



# BROOKFIELD VALE

Blackburn

[countrysidehomes.com](http://countrysidehomes.com)





# BROOKFIELD VALE

Blackburn



**COUNTRYSIDE**  
Homes



## BROOKFIELD VALE

We're proud to showcase our stunning selection of 3 and 4 bedroom detached and semi-detached homes at Brookfield Vale, Blackburn. These beautiful homes are carefully designed with modern living in mind and are finished to high specification.

Brookfield Vale is just a mile from central Blackburn, where you'll find a great selection of high street shops to suit every taste. For the weekly food shop there is a large choice of supermarkets all within two miles of the development.

Nearby Queen's Park is one of Blackburn's hidden green secrets with 33 acres of traditional urban park. It has covered picnic areas, sport fields, a staging area, volleyball courts and an outdoor amphitheatre. For the more adventurous, you could try your hand at dinghy sailing on Fishmoor reservoir which is a five minute walk from your new front door.

The well known Ribble Valley is a short drive away and boasts some of the most picturesque scenery in Northern England, with superb walking and mountain biking routes in every direction.

Blackburn is a large town boasting a strong, close knit community. It was a major producer of textiles in the 19th century and much of the local architecture represents the expansion of the town during that period. It has a diverse population and the wide variety of local restaurants reflect this, with a number of excellent curry houses located in the town. On the outskirts of Blackburn there are several excellent pubs serving locally produced food and drink.

The town boasts an Olympic sized ice skating rink, which is under a mile from Brookfield Vale, beginners are able to take lessons or the whole family can have a superb fun filled day out on the ice.

The city of Preston can be reached by car in under 15 miles and offers a wide range of shopping, nightlife and employment opportunities. On top of that, the bright lights of Manchester city centre are just under an hour away. Here you'll find a truly international city with world class shopping, restaurants, nightlife and an abundance of culture in the cities celebrated museums, art galleries and theatres.



# THE PERFECT POSITION

## EDUCATION FOR EVERYONE

There are two primary schools within half a mile away from Brookfield Vale and both are rated as Good by OFSTED. For secondary age children, Blackburn Central High School is within a mile away of the development, also rated Good by OFSTED.

St James Lower Darwen CE Primary School  
0.4 miles | 9 min walk

9 mins



Blackburn Central High School  
1.1 miles | 3 min drive

3 mins



Blackburn College  
2 miles | 7 min drive

7 mins



Blackburn Town Centre  
2.1 miles | 7 min drive

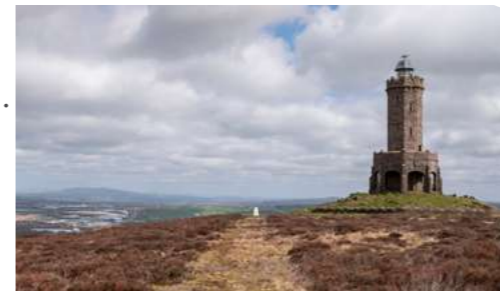
7 mins



BROOKFIELD VALE

Darwen Tower  
4.3 miles | 19 min drive

19 mins



Blackburn Train Station  
2.2 miles | 8 min drive

8 mins



Planet Ice Rink  
1.6 miles | 6 min drive

6 mins



M65 Motorway  
1.1 miles | 3 min drive

11 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

# A COMMUNITY TO BE PROUD OF

Countryside Homes will invest more than **£395,000** towards community schemes.

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£395,000** in local schemes to support the community surrounding your new home in Brookfield Vale, Blackburn.

“ Countryside Homes has invested more than **£395,000** towards community schemes ”

## LOCAL EDUCATION



## LANDSCAPING IMPROVEMENTS



## ROADS IMPROVEMENTS



## PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

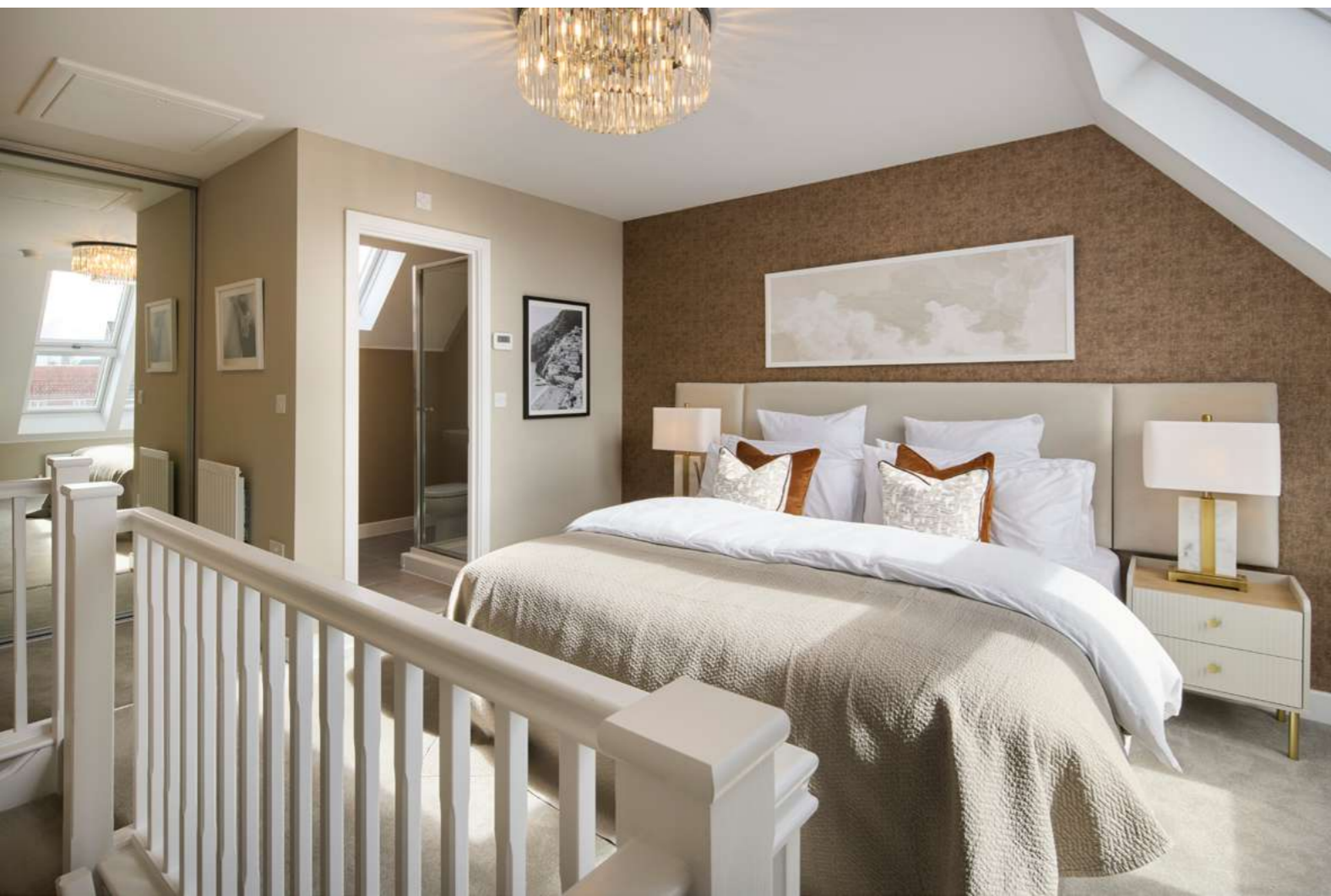
If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving – you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



