

BOWLAND FOLD

HALTON - LANCASHIRE



Russell Armer
Homes



So much on your doorstep

As well as the advantages of rural living at Bowland Fold, the area offers superb local amenities. You'll find pubs, restaurants and shops plus many other local services.

Bowland Fold in the village of Halton is located just off the M6 at junction 34 close to the Yorkshire Dales National Park. The surrounding area is well known for its beauty, countryside and walking trails through the picturesque county of Lancashire.

As well as being within easy reach of public transport links, the development is easily accessible via the M6.

Family weekends can be filled with trips to the beach, museums, castles, gardens and parks.

Destination

The location of Bowland Fold allows easy access to local services associated with a thriving village, as well as a doctors surgery and a public library. The 'Greyhound' sits very closely to the development and is a family friendly pub/restaurant and is a welcome addition to the facilities already available in the area.

For those who want to spend their leisure time shopping, Lancaster (3.8 miles) offers a good range of stores mixing old with the new in this charming city. Alternatively, take a trip to Morecambe (5.8 miles) to discover the seafront and superb beaches.



Building *Communities*

Bowland Fold is an exclusive development of sixty five luxury new homes, situated on the northern fringe of the vibrant village of Halton.

This desirable new development stands proud within the heart of the beautiful Lancashire countryside; with the river Lune close by. With easy access to the city of Lancaster and just a stones throw away from the Forest of Bowland, Bowland Fold provides the perfect retreat from the hustle and bustle of daily life.

Select from a range of different designs, including 2, 3 and 4 bedroom houses, 3 bedroom bungalows and 1 bedroom flats.



Settled in a prominent location, with fantastic street scenes and plenty of public open space, these stunning new homes are of the highest quality, modern in design and energy efficient, yet still in keeping with the areas of the Lancashire countryside.



Homes built to an exceptional standard



QUALITY LIVING

At Russell Armer Homes we pride ourselves on the high standard of finish and attention to detail in all our new homes. We only use materials and craftsmen that allow us to achieve a level of finish that can regularly go beyond our customers expectations. We are proud to say that the quality of our homes are award winning.

We actively encourage you to get involved with us at the early stages of planning your home. We build with your requirements and needs in mind. By working with us in the initial build stages we can provide an exceptional service with bespoke design choices tailored to your tastes, making your house a home.



Energy Efficiency

Our homes at Bowland Fold will be amongst the most energy efficient in the UK. Designed to beat the very latest building regulations, it means our homes are greener and cheaper to run. In addition, we adopt a 'fabric first' solution to meet energy conservation levels, use renewable technologies and our building materials and methods have a low carbon footprint.

Our homes at *Bowland Fold*

-  THE SEDGWICK B
3 bedroom detached / garage
-  THE SEDGWICK C
3 bedroom detached / garage
-  THE LEASGILL B
4 bedroom detached / garage
-  THE LEASGILL E
4 bedroom detached / detached garage
-  THE ASPLEY PLUS A
3 bedroom detached / garage
-  THE MILNTHORPE
3 bedroom semi-detached
-  THE CROOKLANDS
2 bedroom semi-detached





BOWLAND FOLD
HALTON - LANCASHIRE

The Ayside

4 - bedroom detached house,
with internal garage

Approx. square footage 1576 sq ft

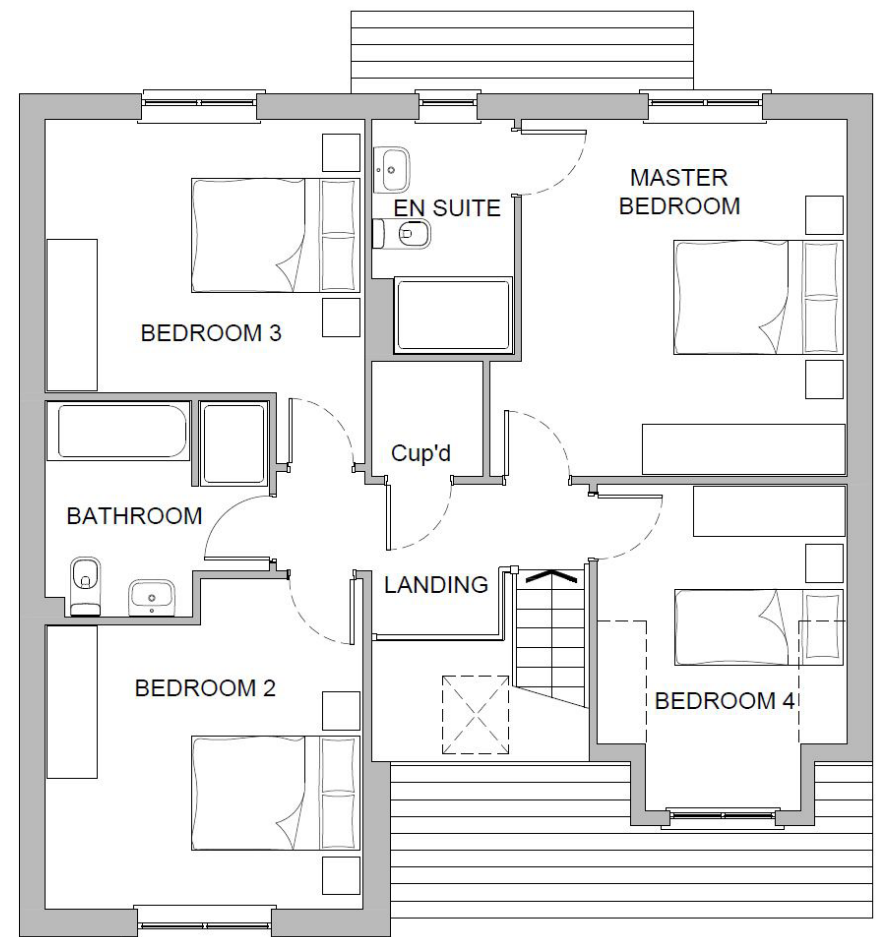
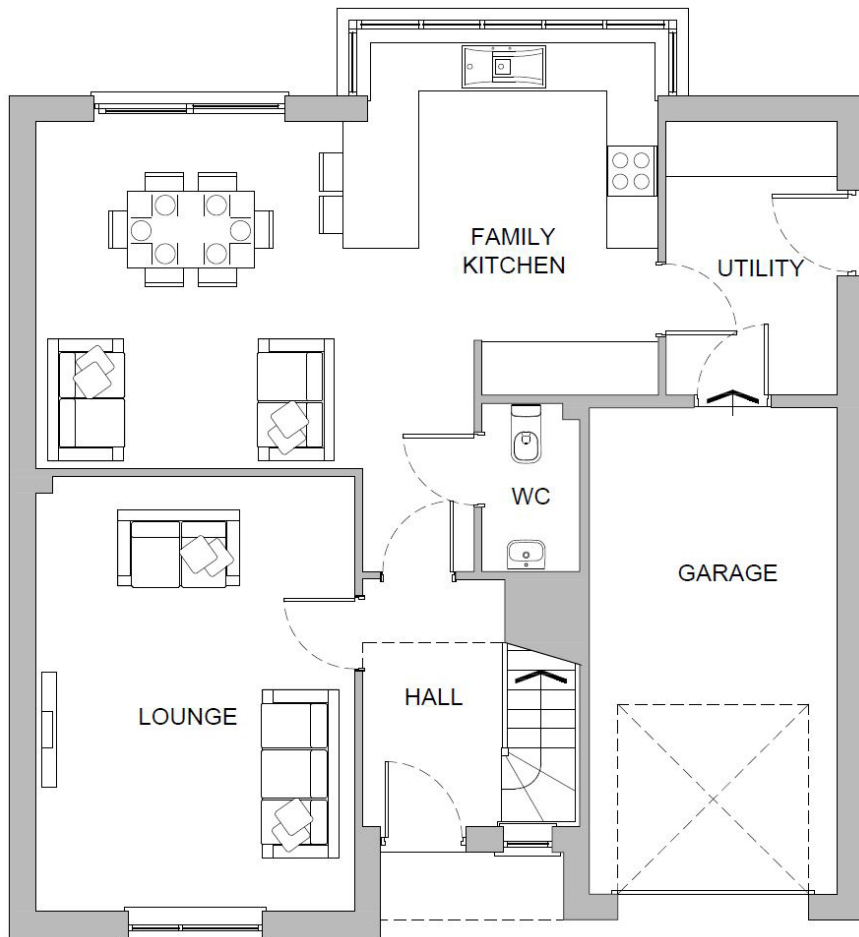


