



HAWKSHAW VIEW

A different VIEW on luxury living.

WWW.HAWKSHAWVIEW.COM

Welcome to HAWKSHAW VIEW

An exclusive development of executive homes within the foothills of the Pennines and within easy reach of Bury, Manchester and Ramsbottom.

Surrounded by natural parks with stunning views, these **24** contemporary style homes with **3 & 4** bedrooms, offer a fresh **V I E W** on luxury living.

HAWKSHAW VILLAGE

Hawkshaw with a population of around 1,000, and sitting on the edge of the West Pennine Moors is an idyllic location for all the family. Settled perfectly in-between Bolton and Bury and surrounded by beautiful countryside, the village of Hawkshaw is in an attractive rural corner of Lancashire.

Widely considered to be the new Northwest commuters village of choice, Hawkshaw conveniently offers access to Manchester, Salford Quays, Bury and Bolton which provides the opportunity for employment without having to live in the city.

Hawkshaw is characterised predominantly with 200-year-old stone cottages which retain all that is quintessential about a small village. Surrounded by a wealth of walks and views and the beautiful countryside leading to Holcombe Hill, together with an abundance of award winning gastropubs, there is something for everyone.



HAWKSHAW VIEW

Hawkshaw View is the redevelopment on the site of the former Bleaklow Mill, on Bolton Road in Hawkshaw. The location has been carefully chosen to take advantage of its stunning countryside views that look down into the Two Brooks Valley.

A community has existed here since the 18th century and therefore careful consideration has been given during the design process of Hawkshaw View to remain in keeping with its historic nature.

The development is replacing the former industrial mill site providing 24 executive homes with 3 and 4 bedrooms.



ALL AROUND HAWKSHAW VILLAGE



Manchester 15m

“The average house price went up **6.4 percent** across **Greater Manchester**. But individual boroughs recorded whopping increases.”

“Bury has been crowned one of the UK’s **property hotspots**.”



Bury 5m



Rochdale 12m

Whilst there has been huge interest in south Manchester specifically Chorlton & Didsbury, discerning buyers are now focusing their attention to the north of the City in the towns and villages of rural **Lancashire**.

“Ramsbottom is only 3 miles away and was (voted **11th best place to live in the North West** by the *Sunday Times*)”



Ramsbottom 3m



Nuttall Park 3.5m

EXCERPTS FROM Manchester Evening News Property Section, 2017.

According to figures from the Land Registry, the average house price in the area shot from £150,148 last year to **£169,750** - the sixth biggest house rise in the country.



Rawtenstall 7m



DIRECTIONS

Hawkshaw View can be found midway between Bury and Bolton on the A676 (Folds Rd), after 1.8 miles turn left onto the A676 (Bradshaw Rd), continue for 3 miles. Hawkshaw View is on the right hand side along Bolton Rd, in Hawkshaw village.

Another route would be to leave Bury on the A58 (Bolton Rd). Keep straight on to the B6214 (Brandlesholme Rd), after 1.7 miles bear right onto the B6214 (Longsight Rd), after 1 mile turn left onto the A676 (Bolton Rd West), continue for 1 more mile, Hawkshaw View is on the left-hand side. Use postcode BL8 4GT.