## PURCHASE SCHEMES

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

### HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

### SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

### RECOMMEND A FRIEND

Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Countryside home!

## A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



SCAN ME FOR  
DIRECTIONS



# BROOKFIELD VALE

Roman Road,  
Blackburn, BB1 2LB

## FROM M65

- From J5 of the M65 take the A6071 towards Blackburn.
- At the roundabout take the first exit and turn left onto the B6231/Blackamoor Road.
- Continue for half a mile and turn right onto Roman Road
- Follow the Roman Road for approx. 0.2 miles and Brookfield will be on your right.

Cover photograph of the Locks at Hollin Bank. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Merseyside & Cheshire West region  
301 Bridgewater Place, Birchwood Park Birchwood, Warrington WA3 6XF

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**COUNTRYSIDE**  
Homes



# BROOKFILED VALE

Blackburn

## 3 bedroom home

-  New Weaver
-  Longford
-  Lea
-  New Ashbourne
-  Blyth
-  New Stamford
-  Walcot
-  Foss

## 4 bedroom home

-  Dunham

## Pre-sold home

-  3 bedroom homes



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

# THE NEW WEAVER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining Room	4.84 x 3.50	15'11" x 11'6"
Living Room	3.82 x 4.41	12'7" x 14'6"

FIRST FLOOR	metres	feet / inches
Master Bedroom	4.88 x 2.70	16' x 8'10"
Bedroom 2	2.61 x 3.24	8'7" x 10'8"
Bedroom 3	2.17 x 2.20	7'1" x 7'7"

**The New Weaver**

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ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ▶	measuring points
ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

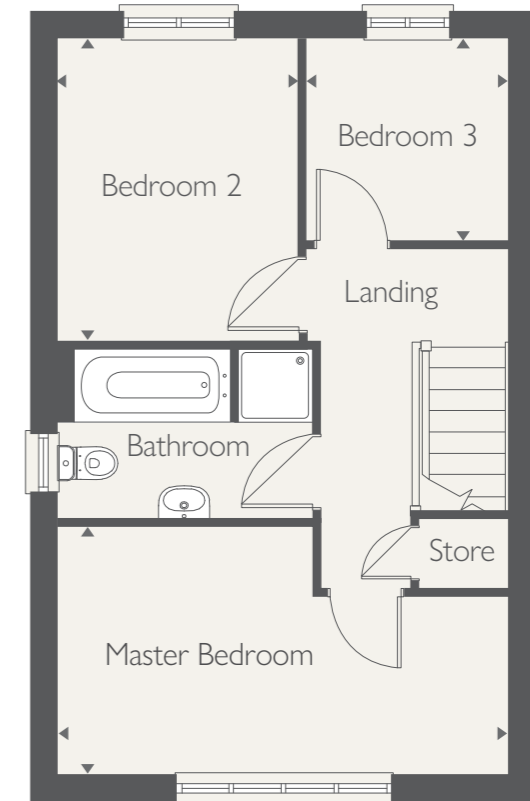
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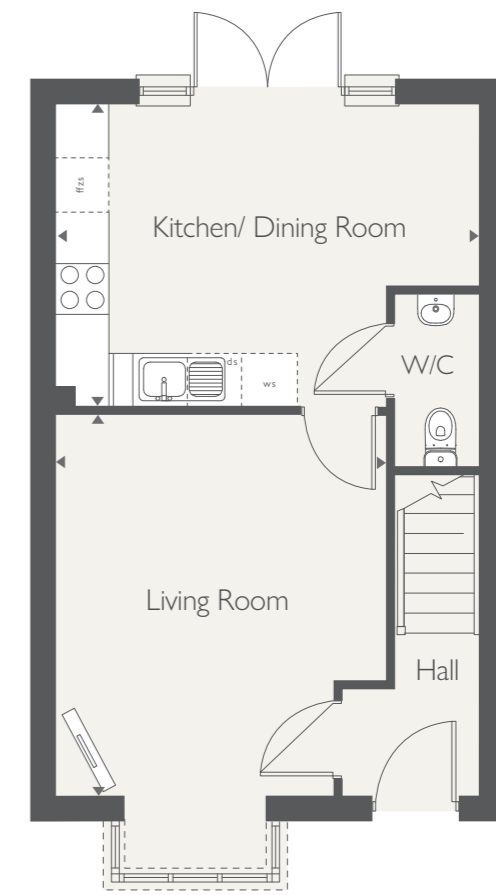
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FIRST FLOOR



