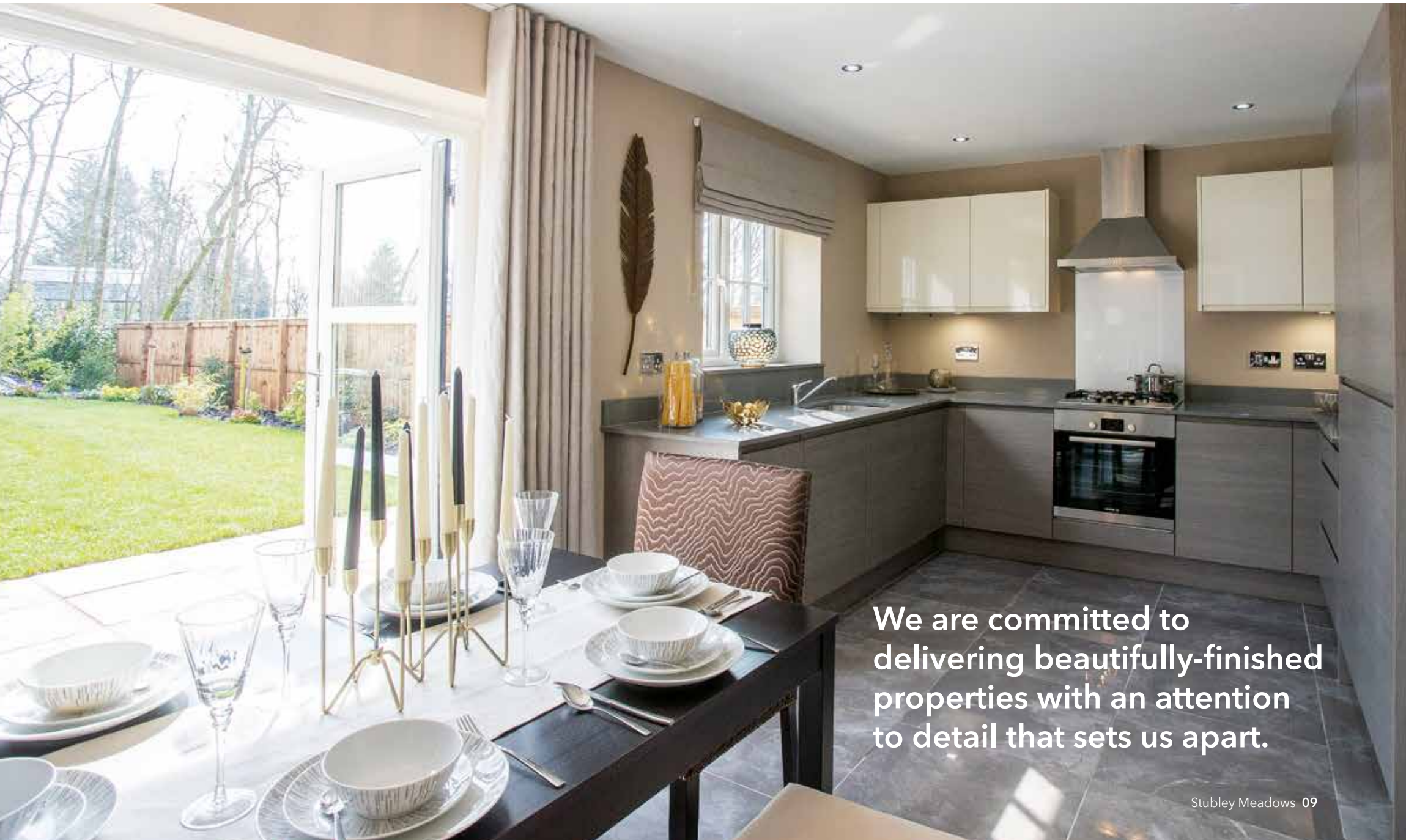
The individual house types are detailed at the back of the brochure, with images, floor plans and room sizes provided.

## Specification

- Fully fitted kitchen
- Soft close doors and drawers
- Glass splashback
- Integrated fridge freezer, gas hob with electric oven and extractor hood
- Integrated dishwasher in all detached homes
- Vitra sanitaryware in bathroom, en-suite and cloakroom
- Choice of Porcelanosa tiles in bathroom, en-suite and cloakroom where applicable
- Chrome heated towel rail in family bathroom and en-suite
- Satin stainless steel door handles throughout
- Polished natural wood stair handrail
- High security front, rear and French doors
- Mains-wired smoke detectors
- Combination or system boiler
- Paved paths and tarmac drive
- Timber fencing
- Turfed front and rear gardens
- Outside tap
- Optional extras:
  - Kitchen finishes
  - Kitchen appliances
  - Flooring
  - Fitted bedroom furniture
  - Intruder alarm

The images and information in this brochure are for illustrative purposes only to give an indication of the quality that can be expected at Stubley Meadows. This brochure does not form part of a contract, it is intended to give a general indication of the development. Russell Homes reserves the right to alter specification and layout at any time.





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# About Russell Homes



**At Russell Homes we understand that buying a house is one of the biggest investments you'll ever make. That's why it is important to know you're buying from a housebuilder with exacting standards and a reputation for quality.**

We have a team of experienced professionals who care passionately about the properties they build and the new communities they create.

We believe we have a great responsibility as housebuilders, and always seek to establish developments in locations where people actually want to live. Bringing together style and practicality with craftsmanship and high-quality specification, we build homes that buyers can truly fall in love with.

But there's more to what we do than just build exceptional properties in great locations. At Russell Homes we are committed to helping our buyers and provide as much support and reassurance as we can. For peace of mind, this development is guaranteed under the NHBC Guarantee new homes warranty standard.

Russell Homes can assist with selling your own property, saving for a deposit and even recommending professional advisors. Our dedicated sales consultants offer a hugely personal service to guide you through the buying process and make it as easy as possible to buy the home of your dreams.

**That matters to us. That's the Russell Homes difference.**

## **Russell Homes**

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