

Linhay Gardens

Bairstow Lane, Sowerby Bridge, HX6 2TA



HILLBECK HOMES
Designed With You In Mind



A Limited-Edition Lifestyle

Introducing this exclusive seven-home development, where luxury, space, and sophistication meet. In phase one these four expansive detached houses offer approx. 3,500 sq. ft of refined living—each crafted for modern family life and finished to exceptional standards.

Early reservation unlocks a rare opportunity: **personalise your home** with bespoke choices in kitchen design, tiling and flooring—bringing your vision to life.

Enjoy the ease of moving with flexible buyer incentives, including **Part Exchange and Sales Assist options**.

Set on generous plots with **sweeping countryside views**, each home features five bedrooms (four en suite), a home office, open-plan living kitchen, private driveway, double garage, and landscaped gardens—all in a prime location with direct links to Halifax, Sowerby Bridge, and the M62.

At Hillbeck Homes, our exclusive developments focus on quality not quantity, ensuring we provide buyers with the highest specification homes built on our core foundations of service, trust and quality.

Plot	House Type	Style	Price	Sq ft
1	House Type A Kaber	Views over the valley – 5 bed + Home office detached	£820,000	3500
2	House Type A Kaber	Views over the valley – 5 bed + Home office detached	RESERVED	3500
3	House Type A Kaber	Views over the valley – 5 bed + Home office detached	RESERVED	3500
4	House Type A Kaber	Views over the valley – 5 bed + Home office detached	RESERVED	3500
5	House Type B Westmoreland	5 bed detached with corner plot with double integral garage and games rooms	£790,000	3514
6	House Type B Westmoreland	5 bed detached with double integral garage and games rooms	£780,000	3514
7	House Type C Hayden	Three bed semi detached with integral garage	£425,000	1970
8	House Type C Hayden	Three bed semi detached with integral garage	£425,000	1970

For more information, please contact the new homes sales office Tel: 01422 833553

email: SowerbyBridge@williamhbrown.co.uk



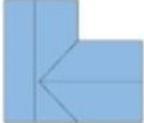
Bairstow Lane

Key

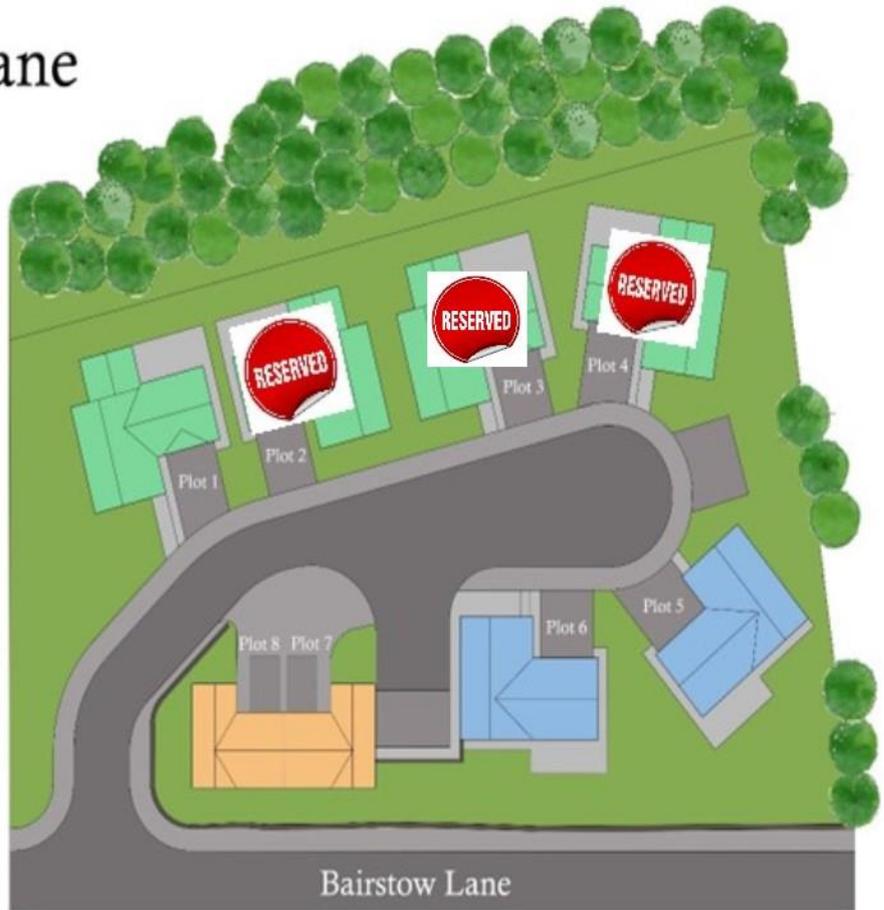
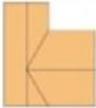
House Type A - 5 Bedroom Detached



