

# Briarwood



An exclusive collection of  
1, 2 & 3 bedroom bungalows



# Welcome to Briarwood



Enjoy life with grace,  
in a beautiful place.



# Life in an Applethwaite home

is full of happy  
moments to  
share, enjoy  
and celebrate.





There comes a time when you can finally make time for yourself and those closest to you. When you can take a fresh look at life and move to the special somewhere you've been dreaming of for years. This is that moment.

You'll love the dedication to detail, inspired finishing touches and outstanding build quality that defines the Applethwaite approach. But most of all, you'll love being here, sharing the wonderful moments to come, with those you love the most. It's 'wish we'd done this years ago' time. Welcome to Briarwood.



# The moment when you find the perfect location



BLACKPOOL BEACH



STANLEY PARK GOLF COURSE



LYTHAM ST ANNES WINDMILL

**W**e pick our locations with care. Every aspect of lifestyle and landscape is carefully considered to discover the place you'll be happy to call home. And at Briarwood, we've found the perfect spot.

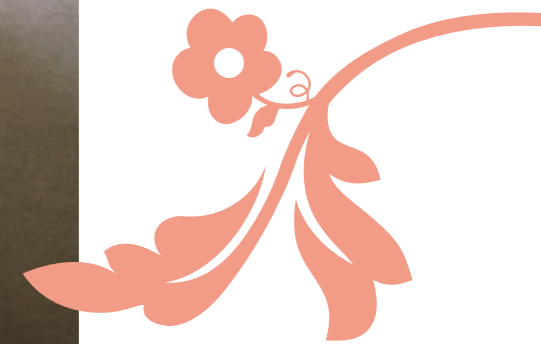
Designed for the over 55s, this select development of 1, 2 and 3 bedroom detached, semi-detached and terraced bungalows situated in the village of Carleton, near Poulton-le-Fylde has everything you need, to make life everything you want it to be.

Here, life can be enjoyed at any pace you like. From taking in the bracing air and picturesque views of the Fylde coast, to relaxing in the refreshing array of bistros, bars and restaurants.

Elsewhere, the irresistible charm of Blackpool awaits, with its iconic tower and legendary ballroom, while culture lovers will enjoy the many contemporary and visual art events nearby at the Grundy Art Gallery.

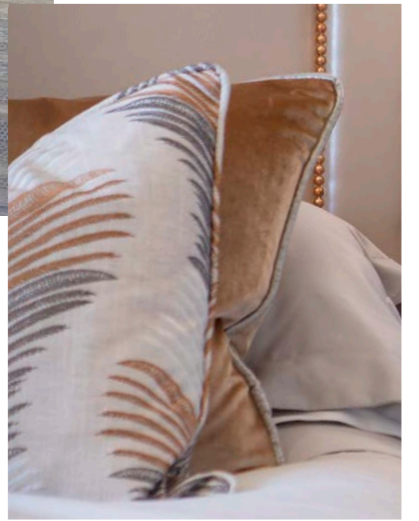
For those who feel more at home on lush greens and fairways, there are exquisite golf clubs to choose from, along with cricket, bowls and many other leisure activities. The area is graced with excellent transport links via the nearby M55 and superb bus and train services, while the Teanlowe Shopping Centre is just a convenient 5-minute drive away.

Everybody should have a new home  
**moment**



**S**itting in your Applethwaite home for the first time is a beautiful moment. There's a feeling of pride, but also something deeper, a sense that everything has been carefully designed and wonderfully realised to create a truly modern living environment where every detail has been thought through.