GROUND FLOOR

LOUNGE	5.10 x 3.75m 16'9" x 12'4"
FAMILY KITCHEN	7.34 x 4.06m 24'1" x 13'4"
CLOAKS	1.95 x 1.13m 6'5" x 3'8"
UTILITY	3.19 x 2.00m 10'6" x 6'7"
GARAGE	5.75 x 2.91m 18'10" x 9'7"

FIRST FLOOR

MASTER BEDROOM	4.20 x 3.82m 13'9" x 12'6"
EN SUITE	2.75 x 1.65m 9'0" x 5'5"
BEDROOM 2	3.73 x 3.34m 12'3" x 10'11"
BEDROOM 3	3.75 x 3.21m 12'4" x 10'6"
BEDROOM 4	3.85 x 2.93m 12'8" x 9'7"
BATHROOM	2.60 x 2.54m 8'6" x 8'4"



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The Aspley Plus A

3 - bedroom detached home, with detached garage

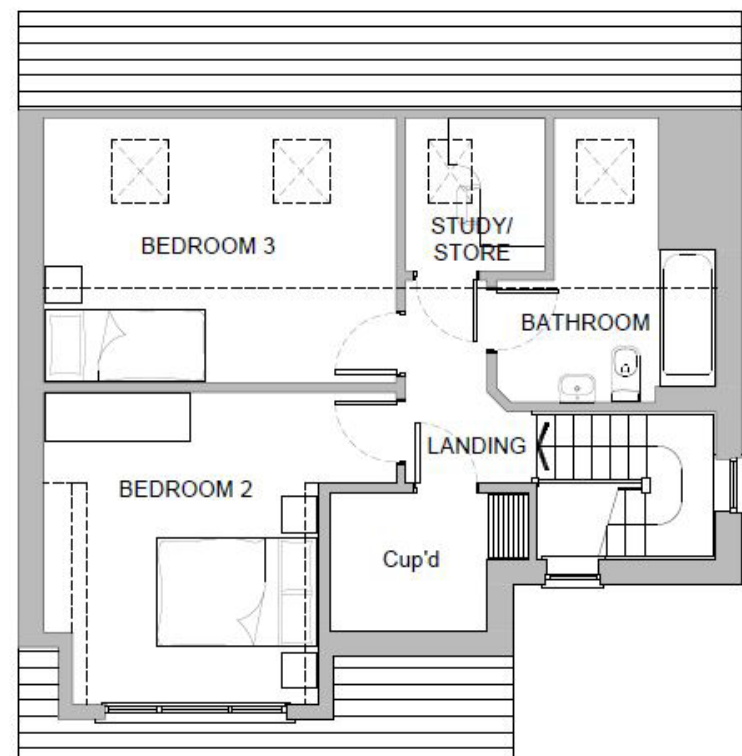
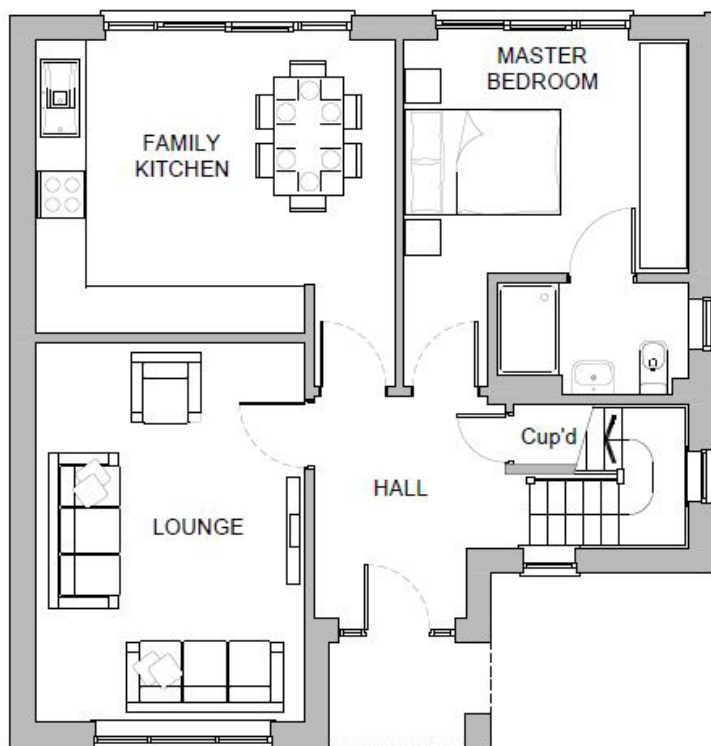
Approx. square footage 1226 sq ft