GROUND FLOOR



- Spacious living room with contemporary bay window on certain plots
- Stylish open-plan kitchen/dining room
- French doors leading to rear garden
- Convenient downstairs WC
- Three well-proportioned bedrooms

## THE NEW WEAVER

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE LONGFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining Room	4.07 x 5.34	13'4" x 17'6"
Living room	4.49 x 3.08	14'7" x 10'10"

FIRST FLOOR	metres	feet/inches
Master Bedroom	3.40 x 2.73	11'2" x 9'
Bedroom 2	3.06 x 2.73	10'1" x 9'
Bedroom 3	2.54 x 1.94	8'3" x 6'4"

### The Longford

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ws	washing machine space	◊	skylight windows
ffzs	fridge freezer space	■	SVP

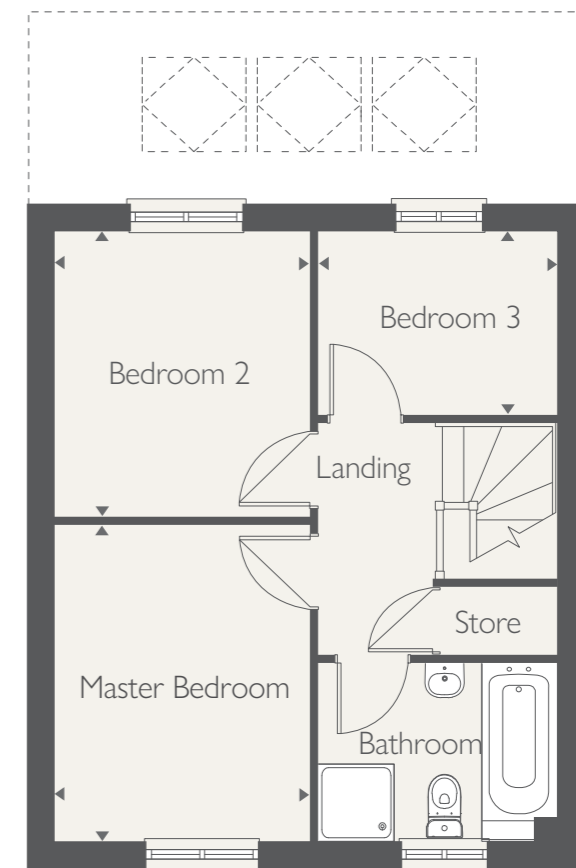
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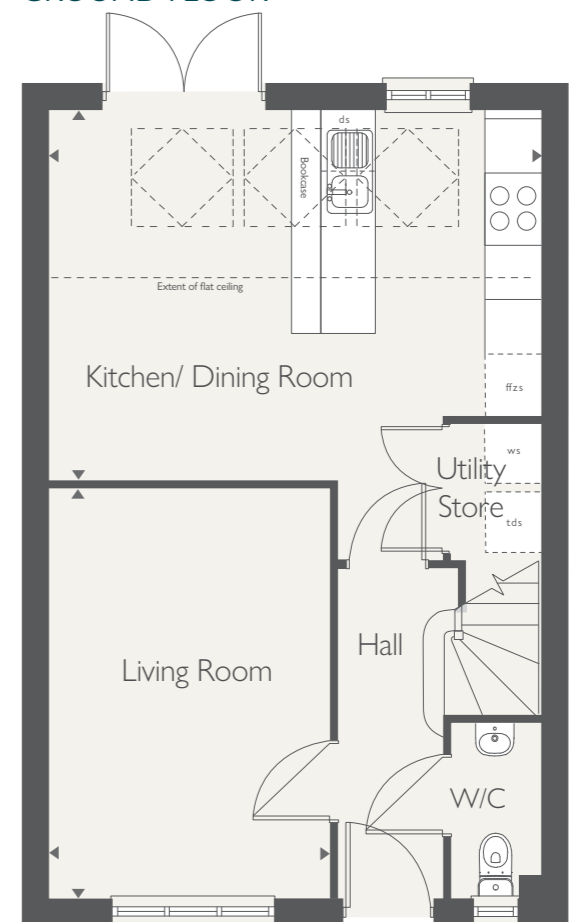
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## FIRST FLOOR



## GROUND FLOOR



- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

# THE LONGFORD

3 bedroom home



COUNTRYSIDE  
Homes

# THE LEA

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining/ Family Room	4.79 x 5.11	15'9" x 16'9"
Living Room	3.73 x 4.88	12'3" x 16'

FIRST FLOOR	metres	feet / inches
Master Bedroom	2.63 x 3.83	8'8" x 12'7"
Bedroom 2	2.63 x 3.93	8'8" x 12'11"
Bedroom 3	2.09 x 2.61	6'10" x 8'7"

**The Lea**  
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h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