WHAT'S NEARBY

Manchester City Centre - 15m / 40 mins

Ramsbottom - 1.8m / 6 mins

Bury - 3.4m / 15 mins

M66 - 3.4m / 13 mins

Jumbles Country Park - 4.7m / 17 mins

Greenmount Golf Course - 2.2 / 7 mins

Holcombe Brook Primary School - 1.4m / 4 mins

Blackburn - 11m / 30 mins

Burnley - 1m / 3 mins



HAWKSHAW VIEW



retreat - explore - grow

Hawkshaw View Site Plan



24

Luxury Houses

22

3 Bed

2

4 Bed

5

House Types

300%

Car Parking



THE HOLCOMBE HOUSE STYLE A

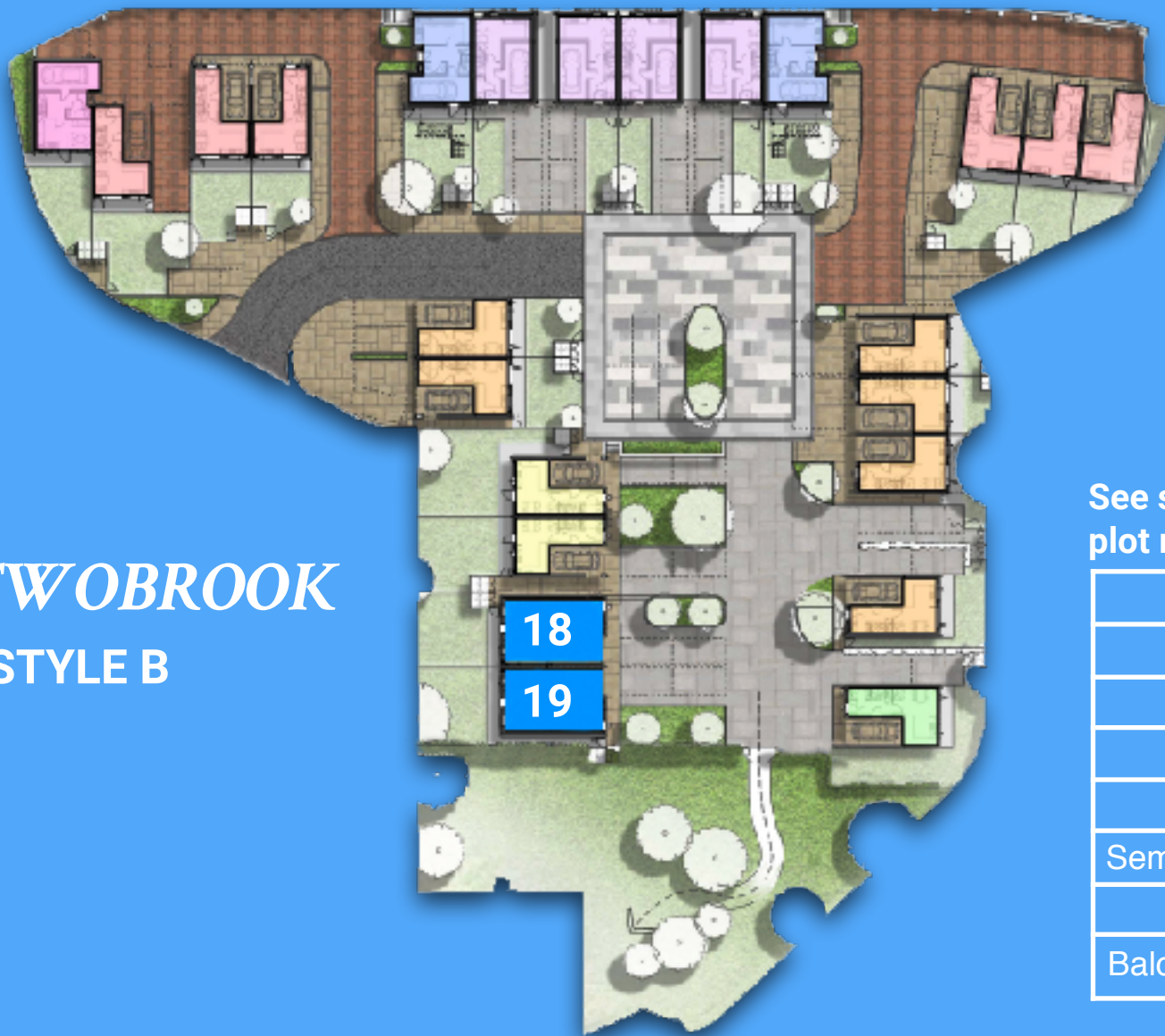
See site plan for
plot numbers / locations

3	BEDS
A	STYLE
2.5	STOREY
1,100 sq ft	AREA
2, 3, 4, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24	PLOTS
Semi-detached & Mews	TYPE
Car Port	CAR
Juliette	BALCONY