BOWLAND FOLD
HALTON - LANCASHIRE



GROUND FLOOR	
LOUNGE	4.88 x 3.46m 16'0" x 11'4"
FAMILY KITCHEN	4.62 x 3.77m 15'2" x 12'4"
MASTER BEDROOM	3.65 x 3.18m 12'0" x 10'5"
EN SUITE	2.46 x 1.44m 8'1" x 4'9"
DETACHED GARAGE	6.00 x 3.00m 19'8" x 9'10"

FIRST FLOOR	
BEDROOM 2	3.75 x 3.10m 12'4" x 10'2"
BEDROOM 3	4.40 x 3.31m 14'5" x 10'10"
STUDY	1.92 x 1.74m 6'4" x 5'9"
BATHROOM	3.56 x 2.73m 11'8" x 8'11"



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The Crooklands

2 - bedroom semi-detached house

BOWLAND FOLD

HALTON - LANCASHIRE

Approx. square footage 766 sq ft

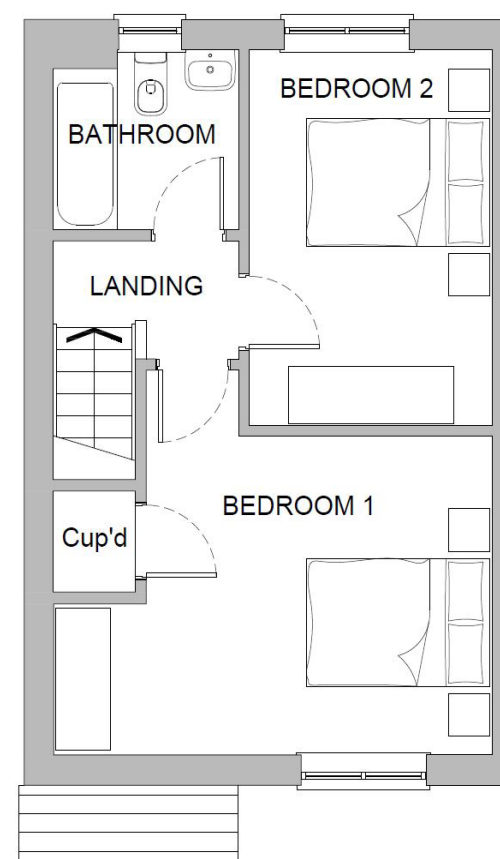
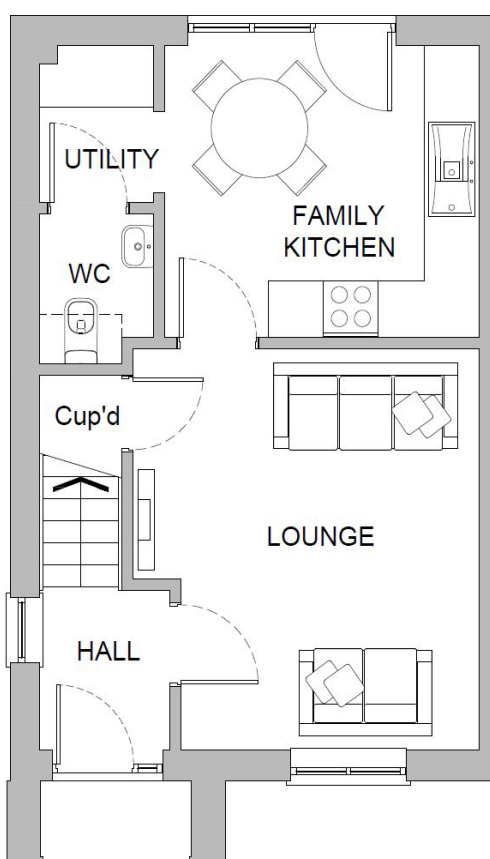


GROUND FLOOR

LOUNGE	4.22 x 3.77m 13'10" x 12'4"
FAMILY KITCHEN	3.38 x 3.07m 11'1" x 10'1"
CLOAKS	1.59 x 1.24m 5'3" x 4'1"
UTILITY	1.85 x 1.32m 6'1" x 4'4"

FIRST FLOOR

BEDROOM 1	4.78 x 3.37m 15'8" x 11'1"
BEDROOM 2	3.97 x 2.64m 13'0" x 8'8"
BATHROOM	2.02 x 1.90m 6'8" x 6'3"