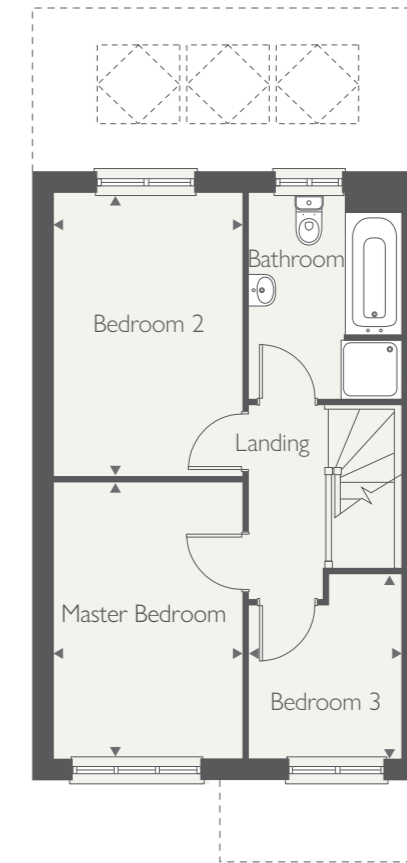
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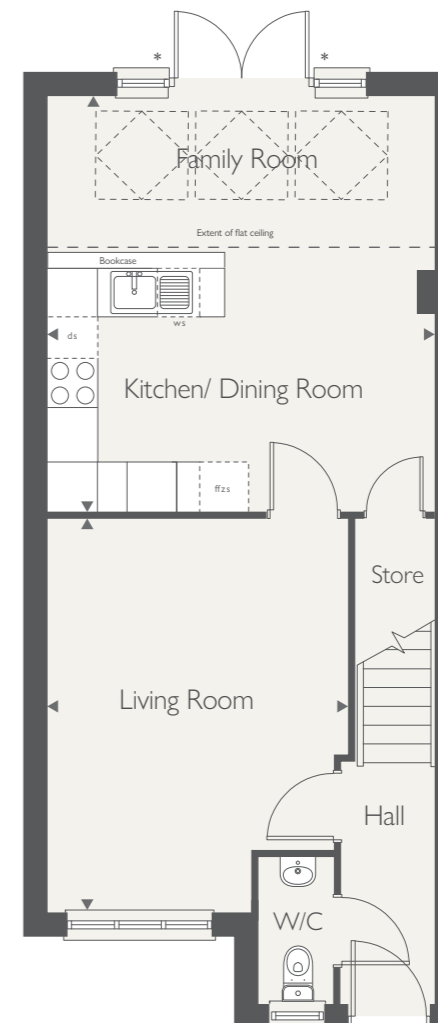
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## FIRST FLOOR



## GROUND FLOOR



- Spacious living room
- Stylish open-plan kitchen and dining/ family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles

# THE LEA

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE NEW ASHBOURNE

3 bedroom home



**GROUND FLOOR** metres feet/inches

Kitchen/Dining Room	5.33 x 3.45	17'6" x 11'4"
Living room	3.19 x 4.54	10'5" x 14'11"

**FIRST FLOOR**

Master Bedroom	2.86 x 4.81	9'5" x 15'9"
Bedroom 2	3.06 x 3.20	10' x 10'6"
Bedroom 3	3.06 x 2.54	10' x 8'4"

**The New Ashbourne**

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h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space	◊	skylight windows
ffzs	fridge freezer space	■	SVP

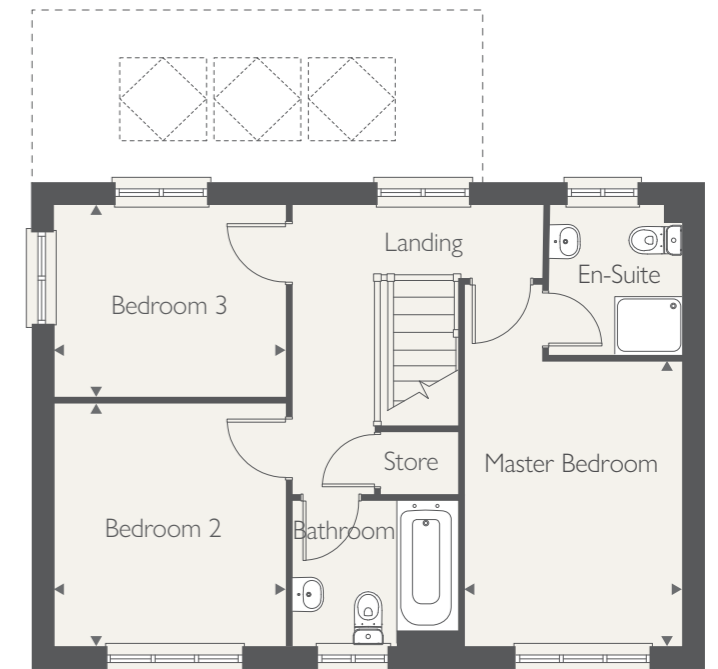
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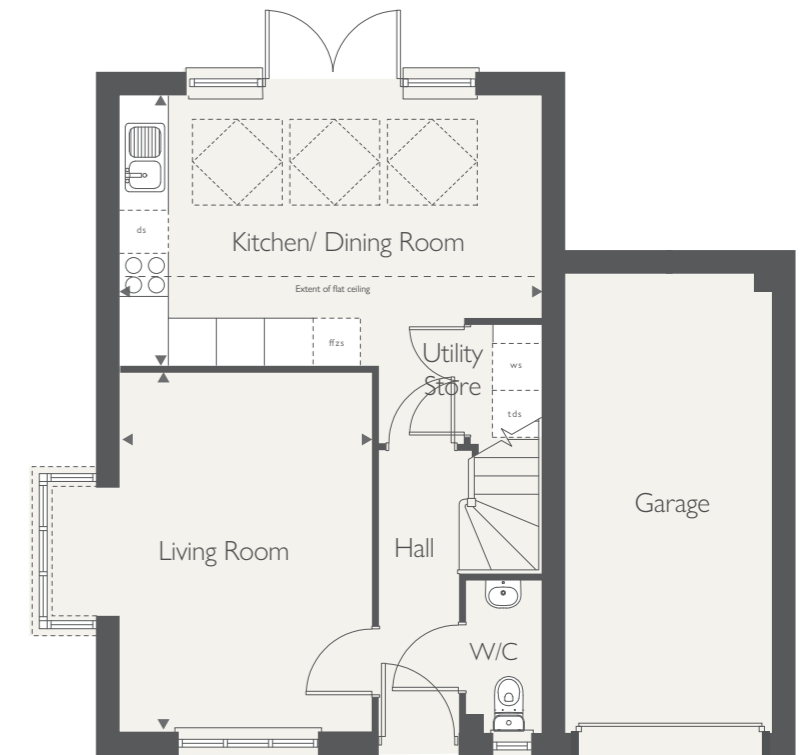
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FIRST FLOOR