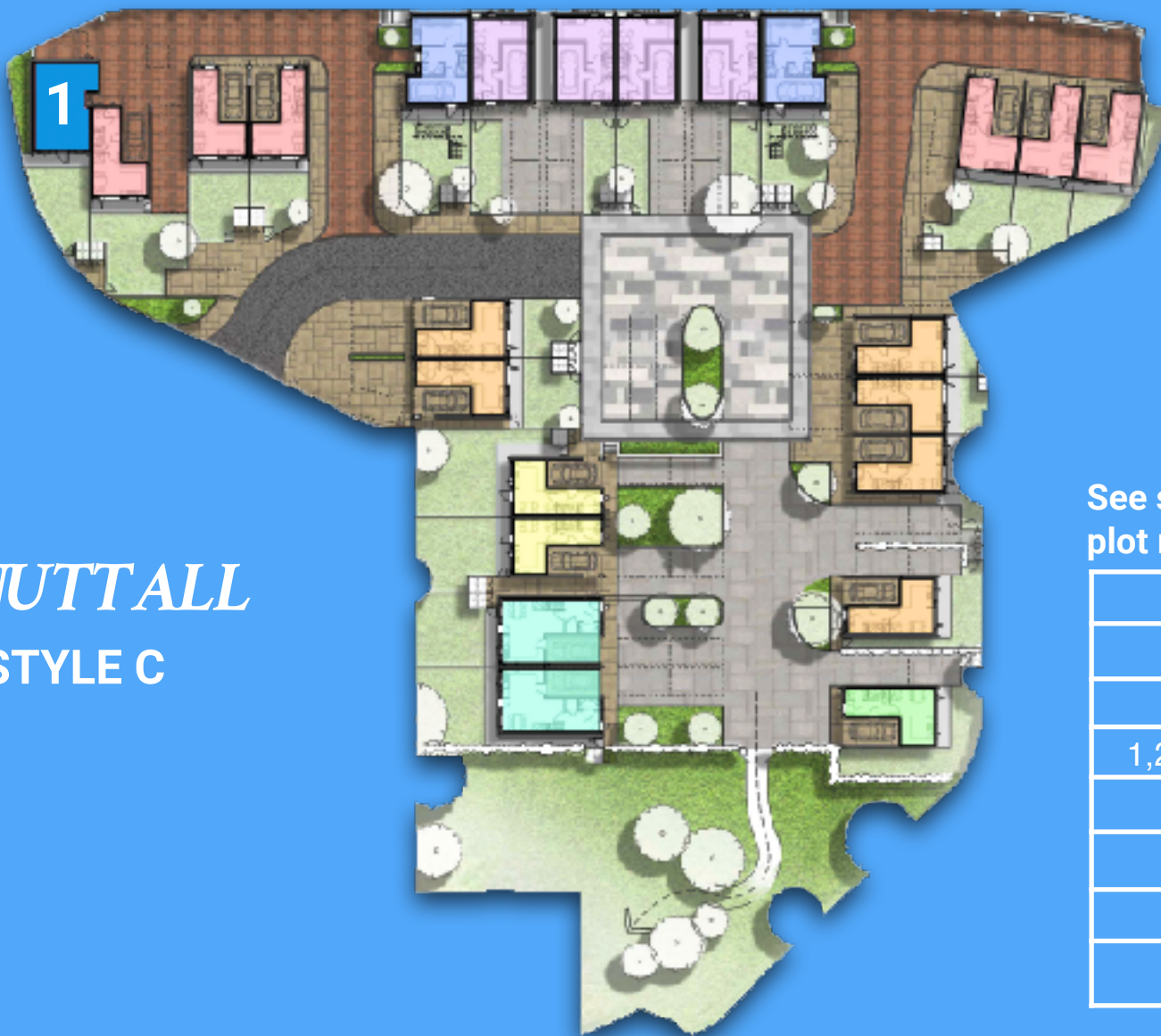
THE TWOBROOK

HOUSE STYLE B



See site plan for
plot numbers / locations

4	BEDS
B	STYLE
2.5	STOREY
1,493 sq ft	AREA
18, 19	PLOTS
Semi-detached	TYPE
Garage	CAR
Balcony / Deck	BALCONY



THE NUTTALL HOUSE STYLE C

See site plan for
plot numbers / locations

3	BEDS
C	STYLE
2.5	STOREY
1,261.54 sq ft	AREA
1	PLOTS
Mews	TYPE
Garage	CAR
Juliet	BALCONY



THE MARSHALL HOUSE STYLE D

See site plan for
plot numbers / locations

3	BEDS
D	STYLE
2.5	STOREY
1,255.40 sq ft	AREA
6, 7, 8, 9	PLOTS
Semi-Detached	TYPE
Garage	CAR
Juliet Balcony	BALCONY



THE PEEL HOUSE STYLE E

See site plan for
plot numbers / locations

4	BEDS
E	STYLE
2.5	STOREY
1,256.59 sq ft	AREA
5, 10	PLOTS
Semi detached	TYPE
Garage	CAR
Balcony / Deck	BALCONY

Your home. Your choice.

Magnet Kitchens were chosen because they provide quality products and a wide range of options so that buyers can make personal choices from Magnet's modern and contemporary styles and finishes.



Alternative kitchen options



*cgi image for reference only



This is a 3 bedroom, 2.5 storey house,
Showing the ground floor, kitchen diner
and garage.

This is a **3** bedroom, **2.5 storey** house showing the 1st floor living room and dining room, **1 bedroom** and **bathroom**



*cgi image for reference only



This is a **4 bedroom**, 2.5 storey house and the top floor view showing the **en-suite bedroom**, 2 other bedrooms and balcony.

SPECIFICATION

Kitchens

A large selection of contemporary and traditional kitchens are available from Magnet as standard:

- Brushed chrome downlights, included
- Zanussi AEG stainless steel oven, Hob and Extractor
- Integrated Dishwasher, Washing Machine, Fridge Freezer (available as client extra).

Bathrooms and En-suites

- Roca/Vitra or similar white sanitary ware throughout.
- Brushed chrome downlights.
- Chrome heated towel rails.
- A large selection of tiles are available to choose from.
- Wall and floor tiling to bathrooms/en-suites.

Internal Fixtures and Fittings

2/4 panel satin wood internal doors with brushed chrome door furniture, oak veneered pre-finished flush door.

- TV Sockets are standard to lounge and master bedroom (further sockets are available upon request at the relevant build stage).
- Mains powered smoke detectors.

Heating

Gas central heating
Baxi/Potterton Promax Combination Boiler
heating system or similar.

Warranty

10-year structural guarantee.

Defect liability period

Complete customer care service
for defects up to 12 months.

Upgrades

A full range of upgrade options from
Kitchens / worktops (Quartz or Solid Oak)
tiles / landscaping etc. (Subject to build stage).

*Please note that some items listed may be subject to change while construction continues.



Silverlane Developments specialise in residential property development. Based in the northwest they have delivered projects of the highest quality for over 20 years.

Hawkshaw View in partnership with Go-Develop, built by Bardsley Construction.

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**JOINT
AGENTS**

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Produced by