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The Leasgill A

4 - bedroom detached house,
with detached single garage

Approx. square footage 1426 sq ft

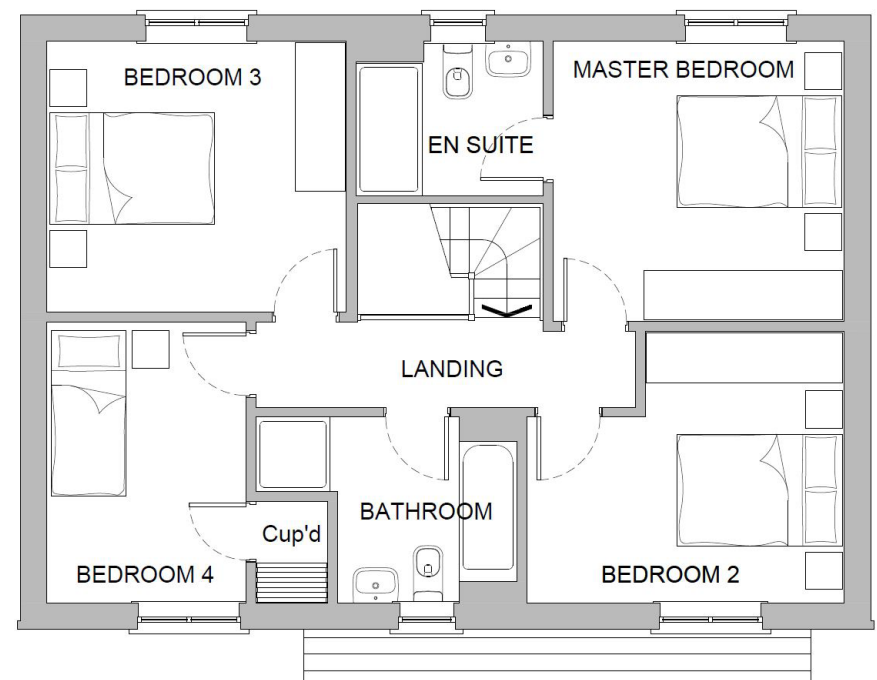
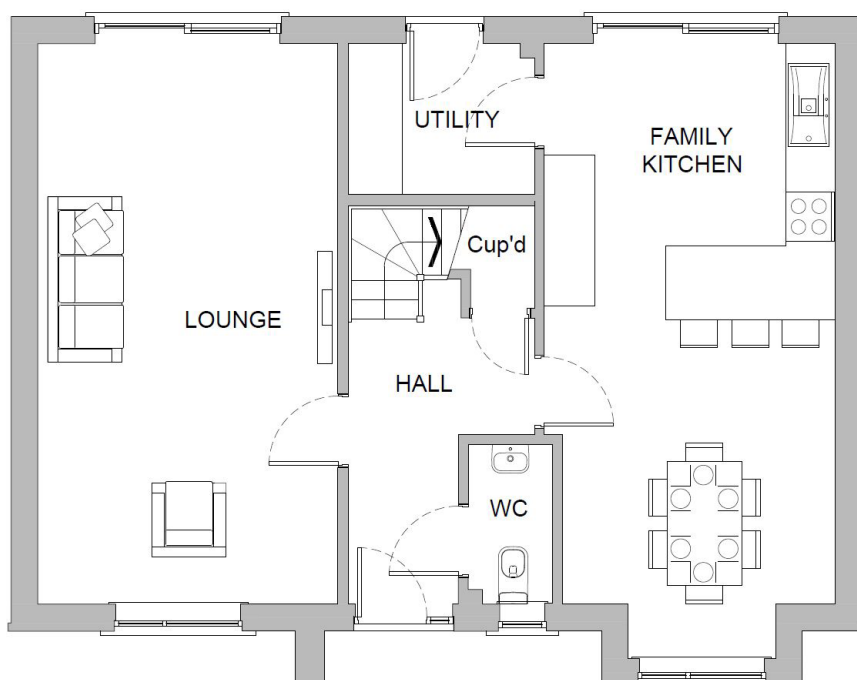


GROUND FLOOR

LOUNGE	6.78 x 3.63m 22'3" x 11'11"
FAMILY KITCHEN	6.80 x 3.53m 22'4" x 11'7"
CLOAKS	1.93 x 1.02m 6'4" x 3'4"
UTILITY	2.25 x 1.82m 7'5" x 6'0"
DETACHED GARAGE	6.00 x 3.00m 19'8" x 9'10"

FIRST FLOOR

MASTER BEDROOM	3.52 x 3.39m 11'7" x 11'1"
EN SUITE	2.25 x 1.85m 7'5" x 6'1"
BEDROOM 2	3.85 x 3.29m 12'8" x 10'10"
BEDROOM 3	3.64 x 3.28m 11'11" x 10'9"
BEDROOM 4	3.40 x 2.41m 11'2" x 7'11"
BATHROOM	2.25 x 2.17m 7'5" x 7'1"



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The Leasgill B

4 - bedroom detached house,
with detached single garage

Approx. square footage 1426 sq ft

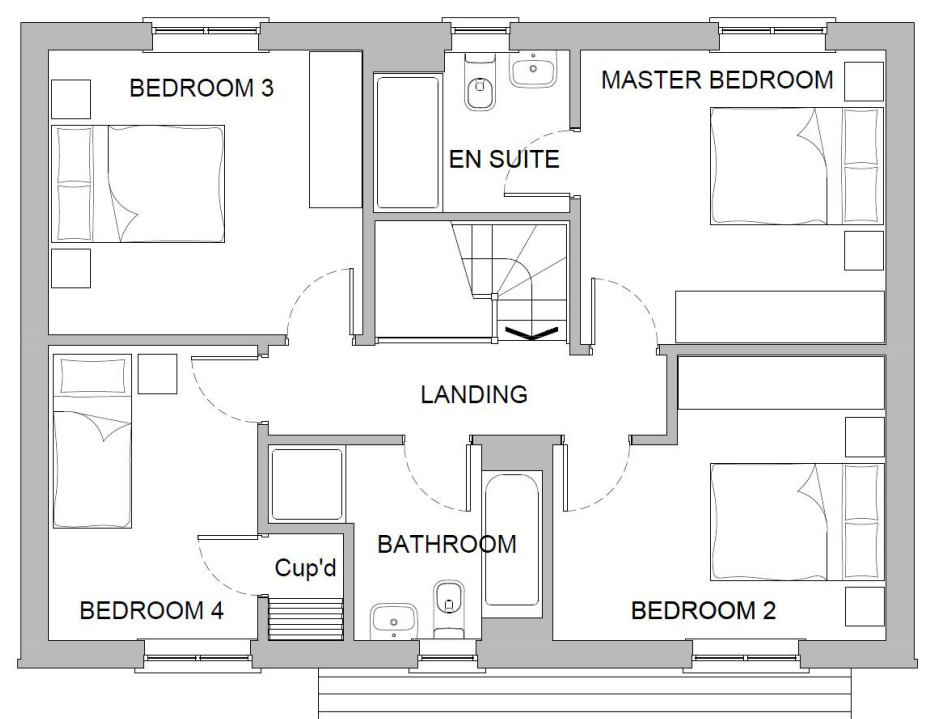
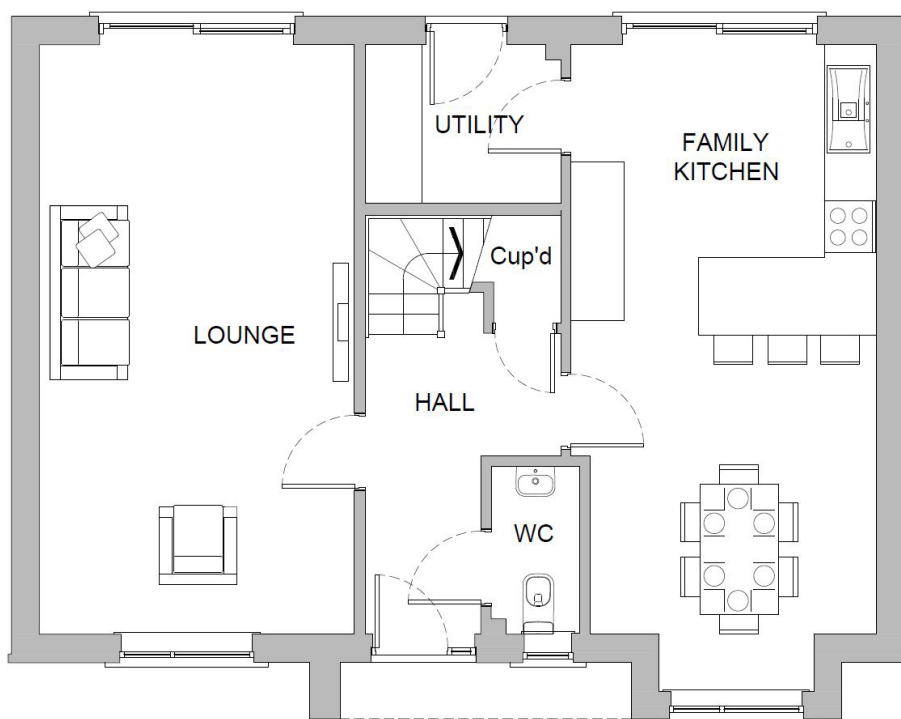