GROUND FLOOR



- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

# THE NEW ASHBOURNE

3 bedroom home



**COUNTRYSIDE**  
Homes



# THE BLYTH

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining/ Family Room	5.58 x 5.26	18'4" x 17'3"
Living Room	3.22 x 4.61	10'7" x 15'2"

FIRST FLOOR	metres	feet / inches
Master Bedroom	3 x 3.26	9'10" x 10'8"
Bedroom 2	3.11 x 2.61	10'3" x 8'7"
Bedroom 3	2.41 x 2.26	7'11" x 7'5"

**The Blyth**  
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h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄▶	measuring points
ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

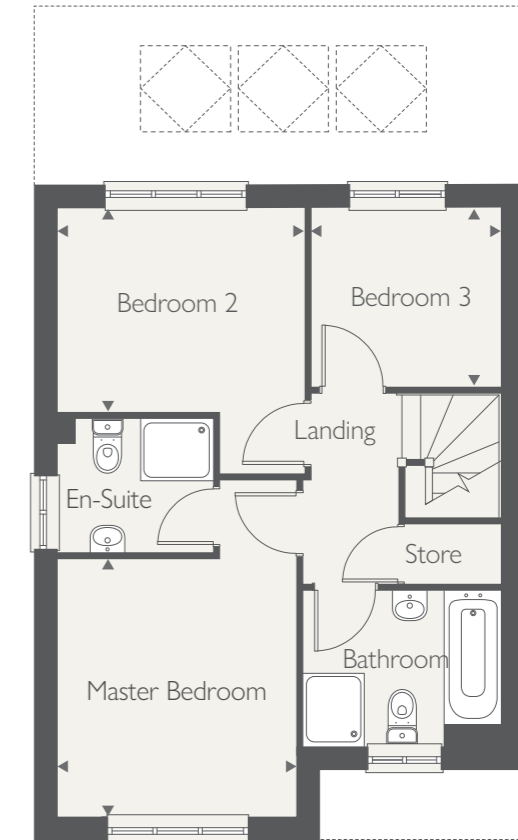
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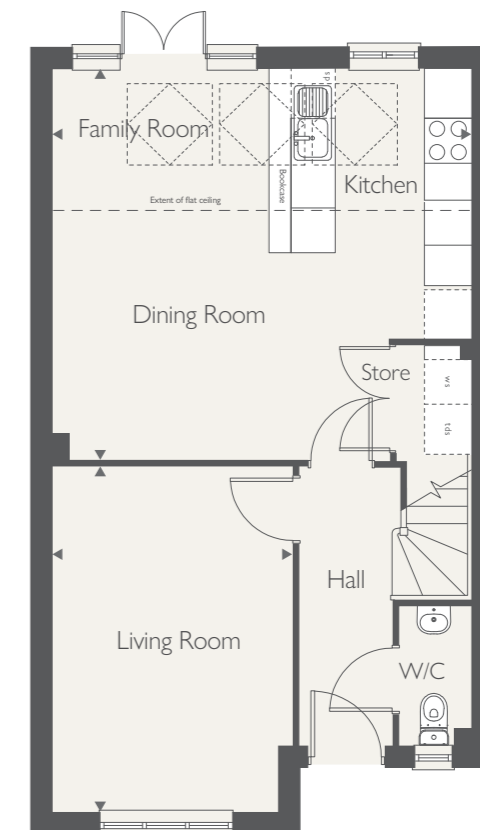
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## FIRST FLOOR



## GROUND FLOOR



- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms

# THE BLYTH

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE NEW STAMFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.94 x 4.48	9'8" x 14'9"
Living/Dining	4.00 x 5.04	13'2" x 16'7"

FIRST FLOOR	metres	feet/inches
Bedroom 2	4.00 x 2.93	13'2" x 9'8"
Bedroom 3	1.94 x 2.91	6'4" x 9'7"

SECOND FLOOR	metres	feet/inches
Master Bedroom	4.00 x 5.62#	13'2" x 18'5"

#Headroom over 1.5m

### The New Stamford

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ws	washing machine space	◊	skylight windows
ffzs	fridge freezer space	■	SVP