House Type B - 5 Bedroom Detached



House Type C - 3 Bedroom Semi Detached



Site Plan

House Type A



House Type B



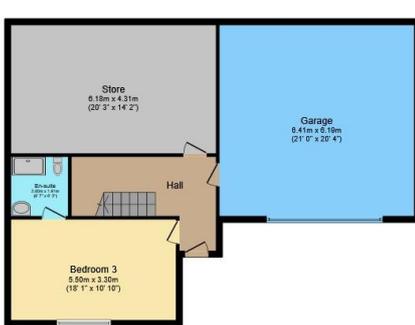
House Type C



House Type A - The Kabor (Plots 1 – 4)



House Type B - The Westmorland Plots 5 & 6



Ground Floor



First Floor

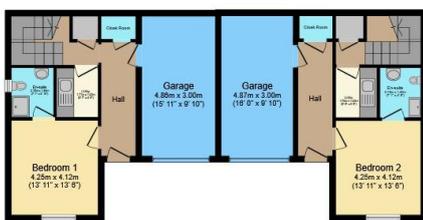


Second Floor

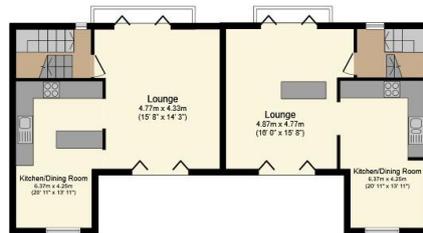
Total floor area 326.4 sq.m. (3,514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

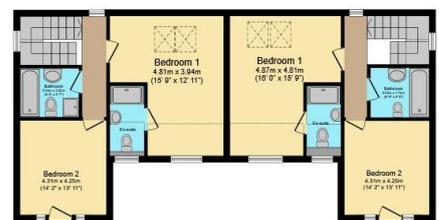
House Type C – The Hayden Plots 7 – 8



Ground Floor



First Floor



Second Floor

Left semi-detached house

Total floor area 120.4 sq.m. (1,296 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Right semi-detached house

Total floor area 118.1 sq.m. (1,271 sq.ft.) approx

Standard Specification

Tenure

Freehold
Maintenance Charges – TBC

EPC

On completion (Expected B)
Green Deal Mortgage Approved

Roads and Council

Unadopted Private Road

Kitchen

Range of wall and base units (buyers colour choice subject to build stage)
Integral AEG fridge & freezer
Integral AEG dishwasher
Integral double eye level AEG ovens
AEG warming drawer
AEG ceramic hob
Ceiling mounted extractor hood
Slimline wine cabinet
Silestone Quartz worktop
LED under cabinet and handle grip profile lighting

Heating & Insulation

Zoned central heating with smart controlled gas central heating with storage cylinder
Cavity wall insulation
Underfloor heating to ground floor
White radiators to 1st & 2nd floor

External Features

Secure composite front door
PVCu double glazed windows and doors in agate grey
Low maintenance PVCu fascia's soffits
Aluminium bi fold doors in kitchen/living
Juliet Balconies

Build Warranty

All properties for peace of mind come with a 10-year Architects warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that covers the house for first 2 years from your completion date.

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions <https://consumercod.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

Bathrooms

Fully tiled main bathroom
Fully tiled en suites
Vanity unit storage as standard to en suites and bathroom
Contemporary sanitary ware
Chrome or anthracite taps & fittings
Chrome or anthracite towel radiator
Shaver/toothbrush charging points
LED lighting

Decoration Finish

Modern doors with chrome ironmongery
White paint to woodwork
Flat white finish to ceilings
White emulsion to walls
Glass balustrade & oak handrails

Electrical

Chrome power points
TV sockets to all bedroom
TV sockets to lounge & kitchen
Mains operated smoke detectors
Heat alarm to kitchen
Electric garage door
Alarm System
CCTV
EV charging point

Garden

Rear garden fence and timber side gate
Flag patio area & paths to the side and rear of the house
Turf to rear garden
Front & rear external light
Outside tap
Driveways finished in tarmac.

Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that's great we will need to confirm the details and we will need your mortgage advisors name and contact number. If you have not yet sourced a deal our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them and they have specialist lenders who deal with new builds. Please note there are special terms and conditions needed when purchasing a new build and not all lenders/deals will be suitable. Please ask the sales advisor for more information. These properties benefit from being eligible for **GREEN DEAL MORTGAGES** which can be cheaper than standard rates. Please ask the sales advisor for more information

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property we will ask to check with your estate agent the chain details, and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Choices & Options

We can run through the options and choices in advance and there are some upgrades available. Please note any extra's/upgrade payments are non-refundable for any reason and must be paid for in advance. Please check with the sales advisor regarding plot specific adjustments.

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what's included in the sale at the site office and ask you to pay the £500 reservation fee.

For more information, please contact the new homes sales office Tel: 01422 833553

email: Sowerbybridge@Williamhbrown.co.uk