GROUND FLOOR

LOUNGE	6.78 x 3.63m 22'3" x 11'11"
FAMILY KITCHEN	6.80 x 3.53m 22'4" x 11'7"
CLOAKS	1.93 x 1.02m 6'4" x 3'4"
UTILITY	2.25 x 1.82m 7'5" x 6'0"
DETACHED GARAGE	6.00 x 3.00m 19'8" x 9'10"

FIRST FLOOR

MASTER BEDROOM	3.52 x 3.39m 11'7" x 11'1"
EN SUITE	2.25 x 1.85m 7'5" x 6'1"
BEDROOM 2	3.85 x 3.29m 12'8" x 10'10"
BEDROOM 3	3.64 x 3.28m 11'11" x 10'9"
BEDROOM 4	3.40 x 2.41m 11'2" x 7'11"
BATHROOM	2.25 x 2.17m 7'5" x 7'1"





BOWLAND FOLD

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The Leasgill E

4 - bedroom detached house,
with detached single garage

Approx. square footage 1426 sq ft

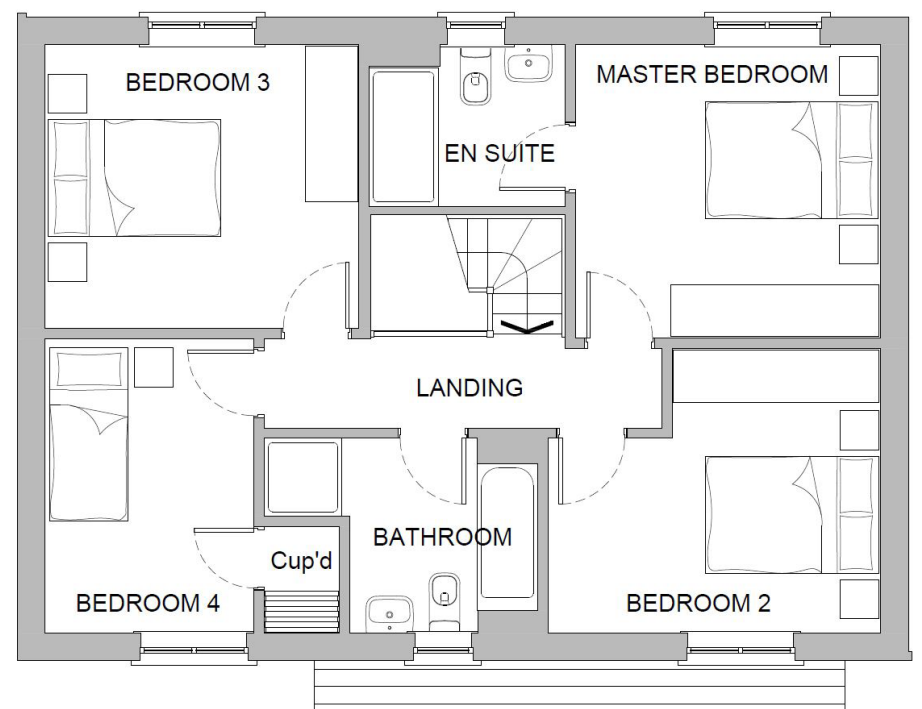
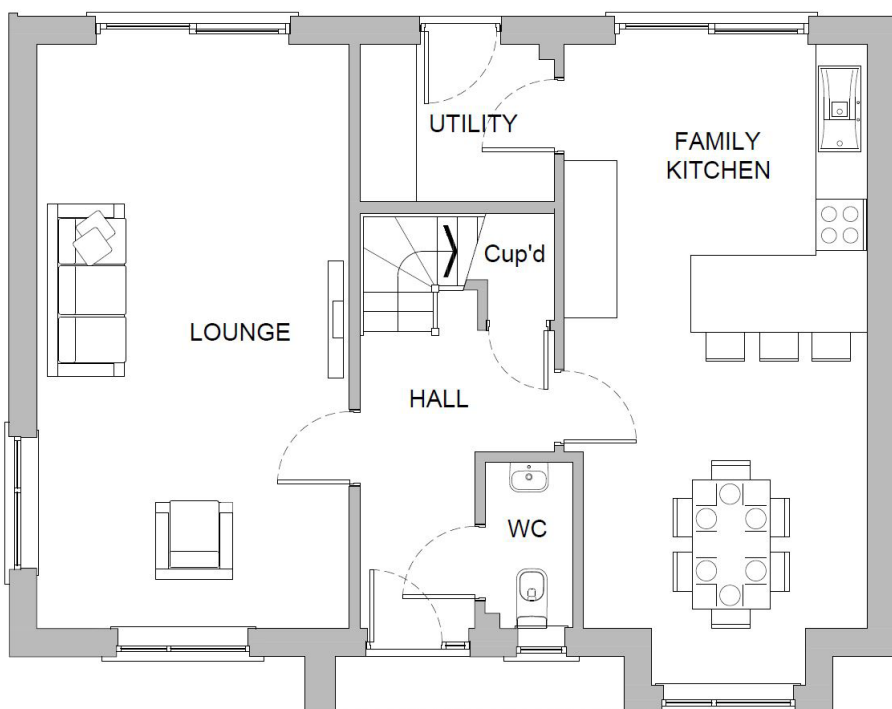


GROUND FLOOR

LOUNGE	6.78 x 3.63m 22'3" x 11'11"
FAMILY KITCHEN	6.80 x 3.53m 22'4" x 11'7"
CLOAKS	1.93 x 1.02m 6'4" x 3'4"
UTILITY	2.25 x 1.82m 7'5" x 6'0"
DETACHED GARAGE	6.00 x 3.00m 19'8" x 9'10"