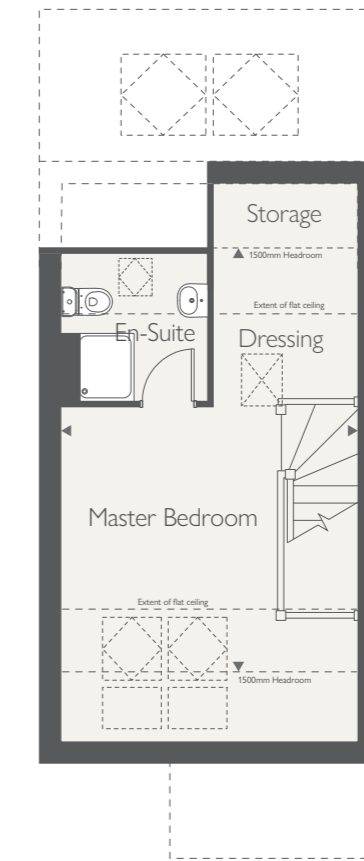
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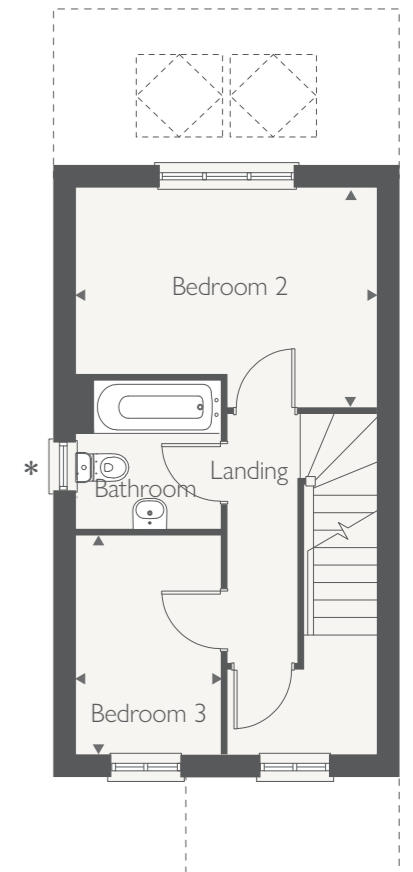
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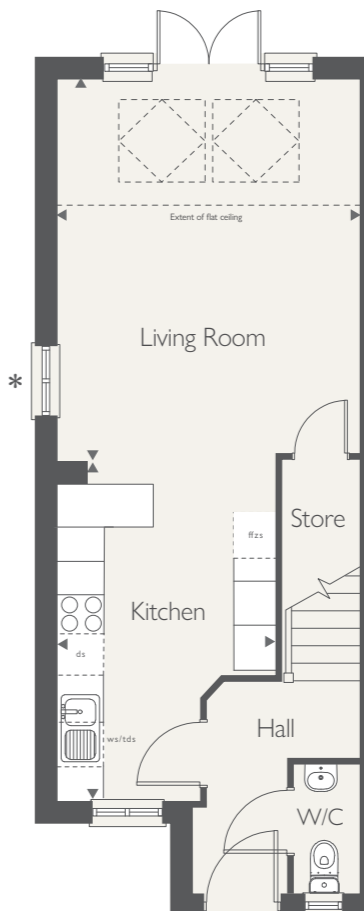
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR



- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

# THE NEW STAMFORD

3 bedroom home



COUNTRYSIDE  
Homes

# THE WALCOT

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining/ Family Room	4.62 x 5.33	15'2" x 17'6"
Living Room	3.59 x 4.35	11'9" x 14'3"

FIRST FLOOR	metres	feet / inches
Master Bedroom	3.11 x 4.62	10'2" x 15'2"
Bedroom 2	2.85 x 3.45	9'4" x 11'4"
Bedroom 3	2.54 x 3.52	8'4" x 11'7"

**The Walcot**

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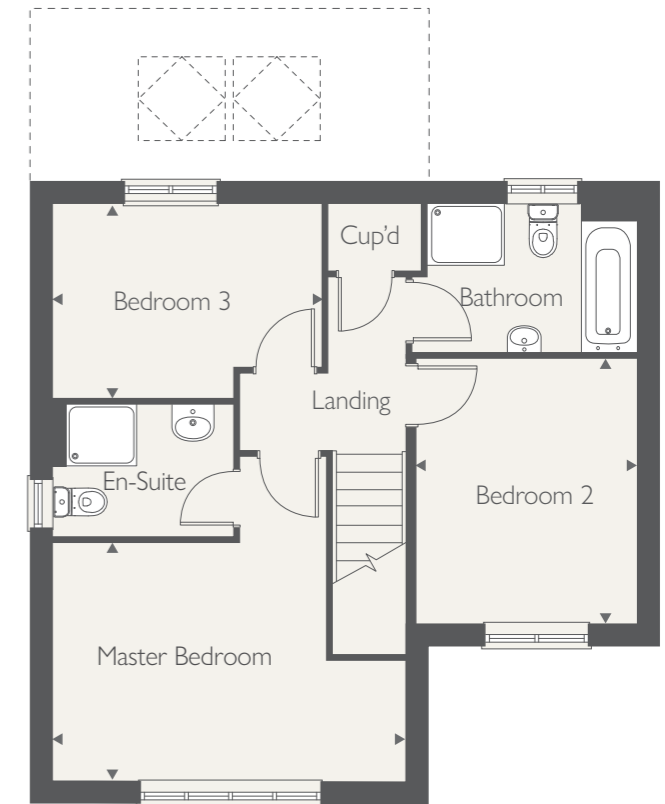
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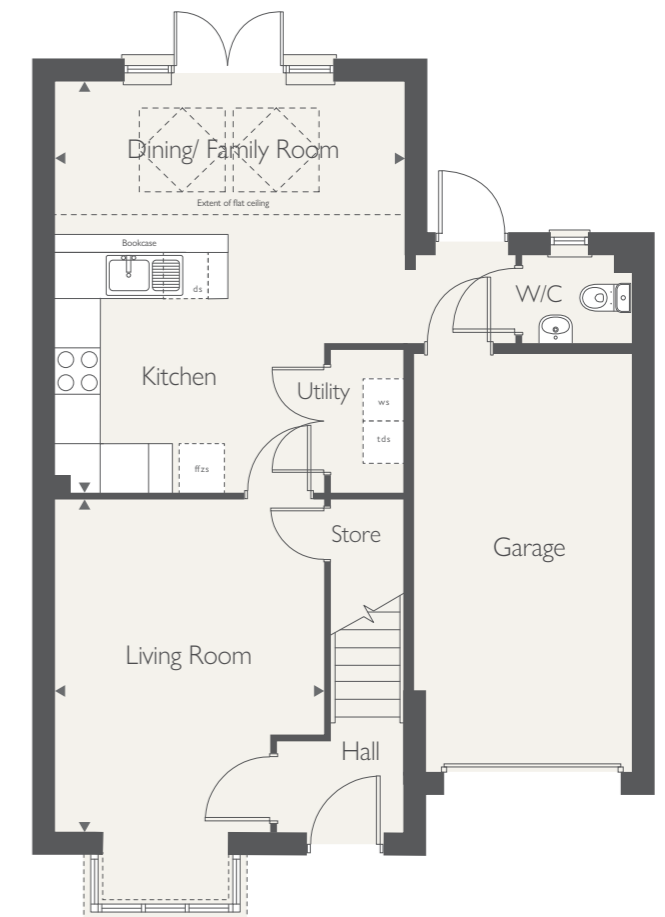
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen/dining/family room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms

# THE WALCOT

3 bedroom home



**COUNTRYSIDE**  
Homes





# THE FOSS

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	2.98 x 5.24	9'9" x 17'3"
Family Room	3.85 x 2.44	12'8" x 8'
Living Room	2.98 x 5.18	9'9" x 17'

FIRST FLOOR	metres	feet / inches
Master Bedroom	2.98 x 4.03	9'9" x 13'3"
Bedroom 2	3.09 x 2.62	10'2" x 8'7"
Bedroom 3	2.02 x 2.40	6'7" x 7'10"

**The Foss**

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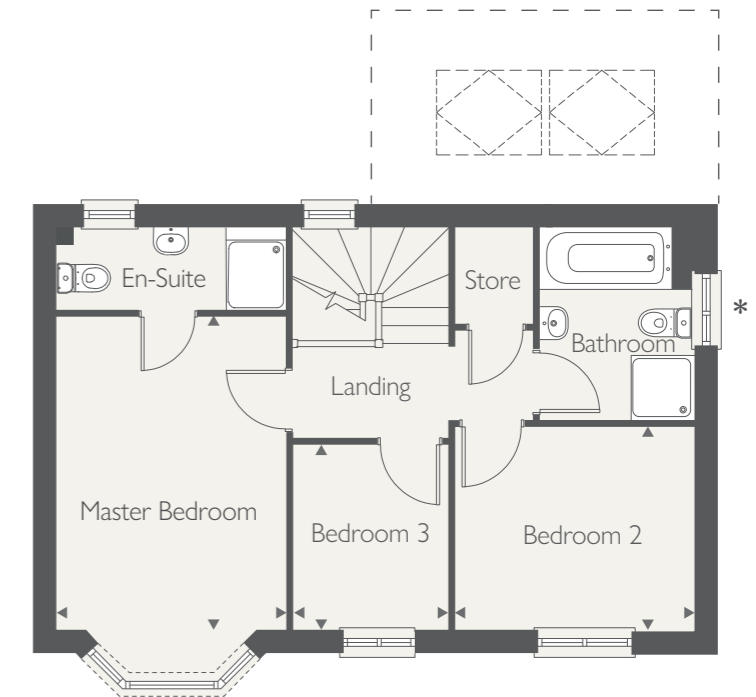
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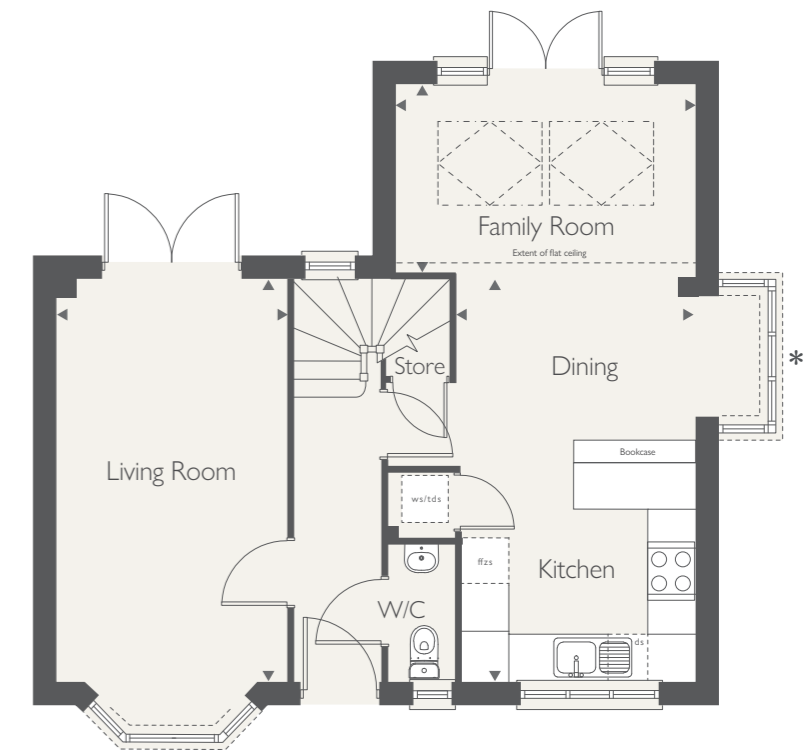
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FIRST FLOOR



GROUND FLOOR



- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

# THE FOSS

3 bedroom home



**COUNTRYSIDE**  
Homes



# THE DUNHAM

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining Room	5.43 x 4.05	17'10" x 13'4"
Living Room	3.12 x 4.56	10'3" x 15'

FIRST FLOOR	metres	feet/inches
Bedroom 2	2.78 x 3.21	9'1" x 10'6"
Bedroom 3	2.78 x 3.33	9'1" x 10'11"
Bedroom 4/Office	2.59 x 1.97	8'6" x 6'6"

SECOND FLOOR	metres	feet/inches
Master Bedroom	4.08 x 3.57	13'5" x 11'9"