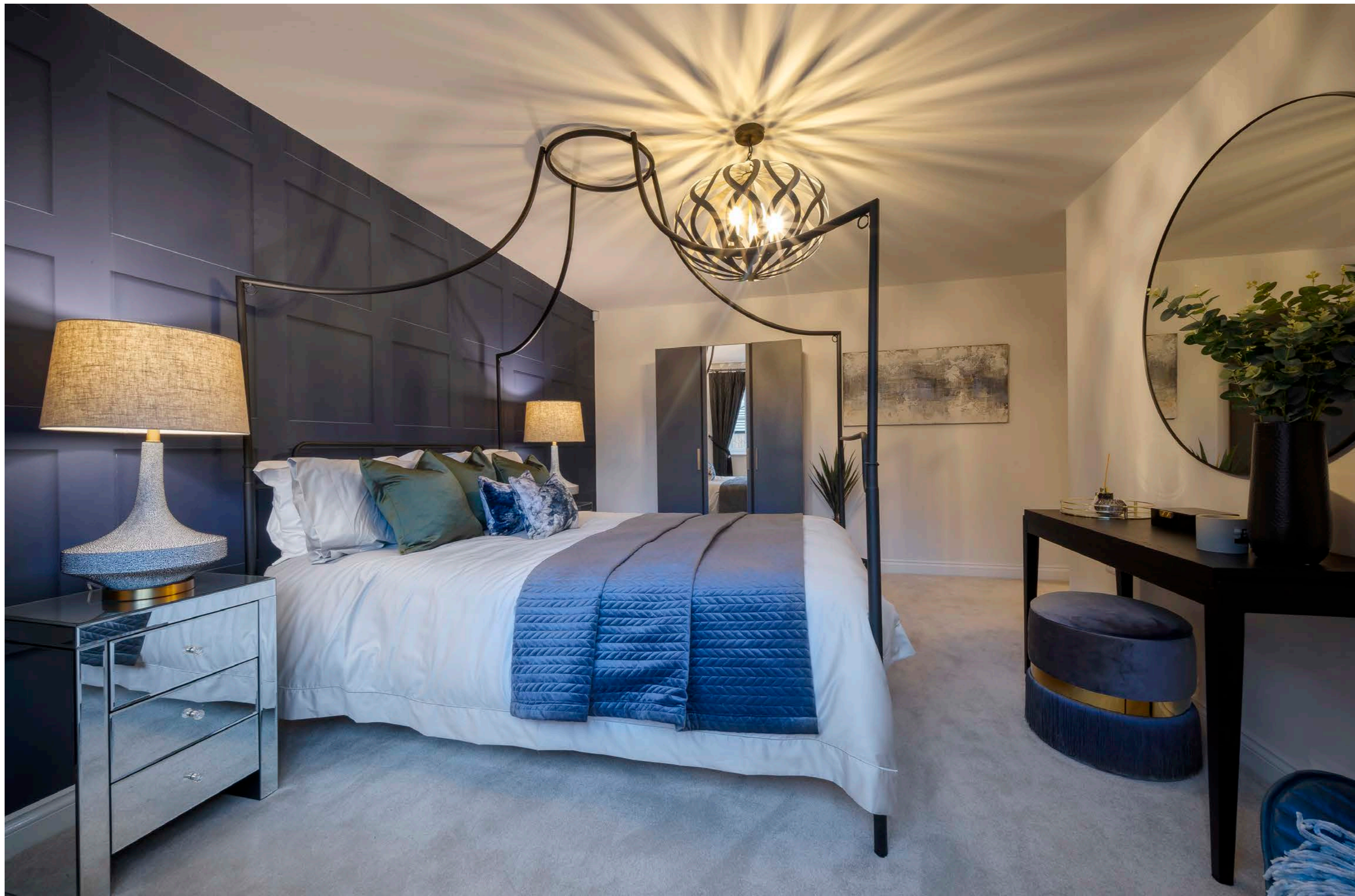
And as you start to enjoy life in your new home, that feeling stays with you, with moments that make your day and moments that make all the difference to your life.



# Design features

created just the way you like them.

**W**e put everything we have into creating the kind of home design that has everything you need. Whether you prefer detached or semi-detached living, you'll discover that every single feature is carefully planned and beautifully realised, so our homes don't just look good at a distance, but up close too, with every exterior designed to blend seamlessly in with the local environment and every interior detail designed to exceed expectations. The character of each home draws its design inspiration from the traditions of the past and blended with a more modern way of living.







**I**t's the things we think of that make all the difference to your living experience. We believe that if an interior is worth designing, it's worth designing well, so as you look around, you'll discover well-conceived kitchen spaces, smart appliances and bathrooms that impress with every turn of each designer tap.

# The home you always promised yourself If



TYPICAL KITCHEN

## Our standard specification<sup>†</sup> has more:

- Contemporary kitchens with a range of integrated appliances

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- Laminate worktops with upstands

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- En-suite to master bedroom in 2 and 3 bedroom homes

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- TV and BT points to the lounge and master bedroom

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- Designer bathrooms with Vitra sanitary ware

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- Bathroom tiling by Porcelanosa

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- Electric car charging points installed to all homes

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- Flagged paths and patios along with turfed front gardens

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- Outside lights to front and rear of all homes

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- UPVC double glazing\*

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- UPVC barge boards and soffits fitted to all homes\*

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- Energy efficient gas central heating

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- NHBC 10 year structural warranty

**Our Sales Advisors can talk through our standard specification in more detail. Call us now on 01772 229 590.**



TYPICAL BEDROOM



TYPICAL BATHROOM



<sup>†</sup> Our standard specification is for guidance only. Details may be amended. Contact our Sales Advisors for more details.