FIRST FLOOR

MASTER BEDROOM	3.52 x 3.39m 11'7" x 11'1"
EN SUITE	2.25 x 1.85m 7'5" x 6'1"
BEDROOM 2	3.85 x 3.29m 12'8" x 10'10"
BEDROOM 3	3.64 x 3.28m 11'11" x 10'9"
BEDROOM 4	3.40 x 2.41m 11'2" x 7'11"
BATHROOM	2.25 x 2.17m 7'5" x 7'1"



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The Milnthorpe

3 - bedroom semi-detached house

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Approx. square footage 857 sq ft

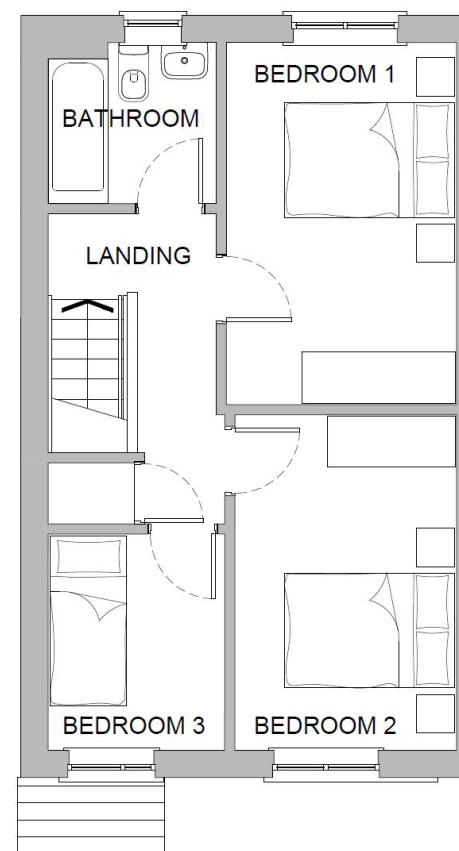
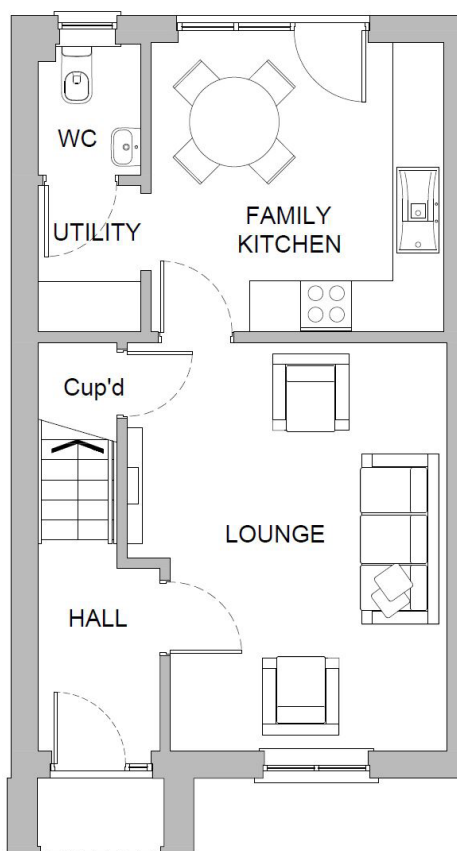


GROUND FLOOR

LOUNGE	4.80 x 3.75m 15'9" x 12'4"
FAMILY KITCHEN	3.43 x 3.39m 11'3" x 11'1"
CLOAKS	1.55 x 1.20m 5'1" x 3'11"
UTILITY	1.72 x 1.20m 5'8" x 3'11"

FIRST FLOOR

BEDROOM 1	4.25 x 2.70m 13'11" x 8'10"
BEDROOM 2	3.94 x 2.60m 12'11" x 8'6"
BEDROOM 3	2.54 x 2.07m 8'4" x 6'9"
BATHROOM	1.97 x 1.89m 6'6" x 6'2"



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The Sedgwick B

3 - bedroom detached house
with detached single garage

Approx. square footage 1277 sq ft

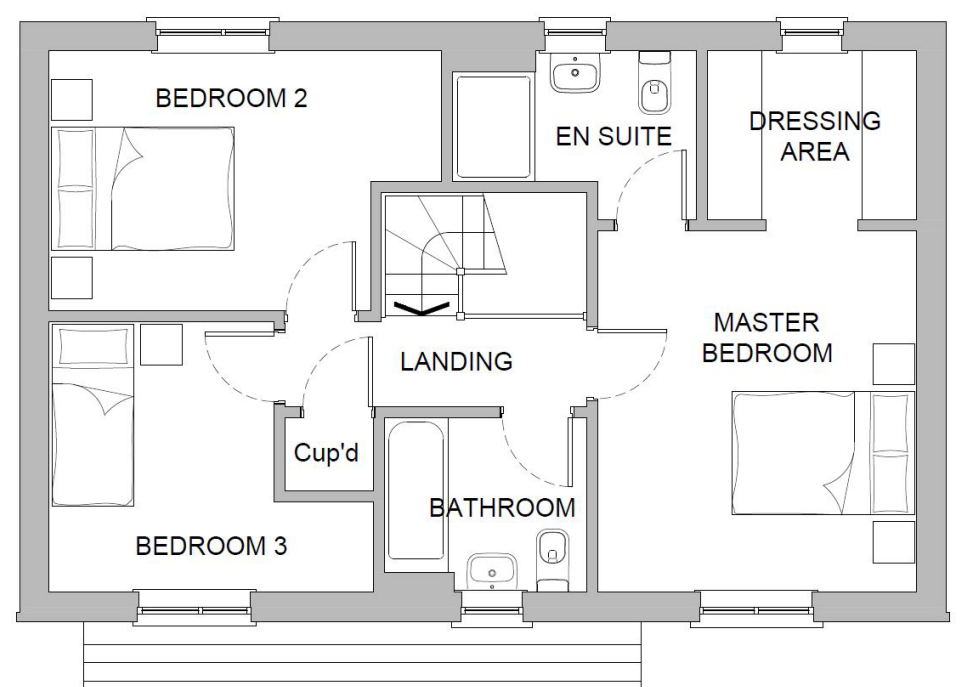
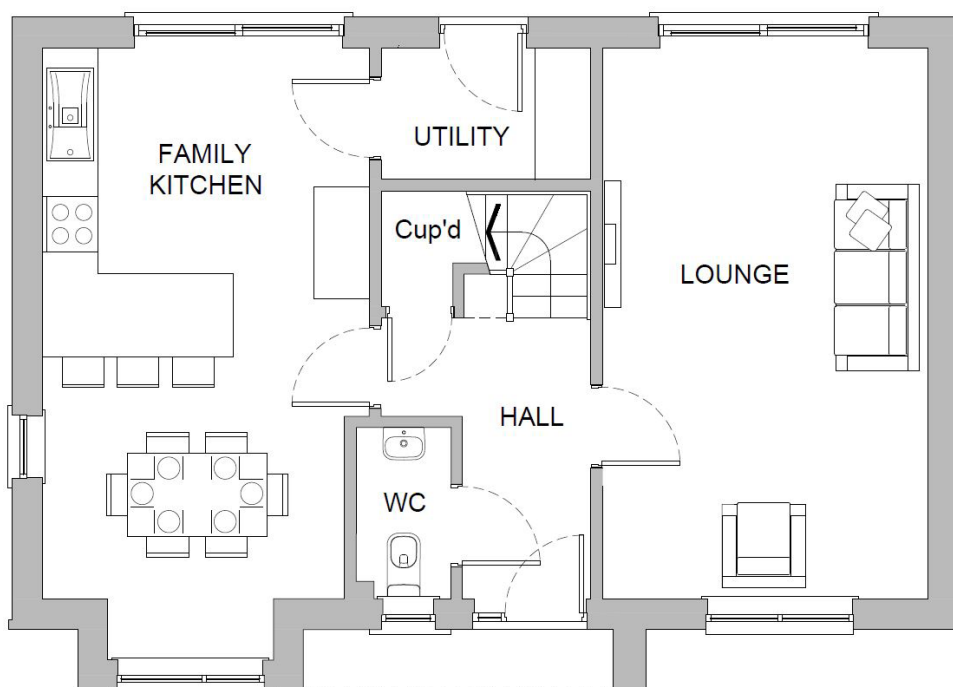