**The Dunham**  
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

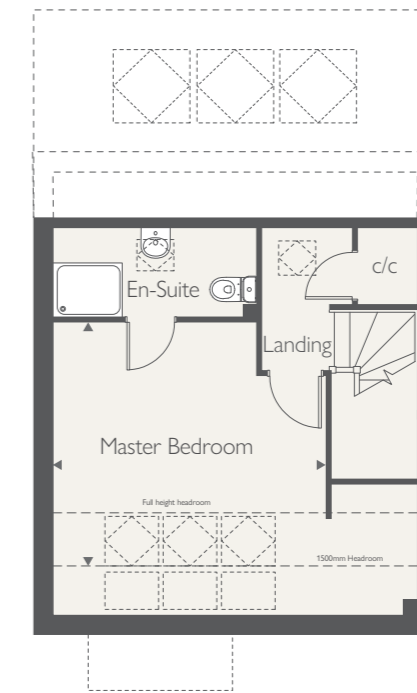
ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	⊠	skylight windows
ffzs	fridge freezer space	■	SVP

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

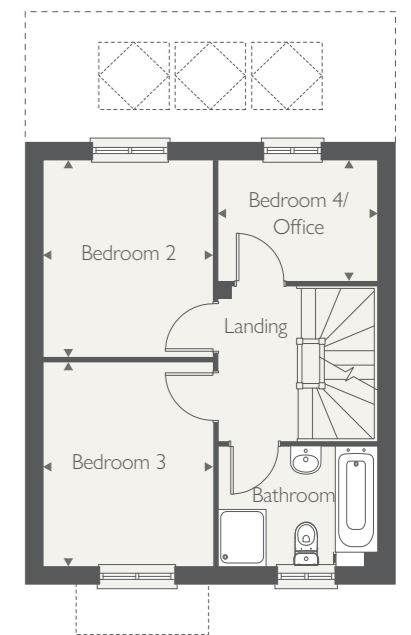
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by Milk.  
 0908 / 08.23

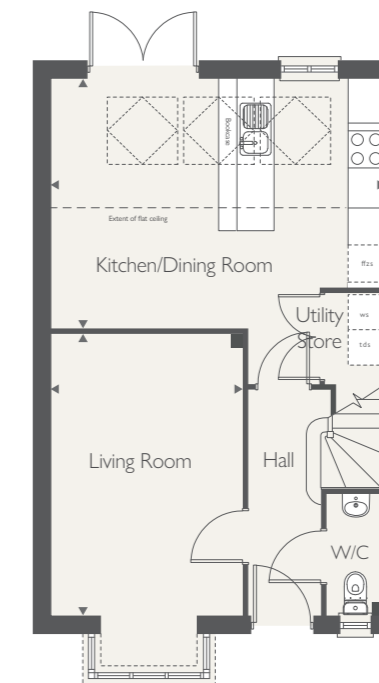
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR



- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

# THE DUNHAM

4 bedroom home



**COUNTRYSIDE**  
 Homes



# BROOKFIELD VALE

Blackburn

# BROOKFIELD VALE

## Blackburn

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



### KITCHEN

3 bedroom  
The New Weaver  
The Longford  
The Lea  
The New Ashbourne  
The Blyth  
The New Stamford  
The Walcot  
The Foss  
4 bedroom  
The Dunham

	The New Weaver	The Longford	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Walcot	The Foss	The Dunham
Symphony Konzept range kitchen with laminate worktop	n	n	n	n	n	n	n	n	n
Stainless steel sink and drainer (single bowl) with chrome mixer tap	n	n	n	n	n	n	n	n	n
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	n	n	n	n	n	n	n	n	n
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood									n
White Pendant light holder	n	n	n	n	n	n	n	n	n
Fridge / freezer space	n	n	n	n	n	n	n	n	n
Space for integrated dishwasher with plumbing and electrics	n	n	n	n	n	n	n	n	n
Space for washing machine with plumbing and electrics in kitchen	n		n	n		n			
Space for washing machine with plumbing and electrics in utility		n			n		n	n	n

### BATHROOMS AND EN SUITE(S)

	The New Weaver	The Longford	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Walcot	The Foss	The Dunham
Ideal Standard contemporary white sanitaryware	n	n	n	n	n	n	n	n	n
En-suite to bedroom 1				n	n	n	n	n	n
Ideal Standard low profile shower tray with glass enclosure in en suite				n	n	n	n	n	n
Handheld shower head in bathroom	n	n	n	n	n	n	n	n	n
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	n	n	n	n	n	n	n	n	n
White batten light holder	n	n	n	n	n	n	n	n	n

### DOORS AND WINDOWS

	The New Weaver	The Longford	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Walcot	The Foss	The Dunham
Front door with multi-point security locking system and security chain	n	n	n	n	n	n	n	n	n
PVCu double glazing to windows	n	n	n	n	n	n	n	n	n
Double glazed PVCu French doors	n	n	n	n	n	n	n	n	n
Internal ladder door style pre-primed doors with brass satin finish handles	n	n	n	n	n	n	n	n	n
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	n	n	n	n	n	n	n	n	n

### GENERAL

	The New Weaver	The Longford	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Walcot	The Foss	The Dunham
White painted walls and smooth white ceilings	n	n	n	n	n	n	n	n	n
TV point to living room and family room (where applicable)	n	n	n	n	n	n	n	n	n
Master telephone socket (plus to study where shown)	n	n	n	n	n	n	n	n	n
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	n	n	n	n	n	n	n	n	n
Contemporary lantern to front door and wiring only to the rear door	n	n	n	n	n	n	n	n	n
Mains wired smoke detectors with battery back-up	n	n	n	n	n	n	n	n	n
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	n	n	n	n	n	n	n	n	n
Enclosed fenced rear garden, and garden gate (where applicable)	n	n	n	n	n	n	n	n	n
NHBC Buildmark cover	n	n	n	n	n	n	n	n	n
First two years' customer service support from Countryside Homes	n	n	n	n	n	n	n	n	n

n Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Produced by the Vistry Group Design Studio.

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