\* UPVC double glazing, UPVC barge boards and soffits are for ease of maintenance.



# Site plan



An exclusive development of just 42 detached, semi-detached and terraced bungalows situated on Blackpool Road in Carleton, close to Poulton-le-Fylde, Briarwood is ideally placed to offer the best of all worlds. Along with its ideal location, you'll enjoy the added luxury of having six outstanding house types to choose from, with some enhanced by an integrated or detached garage.

When you feel like leaving your car at home, the area is well served by local transport, taking you to Blackpool, Fleetwood, Cleveleys and beyond. Or if you're staying a little closer to home, a warm welcome awaits in the gastropubs, bars and shops of Poulton-le-Fylde.

Cyclists and walkers will also enjoy the nearby pathways and parks. Local birdsong-filled walks abound, such as the popular Wyre Way, taking you all the way to the beautiful Wyre Estuary Country Park.

Whether you're into an active lifestyle or long, lazy afternoons doing not very much at all, Briarwood is a place you can really picture yourself living in.

**The Loughrigg**  
1 BEDROOM TERRACED AND SEMI-DETACHED HOMES

**The Whinfall**  
2 BEDROOM DETACHED AND SEMI-DETACHED HOMES

**The Grasmere**  
2 BEDROOM DETACHED HOME WITH GARAGE

**The Yewdale**  
3 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

PUMP STATION

AFFORDABLE HOME





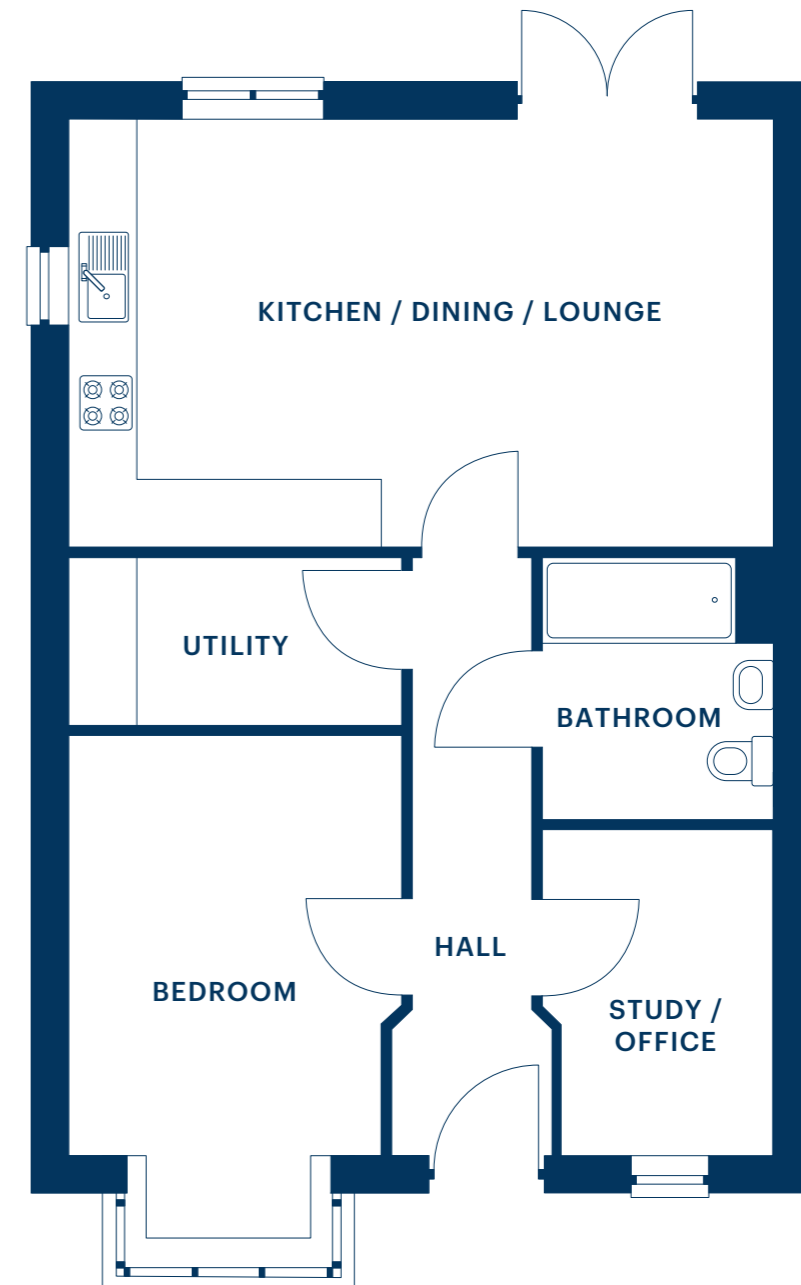
# The Loughrigg

1 BEDROOM  
TERRACED HOME



ARTIST'S IMPRESSION

PLOTS: 28 / 29 / 30



**KITCHEN / DINING / LOUNGE**  
6198 x 3772 20'4" x 12'5"

**UTILITY**  
2918 x 1470 9'7" x 4'10"

**BEDROOM**  
2918 x 4473 9'7" x 14'8"

**STUDY / OFFICE**  
2029 x 2847 6'8" x 9'4"

**BATHROOM**  
3100 x 1900 10'2" x 6'3"



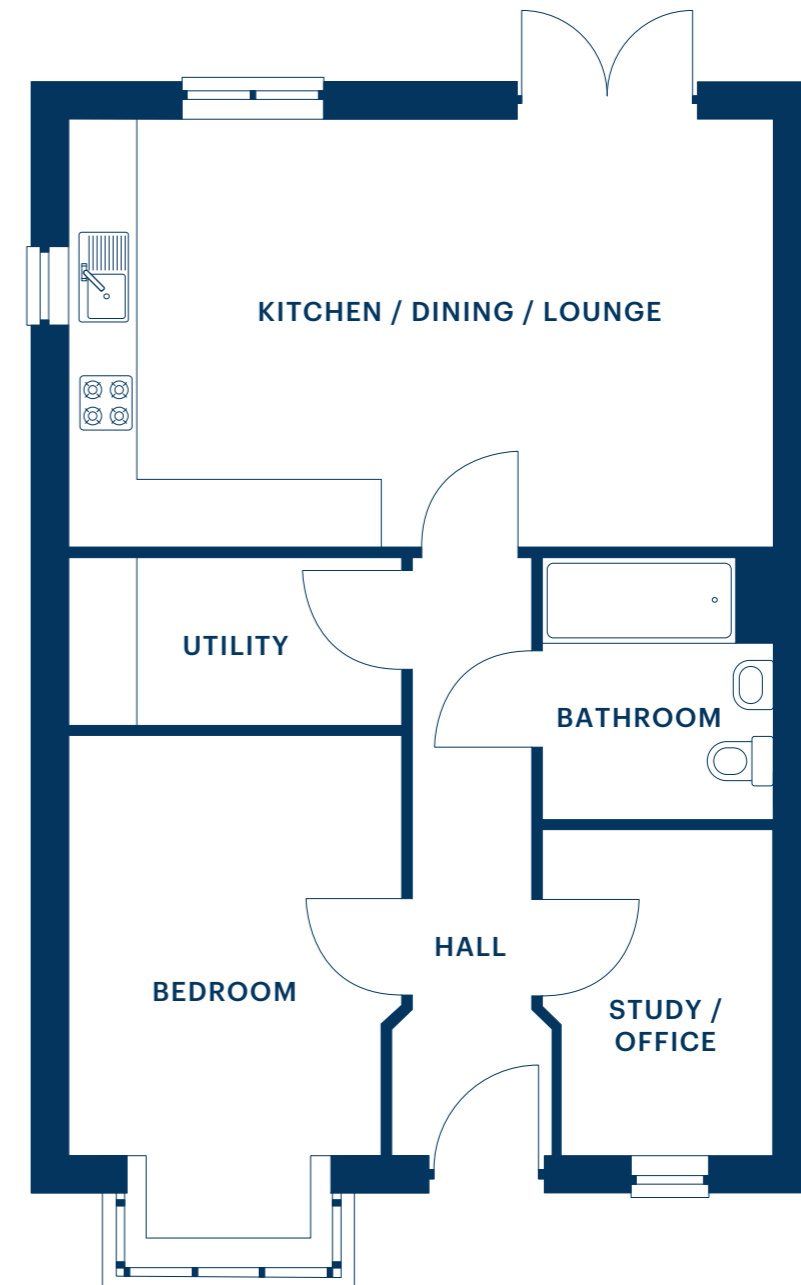
# The Loughrigg

1 BEDROOM  
SEMI-DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 26 / 27



**KITCHEN / DINING / LOUNGE**  
6198 x 3772 20'4" x 12'5"

**UTILITY**  
2918 x 1470 9'7" x 4'10"

**BEDROOM**  
2918 x 4473 9'7" x 14'8"

**STUDY / OFFICE**  
2029 x 2847 6'8" x 9'4"

**BATHROOM**  
3100 x 1900 10'2" x 6'3"



# The Whinfell

2 BEDROOM  
SEMI-DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 4 / 5 / 20 / 21 / 22 / 23  
24 / 25 / 34 / 35 / 36 / 37