GROUND FLOOR

LOUNGE	5.92 x 3.49m 19'5" x 11'5"
FAMILY KITCHEN	5.92 x 3.52m 19'5" x 11'7"
CLOAKS	1.84 x 1.02m 6'0" x 3'4"
UTILITY	2.25 x 1.41m 7'5" x 4'8"
DETACHED GARAGE	6.00 x 3.00m 19'8" x 9'10"

FIRST FLOOR

MASTER BEDROOM	3.97 x 3.50m 13'0" x 11'6"
DRESSING	2.30 x 1.85m 7'7" x 6'1"
EN SUITE	2.67 x 1.43m 8'9" x 4'8"
BEDROOM 2	4.31 x 2.86m 14'2" x 9'5"
BEDROOM 3	2.97 x 2.47m 9'9" x 8'1"
BATHROOM	2.22 x 1.92m 7'3" x 6'4"



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BOWLAND FOLD

HALTON - LANCASHIRE

The Sedgwick C

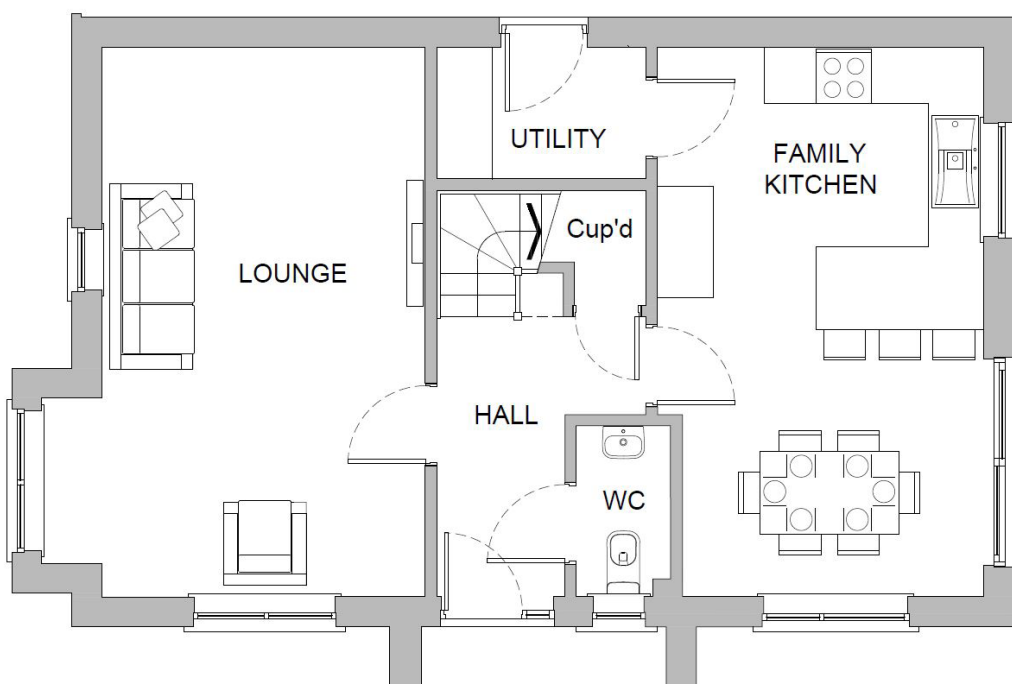
3 - bedroom detached house
with detached single garage

Approx. square footage 1277 sq ft



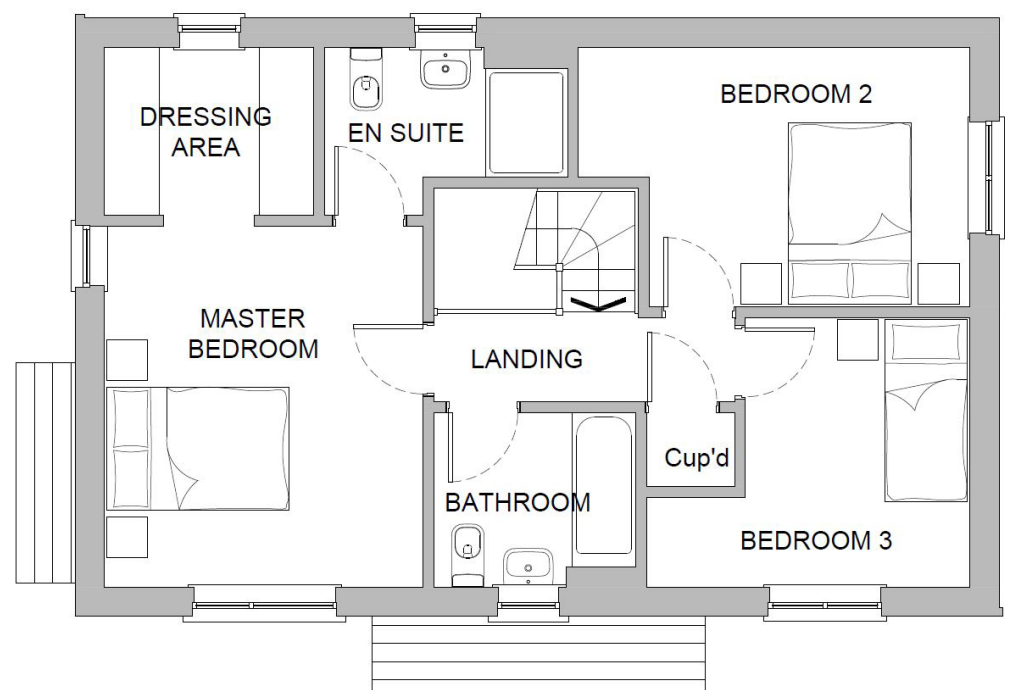
GROUND FLOOR

LOUNGE 5.92 x 3.49m 19'5" x 11'5"
FAMILY KITCHEN 5.92 x 3.52m 19'5" x 11'7"
CLOAKS 1.84 x 1.02m 6'0" x 3'4"
UTILITY 2.25 x 1.41m 7'5" x 4'8"
DETACHED GARAGE 6.00 x 3.00m 19'8" x 9'10"



FIRST FLOOR

MASTER BEDROOM 3.97 x 3.50m 13'0" x 11'6"
DRESSING 2.30 x 1.85m 7'7" x 6'1"
EN SUITE 2.67 x 1.43m 8'9" x 4'8"
BEDROOM 2 4.31 x 2.86m 14'2" x 9'5"
BEDROOM 3 2.97 x 2.47m 9'9" x 8'1"
BATHROOM 2.22 x 1.92m 7'3" x 6'4"



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Inspired new homes for over 60 years

Through decades of building award-winning new homes in Cumbria, Lancashire and beyond, we've learned what matters to you most. Location, lifestyle, quality and individuality... the same things matter to us.

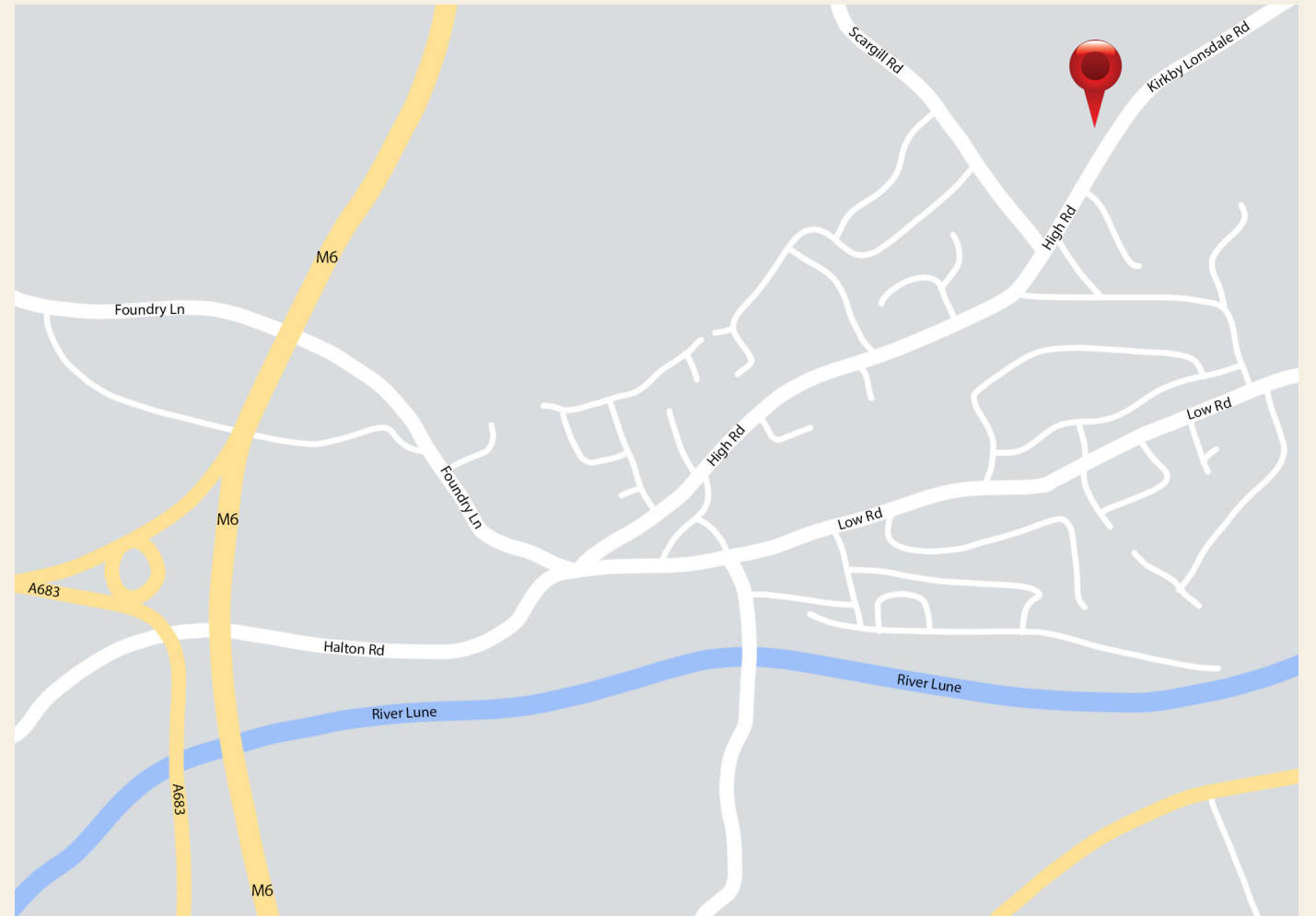
We take pride in our new developments, and in our people. We also value the confidence of our home buyers. That's why we're proud to share the recognition we've received for building quality, innovative design and dedicated customer care - its something we strive for every day.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: www.consumercode.com

We are here...



Bowland Fold, Halton, Lancashire, LA2 6FL

BOWLAND FOLD

HALTON - LANCASHIRE

CONTACTUS:

SALES: 07967 167 020
HEAD OFFICE: 01768 800878
EMAIL: halton@russell-armer.co.uk
WEB: www.russell-armer.co.uk



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