**KITCHEN / DINING**  
3155 x 6382 10'4" x 20'11"

**LOUNGE**  
4377 x 3287 14'4" x 10'9"

**BEDROOM 1**  
2770 x 4411 9'1" x 14'6"

**EN-SUITE**  
2724 x 1000 8'11" x 3'3"

**BEDROOM 2**  
2643 x 3005 8'8" x 9'10"

**BATHROOM**  
2724 x 1900 8'11" x 6'3"



# The Whinfell

2 BEDROOM  
DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 7 / 39



**KITCHEN / DINING**  
3155 x 6382 10'4" x 20'11"

**LOUNGE**  
4377 x 3287 14'4" x 10'9"

**BEDROOM 1**  
2770 x 4411 9'1" x 14'6"

**EN-SUITE**  
2724 x 1000 8'11" x 3'3"

**BEDROOM 2**  
2643 x 3005 8'8" x 9'10"

**BATHROOM**  
2724 x 1900 8'11" x 6'3"



# The Grasmere

2 BEDROOM DETACHED HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 2 / 3 / 8 / 11 / 14 / 15  
16 / 18 / 19 / 31 / 32 / 38 / 42



**KITCHEN / DINING**  
3100 x 5679 10'2" x 18'8"

**LOUNGE**  
3320 x 5136 14'3" x 13'8"

**BEDROOM 1**  
3026 x 4569 10'0" x 15'0"

**EN-SUITE**  
3026 x 1203 10'0" x 3'11"

**BEDROOM 2**  
3276 x 3588 10'9" x 11'9"

**BATHROOM**  
3100 x 1900 10'2" x 6'3"



# The Yewdale

3 BEDROOM DETACHED  
WITH INTEGRATED GARAGE



ARTIST'S IMPRESSION

PLOTS: 1 / 6 / 9 / 10 / 12  
13 / 17 / 33 / 40 / 41



**KITCHEN / DINING**  
4966 x 4500 16'4" x 14'9"

**UTILITY**  
1873 x 2400 6'2" x 7'11"

**LOUNGE**  
3948 x 4154 12'11" x 13'8"

**BEDROOM 1**  
3364 x 3961 11'0" x 13'0"

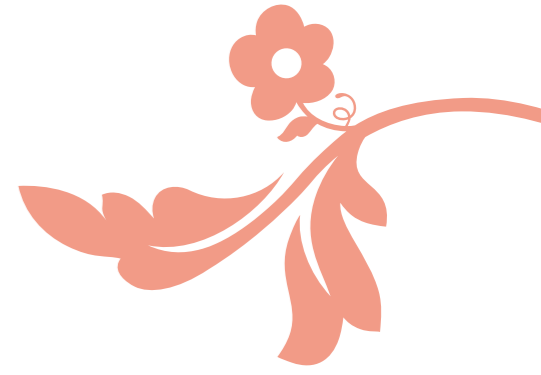
**EN-SUITE**  
2532 x 1203 8'4" x 3'11"

**BEDROOM 2**  
4660 x 4565 15'4" x 15'0"

**BEDROOM 3**  
2845 x 3225 9'4" x 10'7"

**BATHROOM**  
1966 x 2400 6'5" x 7'11"





Our dedication makes all the difference to

# your journey



**W**e're passionate about our homes, our communities and the customer experiences we build around them.

For us, life is all about being considerate about everything from the way we build, to the way we look after every Applethwaite customer. So the same level of care we've taken in creating our Briarwood community is reflected in every step of your home buying journey. You'll find we have more time for you, guiding you through the process, responding personally to any questions you may have and generally being there when you need us. It's our way of ensuring that everything is carefully thought out, before, during and after you move in.

# Helping our communities

every moment we can.



**A**s part of the Eric Wright Group, we take a wider view of the world around us, looking beyond the homes we build to support good causes in our local communities.

Any additional funds we build up over and above our operating costs are converted into regular contributions to our chosen charities.

So when you choose an Applethwaite home, you can also relax in the knowledge that you're helping to make life better for someone, somewhere else too. We think it's a good way to build homes.

**The Eric Wright Group is owned by the Eric Wright Charitable Trust.**

# Briarwood



BLACKPOOL ROAD  
CARLETON · POULTON-LE-FYLDE



## Applethwaite

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